Affordable Housing Plan
Ocean Kamp Family Affordable Apartments

Project Location: Southeast Corner of Ocean Kamp, Oceanside, CA

Applicant: Trumark Homes

1. Affordability Levels

Per Subsection (ii) of subparagraph (B) of paragraph (1) of subdivision (c) of Government Code section 65915:

"For housing developments meeting the criteria of subparagraph (G) of paragraph (1) of subdivision (b), rents for all units in the development, including both base density and density bonus units, shall be as follows:
(I) The rent for at least 20 percent of the units in the development shall be set at an affordable rent, as defined in Section 50053 of the Health and Safety Code.
(II) The rent for the remaining units in the development shall be set at an amount consistent with the maximum rent levels for lower income households, as those rents and incomes are determined by the California Tax Credit Allocation Committee."

Project Application:

- 100% of units (except one manager's unit) will be affordable at the Low Income level, in compliance with the above statutory requirements.

- One 3-bedroom manager's unit will be unrestricted.

2. Construction Schedule

- Construction is anticipated to take approximately 18 months.

3. Incentives, Concessions, and Waivers

- The project will utilize parking standards under State Density Bonus Law.

- A waiver will be requested for the covered parking requirement.

4. Location and Inclusionary Compliance

- The inclusionary requirement will be met onsite.

- The affordable housing component will be located on an approximately 1.84-acre stand-alone site at the southeast corner of the property.

- The site will be donated to C&C Development Co., LLC to facilitate financing and development of the affordable component.

5. Unit Mix and Project Information

Unit Type	Bedrooms	Bathrooms	Unit Count	Square Footage (Gross)
A1	1	1	13	627 sq. ft.
B1	2	1	27	890 sq. ft.
B2	2	2	4	960 sq. ft.
C1	3	2	19	1,070 sq. ft.

Total Units: 63 (including manager's unit)

Tenure: All units are rental apartments.

Accessibility: 15% mobility, 10% hearing/vision features, all others adaptable.

Amenities: Play areas, common area, laundry, dishwashers in all units.

6. Additional Notes

- The project will comply with all requirements of Chapter 14C-Inclusionary Housing and relevant sections of the Oceanside Zoning Ordinance.

- All reserved units are located onsite and will be developed as part of the Ocean Kamp Family Affordable Apartments.