

EXHIBIT 1

COMPARISON OF AFFORDABLE HOUSING FEES, SAN DIEGO COUNTY
AFFORDABLE HOUSING IN-LIEU FEE STUDY
CITY OF CARLSBAD

March 22, 2022

City	Inclusionary Production Requirement				Affordable Housing Fee				
	Rental	For-Sale	Project Size Threshold	% Affordable Units Required	Fee Option	Project Size Threshold	Fee Type	Amount Per Market-Rate Unit or Market-Rate SF	
Carlsbad	Yes	Yes	7 units	15% @ Low Income	Yes	available to projects up to 6 units	In-Lieu Fee	\$4,515/Unit	
Chula Vista (1)	Yes	Yes	50 units	10% (5% Low Income 5% Moderate Income)	Yes	available to projects of all sizes; < 50 units exempt	In-Lieu Fee	varies by project	
Coronado	Yes	Yes	2 units	Rental 20% @ Low Income For-Sale 20% @ Moderate Income	Yes	available to projects of all sizes available to projects of all sizes	In-Lieu Fee In-Lieu Fee	\$7,000/Unit \$7,000/Unit	
Del Mar	Yes	Yes	2 - 5 units	1 rental unit @ Low Income	Yes	available to projects up to 5 units	In-Lieu Fee	\$31.02/SF	
			6 - 9 units	1 rental unit @ Low Income	None	None	None	None	
			10 - 19 units	20% rental units @ Low Income (at least 1 unit @ Very Low Income)	None	None	None	None	
			20 - 29 units	20% rental units @ Low Income (at least 1 unit @ Very Low Income and 1 unit at Extremely Low Income)	None	None	None	None	
			30+ units	20% rental units @ Low Income (at least 2 units @ Very Low Income and 2 units at Extremely Low Income)	None	None	None	None	

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March 22, 2022

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Encinitas	Yes	Yes	7 units	10% @ Very Low Income or 15% Low Income	Yes	available to projects up to 6 units and fractional units	In-Lieu Fee	varies by project
Escondido	No Requirement	No Requirement	None	None	None	None	None	None
Oceanside	Yes	Yes	3 units	10% @ Low Income For-Sale 10% @ Low or Moderate Income	Yes	available to projects of all sizes available to projects of all sizes	In-Lieu Fee	\$8.82/SF
Poway	Yes	Yes	1 unit	15% @ Very Low Income For-Sale 15% @ Low Income or 20% @ Moderate Income	Yes	available to projects of all sizes available to projects of all sizes	In-Lieu Fee	\$500/unit (3)
San Diego (2) Outside FUA	Yes	Yes	10 units	10% @ 60% AMI For-Sale 10% @ 100% AMI or 15% @ 120% AMI	Yes	available to projects of all sizes; <10 units exempt available to projects of all sizes; <10 units exempt	In-Lieu Fee	\$25/SF
San Diego Inside FUA	Yes	Yes	2 units	20% @ 65% AMI or less	None	None	None	None

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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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- (1) Excludes area of City west of 1-805 identified as "Area of Low/Moderate Income Concentration".
- (2) Applies to development located outside of the Future Urbanizing Area (FUA). New ordinance approved by City Council December 11, 2019, effective July 1, 2020. Inclusionary Housing Ordinance to be phased in over five (5) years.
- (3) The base fee varies by zoning, with a maximum total of \$500 per unit for all projects.