Affordable Housing Plan
Ocean Kamp Family Affordable Apartments

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

Applicant: C & C Development Co., LLC ("C&C")

1. Project Description

C&C is developing a 63-unit residential community located at the Southeastern Corner of Ocean Kamp project (Tentative Map TI9-00004) on a 1.84 gross acre site (the "Project"). The Project site will be donated to C&C to facilitate financing and development of the affordable component of the overall Ocean Kamp project. The Project is intended to satisfy the City of Oceanside's inclusionary housing requirement for the overall Ocean Kamp project.

2. Income & Affordability Restrictions

Income Restrictions

For the purposes of State Density Bonus Law (California Government Code Section 65915-65918) and Oceanside Zoning Ordinance Section 3032 (collectively, the "Density Bonus Guidelines"), C&C pledges that one hundred-percent (100%) of the units in the Project (excluding manager's units) will be restricted for use by lower-income households (as defined in section 50079.5 of the Health and Safety Code), except up to 20% of the units may be for moderate-income households (as defined in section 50093 of the Health and Safety Code).

Rent Restrictions

For the purposes of the Density Bonus Guidelines, per Subsection (ii) of subparagraph (B) of paragraph (1) of subdivision (c) of Government Code section 65915, C&C pledges that rents for all units in the Project (excluding manager's units), including both base density and density bonus units, shall be as follows:

- 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, and
- 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.

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

Regulatory Restrictions

The Project will be operated in conformance with the above income and rent levels pursuant to at least two regulatory agreements to be recorded against the Project:

- The City Density Bonus, Low and Moderate Income and Inclusionary Affordable Housing Regulatory Agreement and Declaration of Covenants, Conditions, and Restrictions on Use of Real Property for Affordable Housing, and
- The California Tax Credit Allocation Committee Regulatory Agreement (administering the Project's Low Income Housing Tax Credit allocations).

3. Land Use Related

Reduction in Parking

Government Code Section 65915(p) provides for the following parking ratios for affordable housing:

(1) Upon the request of the developer, no city, county, or city and county shall require a vehicular parking ratio, inclusive of handicapped and guest parking, of a development meeting the criteria of subdivision (b), that exceeds the following ratios:
   a. Zero to one bedrooms: one onsite parking space.
   b. Two to three bedrooms: two onsite parking spaces.
   c. Four or more bedrooms: two and one-half parking spaces.

(2) If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this subdivision, a development may provide "onsite parking" through tandem parking or uncovered parking, but not through street parking.

(3) This subdivision shall apply to any development that meets the requirements of subdivision (b) but only at the request of the applicant. An applicant may request additional parking incentives or concessions beyond those provided in this section, subject to subdivision (d).

The Project meets the criteria of subdivision (b) of Government Code Section 65915 by providing more than 10% of the total units of a housing development for lower-income households (as defined in section 50079.5 of the Health and Safety Code).

C&C requests that the parking requirements for the project be reduced in accordance with Government Code Section 65915(p)(1).

Waiver of Covered Parking Requirements

The City of Oceanside requires that residential parking stalls must be covered (the "Covered Parking Requirement"). C&C requests a waiver of the Covered Parking Requirement to permit the Project's parking spaces to be provided in surface, uncovered configuration.

Pursuant to Government Code section 65915 (e)(1), the City shall waive or reduce development standards that would physically preclude the construction of a housing development at the density permitted with the density bonus. A waiver must be granted unless the City makes written findings that the waiver would have a specific, adverse impact on public health or safety and there is no feasible method to mitigate or avoid the impact.

Requiring parking spaces to be covered would:

- Increase the footprint of parking structures due to required structural columns, roofing systems, and carport overhangs;
- Trigger additional fire separation and building code requirements;
- Reduce usable site area available for residential building massing;
- Interfere with required fire access and circulation patterns; and
- Reduce flexibility in arranging parking to efficiently serve residential units.

Given the site's size, configuration, and circulation requirements, compliance with the Covered Parking Requirement would:

- Reduce the area available for residential structures; and
- Physically prevent construction of the number of units permitted under the 35% density bonus.

Accordingly, the Covered Parking Requirement physically precludes construction of the housing development at the density permitted under § 65915.

Providing parking in uncovered configuration:

- Does not create a specific adverse impact on public health or safety;
- Does not create environmental impacts beyond those analyzed for the Project;
- Is common for multifamily affordable housing developments;
- Meets applicable building and fire code requirements.

There is no feasible method by which the Covered Parking Requirement could be imposed without physically precluding construction of the Project at bonus density.

Because the Covered Parking Requirement physically precludes construction of the Project at the density permitted under Government Code § 65915, and because no specific adverse health or safety impact would result from granting this waiver, the City is required to approve this waiver pursuant to § 65915(e).

C&C may request concessions, incentives, and additional waivers to which it is entitled for the Project.

4. 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.

- 63 total units (including one manager's unit)
- 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.