Prepared by: Keyser Marston Associates, Inc. Filename i:\Carlsbad_Prototypes Analysis_v6_15%;4/12/2021;lag

		b ‡	ł I	ltem #4	Del Mar Yes Yes	Del Mar Yes	Coronado Yes Del Mar Yes	Chula Vista (1) Yes Coronado Yes Del Mar Yes	Carlsbad Yes Chula Vista (1) Yes Coronado Yes Del Mar Yes	City Rental Fo Carlsbad Yes Chula Vista (1) Yes Coronado Yes Del Mar Yes
	2			14	Yes	Ύes	Yes Yes	Yes Yes Yes	Yes Yes Yes	Yes Yes Yes
	20 -29 units	10 -19 units		6 - 9 units						Yes Yes Yes
at E		Inc	***************************************	i						
	20% rental units @ Low Income (at least 1 unit @ Very Low Income and 1 unit at Extremely Low Income)	Income (at least 1 unit @ Very Low Income)	20% rental units @ Low	1 rental unit @ Low Income	1 rental unit @ Low Income 1 rental unit @ Low Income 20% rental units @ low	For-Sale 20% @ Moderate Income L rental unit @ Low Income L rental unit @ Low Income	Rental 20% @ Low Income For-Sale Moderate Income antal unit @ Low Income ental unit @ Low Income	10% (5% Low Income) Rental 20% @ Low Income For-Sale 0% @ Moderate Income ental unit @ Low Income	15% @ Low Income 10% (5% Low Income) Rental 20% @ Low Income For-Sale % @ Moderate Income ental unit @ Low Income ental unit @ Low Income	% Affordable Units Required 15% @ Low Income 10% (5% Low Income) Rental 20% @ Low Income For-Sale Moderate Income For-Sale 0% @ Moderate Income ental unit @ Low Income ental unit @ Low Income
	None		None	None	Yes None	Yes None	Yes Yes None	Yes Yes None	Yes Yes Yes None	Yes Yes Yes Yes None
	None		None	None	available to projects up to 5 units None	available to projects of all sizes available to projects up to 5 units None	available to projects of all sizes available to projects of all sizes available to available to projects up to 5 units None	available to projects of all sizes; < 50 units exempt available to projects of all sizes available to projects of all sizes available to projects up to 5 units None	available to projects up to 6 units available to projects of all sizes; < 50 units exempt available to projects of all sizes available to projects of all sizes available to projects up to 5 units None	Project Size Threshold available to projects up to 6 units available to projects of all sizes; < 50 units exempt available to projects of all sizes available to projects of all sizes None None
-	None	None		None	In-Lieu Fee None	In-Lieu Fee In-Lieu Fee	In-Lieu Fee In-Lieu Fee In-Lieu Fee	In-Lieu Fee In-Lieu Fee In-Lieu Fee In-Lieu Fee	In-Lieu Fee In-Lieu Fee In-Lieu Fee In-Lieu Fee None	Fee Type In-Lieu Fee In-Lieu Fee In-Lieu Fee In-Lieu Fee In-Lieu Fee
None	None	None	_	None	\$3	10		< 0		3

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San Diego Inside FUA		San Diego (2) Outside FUA		Poway		Oceanside	Escondido	Encinitas	City		EXHIBIT 1 COMPARISON OF AFF AFFORDABLE HOUSIN CITY OF CARLSBAD
Yes		Yes		Yes		Yes	No Requirement	Yes	Rental		COMPARISON OF AFFORDABLE HOUSING FEES, SAN DIEGO COUNTY AFFORDABLE HOUSING IN-LIEU FEE STUDY CITY OF CARLSBAD
Yes		Yes		Yes		Yes	No Requirement	Yes	For-Sale	Inclusionar	UDY
2 units		10 units		1 unit		3 units	None	7 units	Project Size Threshold	Inclusionary Production Requirement	GO COUNTY
20% @ 65% AMI or less	For-Sale 10% @ 100% AMI or 15% @ 120% AMI	<u>Rental</u> 10% @ 60% AMI	For-Sale 15% @ Low Income or 20% @ Moderate Income	<u>Rental</u> 15% @ Very Low Income	For-Sale 10% @ Low or Moderate Income	Rental 10% @ Low Income	None	10% @ Very Low Income or 15% Low Income	% Affordable Units Required	uirement	
None	Yes	Yes	Yes	Yes	Yes	Yes	None	Yes	Fee Option		
None	available to projects of all sizes; <10 units exempt	available to projects of all sizes; <10 units exempt	available to projects of all sizes	available to projects of all sizes	available to projects of all sizes	available to projects of all sizes	None	available to projects up to 6 units and fractional units	Project Size Threshold	Affordable Housing Fee	
None	In-Lieu Fee	In-Lieu Fee	In-Lieu Fee	In-Lieu Fee	In-Lieu Fee	In-Lieu Fee	None	In-Lieu Fee	Fee Type	Fee	
None	\$25/SF	\$25/SF	\$500/unit (3)	\$500/unit (3)	\$8.82/SF	\$8.82/SF	None	varies by project	Amount Per Market-Rate Unit or Market-Rate SF		

COMPARISON OF AFFORDABLE HOUSING FEES, SAN DIEGO COUNTY

T, 202		Inclusionary	Inclusionary Production Requirement	uirement		Affordable Housing Fee	g Fee	
city	Rental	For-Sale	Project Size Threshold	% Affordable Units Required	Fee Option	Project Size Threshold	Fee Type	Amount Per Market-Rate Unit or
San Marcos	No	Yes, as alternative to paying fee	1 unit	Pay in-lieu fee unless opting to produce inclusionary units of 15% @ Target Households (determined by City)	Yes	available to projects of all sizes	In-Lieu Fee	\$9,300/unit
Solana Beach	Yes	Yes	5 units	15% @ Very Low or Low Income	Yes	available to all projects where calculation of required affordable units results in a fractional unit less than 0.5	Impact Fee	\$25.28/SF
Vista	No Requirement	No Requirement	None	None	None	None	None	None

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Decomposed in over five (5) years. phased in over five (5) years.

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⁽³⁾ The base fee varies by zoning, with a maximum total of \$500 per unit for all projects.