



ATTACHMENT 2

Draft 2021-2029 Housing Element

PUBLIC REVIEW DRAFT **2021–2029** **HOUSING ELEMENT**

Revised Draft in Response to HCD Findings | May 2021

City of San Marcos
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San Marcos, CA 92069
http://sanmarcos_generalplan.org

REVISED DRAFT - MAY 2021



PUBLIC REVIEW DRAFT 2021–2029 HOUSING ELEMENT

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2021-2029 HOUSING ELEMENT ORGANIZATION

Part 1: Housing Plan

Part 1 of the 2021-2029 Housing Element is the City's "Housing Plan", which includes the goals, policies, and programs the City will implement to address constraints and needs. The City's overarching objective is to ensure that decent, safe housing is available to all current and future residents at a cost that is within the reach of the diverse economic segments which comprise San Marcos.

Part 2: Background Report

Part 2 of the 2021-2029 Housing Element is the "Background Report" which identifies the nature and extent of San Marcos' housing needs, including those of special populations, potential housing resources (land and funds), potential constraints to housing production, and energy conservation opportunities. By examining the City's housings, resources, and constraints, the City can then determine a plan of action for providing adequate housing, as presented in Part 1: Housing Plan. In addition to identifying housing needs, the Background Report also presents information regarding the setting in which these needs occur. This information is instrumental in providing a better understanding of the community, which in turn is essential for the planning of future housing needs.

Appendix A: Housing Sites Inventory

The Housing Element must include an inventory of land suitable and available for residential development to meet the City's regional housing need by income level. The California Department of Housing and Community Development (HCD) requires that the Housing Sites Inventory be prepared using a State-approved format, included here as Appendix A.

Appendix B: Public Engagement Summary

As part of the Housing Element Update the process, the City hosted numerous opportunities for the community and key stakeholders to provide feedback on existing housing conditions, housing priorities, priority areas for new residential growth, and topics related to fair housing. Public engagement was facilitated in both English and Spanish to further engage the San Marcos community. Public participation played an important role in the refinement of the City's housing goals and policies and in the development of new housing programs, as included in Part 1: Housing Plan. The public's input also helped to validate and expand upon the contextual information included in Part 2: Background Report. The City's efforts to engage the community in a meaningful and comprehensive way are summarized in Appendix B.

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PART 1 HOUSING PLAN

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1 2021-2029 Housing Plan Introduction

This section presents the City's Housing Plan, including goals, policies, and programs the City will implement to address constraints and needs. The City's overarching objective is to ensure that decent, safe housing is available to all current and future residents at a cost that is within the reach of the diverse economic segments which comprise San Marcos. To this end, the Housing Plan focuses on:

- 1) Encouraging the development of a variety of housing opportunities;
- 2) Protecting, encouraging, and providing housing opportunities for persons of lower and moderate incomes;
- 3) Preserving the quality of the existing housing stock in San Marcos;
- 4) Minimizing governmental constraints; and
- 5) Promoting equal opportunity for all residents to reside in the housing of their choice.

2 Goals and Policies

Goal 1: Provide a broad range of housing opportunities with emphasis on providing housing which meets the special needs of the community.

Policy 1.1: Designate land for a variety of residential densities sufficient to meet the housing needs for a variety of household sizes and income levels, with higher densities being focused in the vicinity of transit stops and in proximity to significant concentrations of employment opportunities.

Policy 1.2: Promote the development of affordable and special needs housing near transit and/or "smart growth focus areas" where opportunities are more probable.

Policy 1.3: Encourage the development of residential units that are accessible to persons with disabilities or are adaptable for conversion to residential use by persons with disabilities.

Policy 1.4: Encourage both the private and public sectors to produce or assist in the production of housing with particular emphasis on housing affordable to persons with disabilities, elderly, large families, female-headed households with children, and homeless.

Policy 1.5: Facilitate the development of second dwelling units on single-family parcels through continued implementation of the Accessory Dwelling Unit Ordinance with a special focus on promoting development of second dwelling units affordable to lower-income households.

Policy 1.6: Work with the County of San Diego and surrounding jurisdictions to address the needs of the homeless on a regional basis.

Goal 2: Protect, encourage, and provide housing opportunities for persons of lower and moderate incomes.

Policy 2.1: Continue to utilize federal and State subsidies, as well as City housing in-lieu fees in a cost-efficient manner, to the fullest extent to meet the needs of lower-income residents, including extremely low-income residents.

Policy 2.2: Utilize the City's regulatory powers to promote or preserve affordable housing.

Policy 2.3: Facilitate housing development that is affordable to extremely low-, lower-, and moderate-income households by providing technical assistance, regulatory incentives and concessions, and financial resources as funding permits.

Policy 2.4: Maintain adequate capacity to accommodate the City's unmet Regional Housing Needs Allocation (RHNA) for all income categories throughout the planning period.

Policy 2.5: Allow by-right approval for housing developments proposed for non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements, provided that the proposed housing development consists of at least 20 percent lower income and affordable housing units.

Goal 3: Conserve and maintain the existing housing stock so that all residents live in neighborhoods free from blight and deterioration.

Policy 3.1: Advocate and facilitate the conservation and rehabilitation of substandard residential properties by homeowners and landlords.

Policy 3.2: Use the code enforcement program to bring substandard units into compliance with City codes and to improve housing quality and conditions.

Policy 3.3: Educate the public regarding the need for property maintenance and rehabilitation, code enforcement, crime watch, neighborhood conservation and beautification, and other related issues.

Policy 3.4: Promote resources and programs available to homeowners and landlords for residential maintenance and rehabilitation.

Policy 3.5: Continue to implement the Condominium Conversion Ordinance and Mobile Home Park Conversion Ordinance to moderate the impact on the rental housing stock and mobile home parks.

Policy 3.6: Monitor "at-risk" affordable housing and proactively address potential conversion of affordable units to market rate units prior to their transition.

Goal 4: Reduce or remove governmental and nongovernmental constraints to the development, improvement, and maintenance of housing where feasible and legally permissible.

Policy 4.1: Educate applicants on how to navigate the development approval process and otherwise facilitate building permit and development plan processing for residential construction.

Policy 4.2: Facilitate timely development plan and building permit processing for residential construction.

Policy 4.3: Provide incentives and regulatory concessions for residential projects constructed specifically for lower- and moderate-income households.

Policy 4.4: Balance the need to protect and preserve the natural environment with the need to provide additional housing and employment opportunities.

Policy 4.5: Monitor State and federal housing-related legislation, and update City plans, ordinances, and processes as appropriate to remove or reduce governmental constraints.

Policy 4.6: Adopt plans and programs that support the provision of adequate infrastructure and public facilities required to serve new housing.

Goal 5: Affirmatively further fair housing practices, promoting equal opportunity for all residents to reside in housing of their choice.

Policy 5.1: Prohibit discrimination in the sale, rental, or financing of housing based on race, color, ancestry, religion, national origin, sex, sexual orientation, gender identity, age, disability/medical condition, familial status, marital status, source of income, or other protected characteristics.

Policy 5.2: Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Zoning Ordinance.

Policy 5.3: Assist in affirmatively furthering and enforcing fair housing laws by providing support to organizations that provide outreach and education regarding fair housing rights, receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.

Policy 5.4: Continue active support and participation with a fair housing service provider to further spatial dispersion or de-concentration of affordable housing and fair housing opportunities.

Policy 5.5: Support ongoing efforts of the State and federal agencies and local fair housing agencies to enforce fair housing laws, as well as regional efforts to affirmatively further fair housing.

Policy 5.6: Periodically monitor non-governmental constraints, such as interest rates and development costs, and, to the extent feasible, modify City plans and procedures to help reduce those constraints.

3 Cycle 6 Housing Element Programs

ADEQUATE SITES (GOALS: 1 AND 2, HOUSING OPPORTUNITIES)

Program 1: Land Use Policy and Development Capacity

The City of San Marcos received a RHNA of 3,116 units for the 2021-2029 RHNA period. After credits for constructed units (546) and approved units (1,039) are taken into consideration, the City of San Marcos has a remaining 2021-2029 RHNA of 1,585 units, including 640 extremely/very low-income, 475 low-income, and 414 above moderate-income units.

The residential sites inventory consists of approximately 450 acres of vacant land designated for residential development outside of Specific Plan areas which is expected to yield at least 648 new units, and another 106 acres of vacant land in Mixed-Use Specific Plan areas which allow for residential development at densities of at least 30 du/ac, with the potential to yield at least 1,592 new units. In addition to the vacant land described above, the City also has a number of proposed projects under consideration which are expected to yield at least 805 new units and construction of new accessory dwelling units will also add to the City's housing stock. Together, these resources have the capacity to accommodate at least 3,093 new units at all income levels. These sites can accommodate the remaining RHNA for all income levels through year 2029.

The City will maintain an inventory of available sites for residential development and provide it to prospective residential developers upon request.

Responsible Agencies: Development Services Department, Planning Division

Funding Sources: General Fund

2021-2029 Objectives: Maintain an inventory of the available sites for residential development and provide it to prospective residential developers upon request. Monitor development trends to ensure continued ability to meet the RHNA as sites identified in this Housing Element are being developed.

Timeframe: Ongoing implementation and annual reporting throughout the planning period.

Program 2: Maintain Adequate Sites Throughout the Planning Period

The City will monitor the consumption of residential acreage, including review of proposed General Plan amendments, Zoning map amendments, and development projects, to ensure an adequate inventory is available to meet the City's 2021-2029 RHNA obligations. The City will develop and implement a monitoring procedure pursuant to Government Code Section 65863 and will make the findings required by that code section if a site is proposed for development with fewer units or at a different income level than shown in the Housing Element. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income, moderate, or above moderate income households, the City will identify and, if necessary, rezone sufficient sites within 180 days to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA, consistent with State law. Any site rezoned will satisfy the adequate site requirements of Section 65583.2 and will be consistent with the City's obligation to affirmatively further fair housing.

Responsible Agencies: Development Services Department, Planning Division & Housing Division

Funding Sources: General Fund

2021-2029 Objectives: Review each housing approval on sites listed in the Housing Element and make findings required by Government Code Section 65863 if a site is proposed with fewer units or a different income level than shown in the Housing Element. If insufficient suitable sites remain at each income level, identify and, if necessary, rezone sufficient sites within 180 days.

Identify additional sites that may be required to be upzoned to meet "no net loss" requirements for Housing Element adoption in 2025. Any site identified to be upzoned will satisfy the adequate site requirements of Section 65583.2 and will be consistent with the City's obligation to affirmatively further fair housing.

Report as required through the HCD annual report process.

Timeframe: Ongoing implementation, at time of approval of a project on a site listed in the Housing Element, and annual reporting throughout the planning period.

Program 3: Public Property Conversion to Housing Program

The City will maintain a list of surplus City-owned lands, including identification of address, APN, General Plan land use designation, zoning, current use, parcel size, and status of and (surplus land or exempt surplus land). The City will work with non-profits and other public agencies to evaluate the feasibility of transferring surplus City-owned lands identified to be feasible for conversion to affordable housing and not committed to other City purposes for use in the development of affordable housing by the private sector. The inventory will be updated annually in conjunction with the APR (Program 1). Any disposition of surplus lands shall be conducted consistently with the requirements of Government Code Section 54220 et. seq.

Responsible Agencies: City Manager's Office, Real Property Services Division; Development Services Department, Planning Division & Housing Division

Funding Sources: General Fund and federal and State technical assistance grants

2021-2029 Objectives: Collaborate with developers of affordable housing to facilitate the construction of 227 affordable units over the planning period (24 extremely low, 123 very low, 60 low income, and 20 moderate).

Timeframe: Annually

Program 4: Replacement of Affordable Units

Consistent with the requirements of Government Code Section 65583.2(g), development projects on sites in the housing inventory (Appendix A) that have, or have had within the past five years, residential uses restricted to rents affordable to low or very low income households or residential uses occupied by low or very low income households, shall be conditioned to replace all such units at the same or lower income level as a condition of any development on the site and such replacement requirements shall be consistent with Section 65915(c)(3).

Responsible Agencies: Development Services Department, Planning Division & Housing Division

Funding Sources: General Fund; replacement costs to be borne by developer of any such site

2021-2029 Objectives: Identify need for replacement for all project applications and ensure replacement, if required, is carried out.

Timeframe: Ongoing

Program 5: Facilitate Affordable and Special Needs Housing Construction

The City will continue to encourage qualified housing developers to pursue development of affordable housing and housing that addresses populations with special housing needs in the City and utilize the following funding and regulatory incentives, among others, to encourage affordable housing production in San Marcos:

Collaborate with Affordable Housing and Special Needs Housing Developers: Affordable housing developers work to develop, conserve, and promote rental and ownership affordable housing, including for extremely low income households. Special needs housing developers work to ensure housing opportunities are available that are accessible to and supportive of persons and households with special needs, such as persons with developmental disabilities. These developers can help meet the goals for additional housing by implementing or assisting with the implementation of programs described in this element. The City will continue to collaborate with affordable housing developers, specifically those that specialize in developing units affordable to extremely low income households, and special needs housing developers, specifically those that work to address the housing needs of persons with developmental disabilities, to identify potential sites, write letters of support to help secure governmental and private-sector funding, and offer technical assistance related to the application of City incentive programs (e.g., density bonus). The City will proactively provide affordable housing developers with maps illustrating high resource areas and areas with high levels of people-based and place-based opportunities in the City in order to highlight opportunities for new development to affirmatively further fair housing; in addition, developers will proactively be provided the list of housing sites identified in Appendix A, which identifies those sites which are located in a 2021 TCAC/HCD moderate or high resource zone.

The City will develop a list of special programs, financing strategies, or incentives, such as fee reductions, density bonuses, and permit streamlining, that may be available specifically for development in high resource areas and will proactively provide this information to affordable housing developers.

Collaborate with Housing Developers to Support Large Families: Developers of affordable and market rate housing can help address the special needs of the community's large families by providing a mix of unit types and sizes, including units with more than three bedrooms. The City will advise developers regarding the presence of larger families in San Marcos and encourage them to evaluate the feasibility of including a higher proportion of units that are more than three bedrooms.

Regulatory Concessions and Incentives: The City will continue to work with developers on a case-by-case basis to provide regulatory concessions and incentives to assist them with the development of affordable and special needs housing. In a relatively small city like San Marcos, this is the most effective method of assisting developers, as each individual project can be analyzed to determine which concessions and incentives would be the most beneficial to the project's feasibility. Regulatory

concessions and incentives could include, but are not limited to, density bonuses, reductions in required parking, fee reductions or deferral, expedited permit processing, and modified or waived development standards pursuant to Chapter 20.305 (Density Bonus) of the Municipal Code.

Low Income Housing Tax Credits (LIHTC): The City will assist developers in gaining funding for the development of affordable housing through the LIHTC program. Investors receive a credit against federal tax owed in return for providing funds to developers to build or renovate housing for low income households. In turn, the capital subsidy allows rents to be set at below market rates.

Affordable Housing Fund (In-Lieu Fees): Developers of residential projects of 6 units or fewer must pay an in-lieu fee pursuant to the Inclusionary Housing Ordinance described in Program 3 (Chapter 20.310 of the Municipal Code). In-lieu fees are spent to provide housing opportunities for extremely low-, very low-, low-, and moderate-income households.

Other Funding Sources: The City will evaluate the opportunity to prioritize the use of other funding sources, such as funds made available through the Permanent Local Housing Allocation (PLHA) or former redevelopment funds, as a local source of funding for affordable housing.

Responsible Agencies: Development Services Department, Planning Division & Housing Division

Funding Sources: Residual LMIHF; Inclusionary Housing In-Lieu Fees; LIHTC

2021-2029 Objectives: Collaborate with developers of affordable housing to facilitate the construction of 227 affordable units over the planning period (24 extremely low, 123 very low, 60 low income, and 20 moderate), where at least 30% of new affordable units are located in a 2021 TCAC/HCD High Resource Zone. Maintain contact information for affordable housing developers for the purposes of soliciting their involvement in development projects in San Marcos. Participate with affordable housing developers to review available federal and State financing subsidies and apply as feasible on an annual basis. Assist and support developers of housing for lower-income households—especially housing for extremely low-income households—with site identification, supporting applications, conducting pre-application meetings, assisting with design and site requirements, and providing regulatory incentives and concessions. Advise developers regarding the opportunity to build units with more than three bedrooms and encourage that these units be evaluated as part of development feasibility studies. Proactively provide developers with exhibits of high resource areas and areas with high levels of people-based and place-based opportunities, provide the list of specific sites identified in Appendix A to promote

development of affordable housing in high resource areas, and identify any special programs, financing strategies, or incentives that may be available specifically for development in high resource areas and share these strategies with affordable housing developers.

Timeframe: The City will contact developers at least annually and on an ongoing basis to implement the above objectives and will prepare annual reporting throughout the RHNA period. Post resource level exhibits and housing sites with resource level information to the City's website by December 2021 and proactively provide this material to current and potential developers of affordable housing in San Marcos.

Program 6: Inclusionary Housing

The City will continue to implement the Inclusionary Housing Ordinance (Chapter 20.310 of the Municipal Code), which requires the inclusion of housing affordable to lower and moderate income households within a project, or payment of an in-lieu fee. The Ordinance is consistent with City policies and will help the City meet its housing needs for lower and moderate income households and affirmatively further fair housing by helping to facilitate the production of affordable units throughout the community, including in areas of high resource and opportunity, and reduce patterns of segregation. The number of affordable units that may be produced via the inclusionary program depends entirely on the strength of the economy in the private sector and on how many market rate residential units are ultimately built during the 2021-2029 RHNA period. During the site planning process, the City will work with developers to encourage that affordable units be provided on site to promote economic integration across San Marcos. Any inclusionary in-lieu fees collected will be used to provide housing opportunities for extremely low, very low, low, and moderate income households equitably throughout the community, with a special focus on prioritizing the development of sites using in-lieu fees in high resource areas, to the extent feasible. In addition, the City will regularly seek feedback from the development community to monitor the Ordinance's impact on project feasibility; should the City determine that implementation of the Ordinance represents a significant impediment to housing production, the Ordinance will be evaluated and modified as needed to help the City continue meeting its housing needs for lower and moderate income households.

Responsible Agencies: City Manager's Office; Development Services Department, Planning Division & Housing Division

Funding Sources: Developers; City Affordable Housing Fund (inclusionary in-lieu fees)

2021-2029 Objectives: Up to 49 lower- and moderate-income produced as part of a project (not through payment of in-lieu fees), 30% of which are in high resource areas; the City will work with developers during the site planning process to

promote integration of affordable units on-site; the City will engage developers in discussions regarding potential land donation as a way to further achieve the City's inclusionary housing goals

Timeframe: Ongoing implementation and annual reporting throughout the RHNA period

Program 7: Senior Housing/Assisted Living Units

This program encourages developers to provide senior housing through processing assistance. The City anticipates the development of 60 senior affordable housing units through this program during the 2021-2029 RHNA period.

Responsible Agencies: Development Services Department, Planning Division

Funding Sources: Developers

2021-2029 Objectives: 60 senior housing or assisted living units (assumed above moderate)

Timeframe: Ongoing implementation and annual reporting throughout the RHNA period

Program 8: Transitional Housing / Homeless Shelters

The City will continue to proactively reach out and assist homeless service providers proposing to construct transitional housing or homeless shelters in San Marcos find appropriate sites for development. The City will also continue to participate in sub-regional efforts to provide these facilities.

Responsible Agencies: City Manager's Office; Development Services Department, Planning Division & Housing Division

Funding Sources: City affordable housing in-lieu fund

2021-2029 Objectives: Continue to fund 180 emergency shelter beds in the region and four of the six emergency shelters in the region.

Timeframe: Annual outreaching with homeless service providers as well as ongoing implementation and annual reporting throughout the RHNA period

Program 9: Accessory Dwelling Units

Accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) help meet the City's housing needs for all income levels and also provide a housing resource for seniors, students, and low and moderate income households throughout the entire San Marcos community, not just in any single geographic area. The City will continue to apply Zoning Code regulations that allow accessory units (also known as second units or granny flats) by right in all residential zones, in accordance with State law. The City of San Marcos will continue to amend the ordinance based on future changes to State law and work with HCD to ensure continued compliance with State Law. The City will also continue to monitor the extent of ADU production to ensure that the ordinance modifications are successful and that the Housing Element goals can be met.

While the City will continue to promote the opportunity for residents to develop ADUs throughout San Marcos, the City is especially focused on promoting the development of ADUs that are affordable to lower income and moderate income households and the development of ADUs in areas of opportunity. The City will conduct a survey of existing ADUs to determine if they are affordable to lower or moderate income households; moving forward the City will ask ADU applicants to voluntarily share the unit's proposed rental rate to better track supply of affordable ADUs in the City. Additionally, by the end of 2022, the City will evaluate potential incentives available to encourage production of affordable ADUs as well as the production of ADUs in high resource areas and present the Planning Commission with potential strategies to implement those incentives during the planning period. To further strengthen the potential for ADU development in high opportunity areas, the City will conduct targeted outreach in these areas such as meeting with HOAs in high opportunity areas and posting educational social media advertisements on geographic-based platforms like NextDoor.

Responsible Agencies: Development Services Department, Planning Division & Housing Division

Funding Sources: General Fund

2021-2029 Objectives: Survey and evaluate a variety of potential methods and strategies to encourage ADU development affordable to lower and moderate income households and ADU development throughout the community including in high resource areas, and adopt appropriate procedures, policies, and regulatory provisions; beginning in 2021 and continuing for the duration of the planning period, provide hard copies of ADU Fact Sheet (English and Spanish) at City Hall and community facilities and share electronic version on City social media accounts. Provide HOAs and other civic organizations with information related to development of ADUs and work proactively to educate the community regarding the role ADUs play in providing affordable housing options and affirmatively furthering fair housing goals, with a special emphasis on educating residents who live in high resource areas.

Timeframe: Survey existing ADUs to determine affordability and update ADU application to inquire about affordability level (2021-2022); evaluate potential incentives available to encourage production of affordable ADUs (2021-2022) and present findings to the City's Planning Commission (2022); ongoing implementation and annual reporting throughout the RHNA period.

SPECIAL NEEDS (GOALS: 1 AND 2, HOUSING OPPORTUNITIES)

Program 10: Density Bonus Implementation Program

The City will provide for density bonuses consistent with State law, including provisions for density bonuses and incentives for projects that contain 100% very low and low income units. The City will monitor State law updates which impact density bonuses and will update local plans and programs as necessary.

Responsible Agencies: Development Services Department, Planning Division

Funding Sources: General Fund and planning grants

2021-2029 Objectives: Reduction of constraints to the development of low income and related special needs housing in the City.

Timeframe: Ongoing implementation

Program 11: California Accessibility Standards Compliance Program

The City will continue to ensure that all construction projects requiring building permits comply with the State of California accessibility standards. The City will provide technical assistance as part of the building permit review process to assist property owners and contractors in understanding this law and related requirements applied to new development and/or retrofit or rehabilitation projects for public, residential, or commercial structures. The City will also provide a link on the City website to the Division of the State Architect's web page that provides various access compliance reference materials, including an advisory manual and answers to frequently asked questions.

In addition, the City has identified the need to review and update the findings associated with reasonable accommodation applications to remove any potential constraints to housing production for persons with disabilities. Specifically, the City will remove the finding regarding "potential impact on surrounding uses".

Responsible Agencies: Development Services Department, Building Division

Funding Sources: General Fund

2021-2029 Objectives: Assure housing units accommodate residents with disabilities.

Timeframe: Ongoing implementation, technical updates to the City website by November 1, 2021; review and update required findings for reasonable accommodation applications by December 31, 2021

HOMEOWNERSHIP OPPORTUNITIES (GOALS: 1 AND 2, HOUSING OPPORTUNITIES)

Program 12: Downpayment Assistance Program (DAP)

The City will continue to participate in the DAP program. This popular program, reinstated in 2013 following its suspension as the result of the State’s dissolution of the RDA, offers low-interest, deferred payment loans of up to \$56,000 for lower-income first-time home buyers using CalHOME as the exclusive funding source. These funds are used to provide a “silent second” mortgage for the purchase of a qualifying new or resale home, including qualifying manufactured or mobile homes. This program may be used in conjunction with other homeowner programs, and also including homes in the San Marcos Affordable Homeownership Program (SMAHP) discussed below. As part of Program 24, the City will conduct an Economic Displacement Risk Analysis. If this analysis shows that displacement is occurring, or has the potential to occur, the City will promote the DAP program to qualifying residents who may be facing potential displacement.

Responsible Agencies: Development Services Department, Housing Division

Funding Sources: HOME (CalHOME) grant to the City of San Marcos

2021-2029 Objectives: 24 DAP loans (average 3 per year); targeted promotion of program to residents facing displacement, as identified under Program 24, using print and digital formats in English and Spanish

Timeframe: Ongoing implementation and annual reporting throughout the planning period.

Program 13: San Marcos Affordable Homeownership (SMAHP)

The City will continue to offer homes to qualified home buyers at the rate at which they are made available to the private sector under the City's Inclusionary Ordinance. This new program, initiated in 2012, offers deed restricted, sales price reduced homes to qualified home buyers in a "for sale" affordable housing venue. Homes in the SMAHP may also be paired with a DAP loan, if the buyer is otherwise qualified. The intent of this program is to assist residents across all geographic areas of the City, but special emphasis will be placed on working to connect residents of the City's lower-resource areas with homeownership opportunities in higher resource areas, further integrating the community and balancing access to opportunities.

Responsible Agencies:	Development Services Department, Housing Division
Funding Sources:	CDBG, dependent upon continued availability of the dwindling funding source
2021-2029 Objectives:	16 SMAHP sales (average 2 per year)
Timeframe:	Ongoing implementation and annual reporting throughout the planning period.

RENTAL ASSISTANCE AND CONVERSION (GOALS: 1 AND 2, HOUSING OPPORTUNITIES)

Program 14: Housing Choice Vouchers

The City will continue to contract with the San Diego County Housing Authority to administer the Housing Choice Voucher Program, which provides rental assistance to eligible extremely low- and very low-income households (i.e., households earning <50 percent AMI). Administration of this program shall be effective citywide, and the City will work with the San Diego County Housing Authority to promote the program to all residents while placing an emphasis on the City's special needs populations including persons with disabilities, female-headed households, seniors, and large families. Through Program 23, the City will educate the community on the important of integrating affordable housing throughout all geographic areas of the City to help create more balanced and integrated neighborhoods.

Responsible Agencies:	Development Services Department, Housing Division; County of San Diego Housing Authority
Funding Sources:	U.S. Department of Housing and Urban Development (HUD) Housing Choice Vouchers
2021-2029 Objectives:	An average of 350 San Marcos families were assisted by this program annually during the prior planning period. The objective is to assist the

County Housing Authority to promote the program, with a special emphasis on promoting the program to the City's special needs populations, and maintain this level of assistance as allowed by the federal budget.

Timeframe: Ongoing implementation and annual reporting throughout the planning period.

Program 15: Mobile Home Park Rent Review

This program protects mobile home park tenants from unwarranted rent increases. The City Council reviews and approves or denies rent increase requested by mobile home park owners to ensure that rents are kept at a reasonable level.

Responsible Agencies: City Council; City Manager's Office

Funding Sources: General Fund

2021-2029 Objectives: As determined by petitions from mobile home tenants.

Timeframe: Ongoing implementation and annual reporting throughout the planning period.

Program 16: Conservation of Existing and Future Affordable Units

In 2020, 44 affordable housing developments were located in San Marcos, providing approximately 3,912 affordable units to lower-income households. A large portion of the affordable housing stock was created via the City's inclusionary housing requirement, which requires a 55-year affordability term. Another subset of affordable units was developed by non-profit affordable housing developers, who do not intend to convert their units to market-rate apartments. Also, the City has nine mobile home parks with affordable, deed-restricted units that must remain affordable through the foreseeable future. Consequently, no assisted housing developments in San Marcos are at risk of losing affordability in the next ten years (2021-2031).

Although the City has not identified any housing units at risk of converting to market rate during the 2021-2031 period, City staff will monitor the status of existing and future affordable housing. Should any of the properties become at risk of converting to market rate, the City will work with property owners, interest groups, and the State and federal governments to conserve the affordable housing stock. Special emphasis will be placed on tracking and conserving existing and future affordable units in areas which may experience potential displacement, based on the results of the City's Economic Displacement Risk Analysis conducted as part of Program 24.

Responsible Agencies: City Manager's Office; Department of Development Services, Planning Division & Housing Division

Funding Sources: Department budget for monitoring and work with interested parties to pursue state and federal funds for preservation

2021-2029 Objectives: Monitor the status of the City's affordable housing stock with a special emphasis on projects in areas which may experience economic displacement. Should any of the properties become at risk of converting to market rate, the City will work with property owners, interest groups, and the State and federal governments to implement the following programs on an ongoing basis to conserve the affordable housing stock:

- Work with Potential Purchasers: Where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing units at risk. As part of this process, the City will assess if the at risk units are particularly well-positioned to address the housing needs of any of the City's special needs populations, so that the City can engage the most appropriate potential purchasers and work with them to continue meeting the unique challenges associated with these groups.

- Tenant Education: The California Legislature extended the noticing requirement of at-risk units opting out of low-income use restrictions to one year. Should a property owner pursue conversion of the units to market rate, the City will ensure that tenants were properly noticed. The City will conduct this education in English and Spanish.

Timeframe: Ongoing implementation and annual monitoring and reporting throughout the planning period. Within 60 days of notice of intent to convert at-risk units to market rate rents, the City will work with potential purchasers using HCD's current list of Qualified Entities (<http://www.hcd.ca.gov/hpd/hrc/tech/presrv/>), and educate tenants of their rights.

MAINTENANCE AND REHABILITATION (GOAL 3, PRESERVE EXISTING HOUSING STOCK)

Program 17: Residential Rehabilitation Loan Program (RRLP)

The City will continue the RRLP using HOME funds (federal HOME) administered by the County of San Diego for a consortium of municipalities to which San Marcos belongs, to provide funds for low interest/no interest loans for qualified homeowners to rehabilitate substandard housing. Although the County of San Diego administers the funds, the City is directly responsible for the planning, administration, and execution of projects funded with the HOME program. While the City will continue to implement the program citywide, the City will target homeowners in the City's moderate resource areas or in areas with lower levels of place-based opportunities.

Responsible Agencies:	Development Services Department, Housing Division
Funding Sources:	HOME (federal HOME), dependent upon continued availability of HOME funding
2021-2029 Objectives:	24 homeowners (3 per year), with at least 50% located in moderate resource areas
Timeframe:	Ongoing implementation and annual reporting throughout the planning period.

Program 18: Energy Conservation and Energy Efficiency Opportunities

The City will continue to implement energy-efficient measures for new construction and rehabilitation projects, including the California Green Building Standards Code. Information regarding the City's energy-efficiency standards and available programs to assist homeowners and property owners, including those identified in the Housing Element Background Report, will be made available on the City website and at the permit counter. In addition to promoting the programs citywide, the City will target special advertisements and education to the City's lower-income census tracts to explain available programs and potential long-term utility cost savings.

Review the General Plan to determine if updates are needed to support and encourage energy efficiency in existing and new housing, especially in areas of the City with lower CalEnviroScreen scores which may suffer from elevated levels of environmental burdens. If updates are necessary, amend the General Plan to support this program.

Responsible Agencies:	Development Services Department, Planning Division, Building Division, & Housing Division
Funding Sources:	General Fund

2021-2029 Objectives: Improve energy-efficiency in new and existing development and promote available programs and benefits to all City residents, especially lower-income residents.

Timeframe: Ongoing implementation; review the General Plan to determine if updates are appropriate no later than December 1, 2021 and complete updates, if needed, no later than December 1, 2023.

Program 19: Lead Based Paint Education and Reduction Program

Lead based paint was used commonly in the United States in homes built prior to 1978. When properly maintained and managed, this paint poses little risk. However, due to exposure to lead-based paint hazards, people of all ages (and especially children), can have blood-lead levels above safe limits. Lead poisoning can cause permanent damage to the brain and many other organs and causes reduced intelligence and behavioral problems. To protect families from exposure to lead from paint, dust, and soil, Congress passed the Residential Lead Based Paint Hazard Reduction Act of 1992, also known as Title X. Section 1018 of this law directed HUD and EPA to require the disclosure of known information on lead-based paint and lead-based paint hazards before the sale or lease of most housing built before 1978.

There were 6 cases of lead poisoning reported in San Marcos between 2009 and 2013. While the majority of San Marcos' housing stock was built after 1978, exposure to lead based paint hazards continues to impact the community. Occupants of the City's older homes tend to be some of the City's more vulnerable special needs populations, including seniors and lower-income households. The City is committed to helping minimize the risk of lead poisoning and will educate the community on issues regarding lead based paint hazards and resources available to remove this hazard from their home. The City will identify neighborhoods with homes that were built before 1978 and target education directly to these homeowners via programs such as direct mailers or geographic-based social media posts.

Responsible Agencies: Development Services Department, Building Division & Housing Division

Funding Sources: Grant funding

2021-2029 Objectives: Educate the community on the hazards of lead based paint in homes built before 1978 and distribute information related to grant programs and other funding sources available to remove lead based paint from homes, with targeted advertisements to residents residing in homes built before 1978.

Timeframe: Ongoing implementation and annual reporting throughout the planning period.

REMOVE GOVERNMENTAL CONSTRAINTS (GOAL 4, MINIMIZE GOVERNMENTAL CONSTRAINTS

Program 20: Monitor Changes in Federal and State Housing, Planning, and Zoning Laws

State law requires that Housing Elements address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. While Program 21 addresses specific constraints identified in this Housing Element, the City will continue to, at least annually, monitor its development processes and zoning regulations to identify and remove constraints to the development of housing and promote affirmatively furthering fair housing.

The City will also continue to monitor federal and State legislation that could impact housing and comment on, support, or oppose proposed changes or additions to existing legislation, as well as support new legislation when appropriate. The City will also continue to participate in the SANDAG Technical Working Group and Regional Housing Working Group, which monitor State and federal planning, zoning, and housing legislation. Special attention will be given by the City in the minimizing of governmental constraints to the development, improvement, and maintenance of housing and the promotion of affirmatively furthering fair housing.

Responsible Agencies:	Development Services Department, Planning Division
Funding Sources:	General Fund
2021-2029 Objectives:	Monitor State and Federal legislation as well as City development process and zoning regulations to identify and remove housing constraints.
Timeframe:	Ongoing implementation and annual reporting throughout the planning period.

Program 21: Zoning Code Amendments – Housing Constraints

The City shall update the Zoning Code to remove constraints to a variety of housing types and ensure the City's standards and permitting requirements are consistent with State law. The update shall address the following:

- A. **Residential care facilities for the elderly:** The Zoning Code shall be updated to remove references to "Continuing Care Retirement Community" and instead regulate this type of use based on the City's Residential Care Facility (small and large) requirements.
- B. **Low barrier navigation centers:** The Zoning Code shall be updated to define and permit low barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65668, including treating low barrier navigation centers as a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses.
- C. **Transitional and supportive housing:** The Zoning Code shall be revised to ensure that transitional and supportive housing is allowed in any zone subject to the same standards as a residence of the same type in the same zone consistent with Government Code Section 65583(c)(3) and to allow eligible supportive housing as a use by right in zones where multifamily and mixed uses are permitted pursuant to Government Code Sections 65650 through 65656.
- D. **Employee housing:** The Zoning Code will be updated to define employee housing separately from agricultural worker housing and to clarify that employee housing serving six or fewer employees shall be deemed a single family structure and shall be subject to the same standards for a single family residence in the same zone.
- E. **Agricultural worker housing:** The Zoning Code will be updated to define agricultural worker housing and to identify that any agricultural worker housing consisting of no more than 36 beds in a group quarters or 12 units or spaces shall be deemed an agricultural land use and permitted in the same manner as agricultural uses consistent with Health and Safety Code Section 17021.6. The Zoning Code will also be updated to provide for streamlined, ministerial approval of agricultural worker housing that meets the requirements of Health and Safety Code Section 17021.8.
- F. **Streamlined and Ministerial Review for Eligible Affordable Housing Projects:** The Zoning Code will be updated to ensure that eligible multifamily projects with an affordable component are provided streamlined review and are only subject to objective design standards consistent with relevant provisions of SB 35 and SB 330 as provided by applicable sections of the Government Code, including but not limited to Sections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300. State law defines objective design standards as those that "involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and public official prior to submittal."

- G. **Emergency shelter parking:** The Zoning Code will be updated to require sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with AB 139.
- H. **Density/Height Review in R-3-6 and R-3-10 Zones.** The City will review the maximum density and height limits in the R-3-6 and R-3-10 zones and will revise, as appropriate, either or both standards to help projects more easily achieve the maximum allowable density.
- I. **Group Homes of 7 or More People.** The City will review and modify CUP requirements (or standards) for group home of 7 or more people to promote objectivity such as complying with healthy and safety standards and ensure no barriers to housing for people with disabilities.

Responsible Agencies: Development Services Department, Planning Division

Funding Sources: General Fund

2021-2029 Objectives: Ensure that the City’s Zoning Code is consistent with State law and update the Zoning Code as needed to comply with future changes.

Timeframe: Zoning Code Amendments adopted by December 2021.

EQUAL HOUSING OPPORTUNITY (GOAL 5, AFFIRMATIVELY FURTHER FAIR HOUSING)

Program 22: Fair Housing Services

The City will continue to contract with a fair housing service provider to provide fair housing services that include, but are not limited to the following fair housing matters:

- Handling of questions, concerns, and complaints;
- Referrals;
- Outreach and education;
- Collaboration and coordination;
- Technical assistance and training to property owners;
- Education and counseling to both tenants and landlords; and
- Enforcement of rights and resolution of tenant/landlord disputes.

The City will continue to distribute information on fair housing and refer fair housing questions and housing discrimination claims to the contract service provider. The information, which will be provided in English and Spanish, will be available at the Information Desk in the entrance lobby of City Hall, in the Housing Division in the City Manager's Office, in any City housing related informational handouts, and on the City webpage. Copies also will be made available for other venues as requested or identified at later dates. The City will also work with its fair housing service provider to identify any specific geographic areas in the City which have higher levels of discrimination claims and will target outreach and education to these areas.

Responsible Agencies: Development Services Department, Housing Division

Funding Sources: General Fund

2021-2029 Objectives: Average 45 individuals per year

Timeframe: Ongoing implementation and annual reporting throughout the planning period.

Program 23: Affirmatively Furthering Fair Housing Outreach and Coordination Program

Facilitate equal and fair housing opportunities by implementing actions to affirmatively further fair housing services and opportunities for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics through providing information, coordination, and education on fair housing law and practices to residents, landlords, and housing developers. This program addresses the fair housing issues of education and outreach, integration/segregation, and access to opportunity. Efforts will begin immediately and may include, but not be limited to:

Education and Outreach

- Providing public information and brochures regarding fair housing/equal housing opportunity requirements including how to file a complaint and access the investigation and enforcement activities of the State Fair Employment and Housing Commission. This information will be made available on the City's website and at City Hall. This information will be reviewed annually to ensure that any materials, links, and information provided are up-to-date.
- City staff serving as liaison between the public and appropriate agencies in matters concerning housing discrimination within the City. The City will refer discrimination complaints to the Legal Aid Society of San Diego (LASSD).
- Annual training of City staff, including through coordination with local advocacy groups or LASSD, on how to receive, log, refer, and follow-up on fair housing complaints. If resolution was not obtained for any complaints, refer complaint to HCD to ensure that affordable housing laws are actively enforced.
- Bi-annual fair housing update to the Planning Commission and to City Council.
- Annual public service announcements, through coordination with the Housing Authority and HCD, via different media (e.g., newspaper ads, public service announcements at local radio and television channels, the City's social media accounts or podcast).
- Providing fair housing literature to schools, libraries, and post offices. This information is available via the LASSD and will be reviewed annually to ensure that the posters and literature being provided are up-to-date.

Integration/Segregation

- Working with local organizations, through Community Action Agency, Continuum of Care, and Housing Authority efforts, to encourage, expand, and publicize fair housing requirements as part of programs that provide rental assistance to lower income households.
- On an ongoing basis, and at least annually, review land use and planning proposals, including development proposals, general plan amendments, master planning efforts for parks, recreation, infrastructure, and other facilities and amenities, to ensure that the City is replacing segregated living patterns with integrated and balanced living patterns, where applicable and feasible, and working to transform racially and ethnically concentrated areas of poverty into areas of opportunity without displacement.

Access to Opportunity

- Assistance to aid alleged victims of violence or discrimination in obtaining access to appropriate State or federal agency programs.
- On an ongoing basis, actively recruiting residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies as positions are made available due to the regular appointment process or vacancies.
- On an annual basis, provide education to the community on the importance of participating in the planning and decision-making process and completing Census questionnaires.

Responsible Agencies: Development Services Department, Planning Division & Housing Division

Funding Sources: Grant funding

2021-2029 Objectives: Improve fair housing opportunities and response to complaints through implementing above actions. Follow-up on 100% of complaints.

Timeframe: Ongoing outreach and coordination, beginning immediately; annual review of fair housing brochure and posters to ensure that the most recent information provided by LASSD is being disseminated; annual presentations and media outreach.

Program 24: Economic Displacement Risk Analysis

The City of San Marcos can reduce the impact of displacement when it occurs by preventing practices that increase or enable displacement. To determine if market force economic displacement is occurring due to development of new housing, increased housing costs, or other factors, the City will conduct a study to determine if individuals and families are being displaced and to evaluate local conditions that may contribute to displacement. The study will analyze gentrification locally and will assess how new development and community investments may potentially influence displacement. If this study shows that displacement is occurring, the City will develop an action program based on the identified causes of displacement, including specific actions to monitor and mitigate displacement. Annual review of the action program may result in modifications to further reduce displacement risk. This program addresses the fair housing issue of disproportionate housing needs, including displacement risk.

Responsible Agencies: Development Services Department, Planning Division & Housing Division

Funding Sources: General Fund

2021-2029 Objectives: Conduct a Displacement Risk Analysis Study to identify the local conditions that lead to displacement and develop and implement an action program based on the results. Identify potential partners to participate in the study that specialize in eviction-related topics related to displacement, such as the Legal Aid Society of San Diego. Annually monitor program effectiveness.

Timeframe: Conduct study by August 1, 2022 and begin to establish resulting programs by December 31, 2022. Ongoing implementation and annual reporting throughout the planning period.

Program 25: Barriers to Racial and Ethnic Equity

The San Diego FY 2020-2025 AI identified barriers to access to housing throughout San Diego County, including discrepancies in loan approval rates based on race and ethnicity. Black and Hispanic applicants, especially those with low to moderate incomes, have lower loan approval rates than white households. Discrepancies in San Marcos are among the largest in the County. Black and Asian applicants were also substantially underrepresented in the pool of those applying for home loans in San Marcos. While the San Diego FY 2020-2025 AI identified the characteristics of this issue, further analysis is required to understand why the practice exists and what can be done to address the issue and create more racial and ethnic equity in lending practices. This program addresses the fair housing issue of integration/segregation.

To better understand the barriers specific to the City of San Marcos and how they may differ from the region, the City will conduct a study to identify any potential discriminatory land use and housing-related policies, inequitable community development practices, potential racial or ethnic biases in mortgage lending and rental housing, and other policies and practices that may create or contribute to barriers in access to housing opportunity in San Marcos and which may explain why loan rates and loan applications San Marcos vary based on racial or ethnic characteristics. The City will conduct this study in collaboration with local communities of color, service groups and agencies, and regional, state and federal partners and lenders.

Based upon the results of this study, and if barriers are identified, the City will take specific actions to address and mitigate these barriers that may include, but are not limited to:

- Advocating for changes in lender and broker practices and processes,
- New services, programs and support offered to underrepresented groups,
- New or expanded outreach and engagement programs and policies, and
- Equitable services to all residents.

Responsible Agencies: Development Services Department, Housing Division

Funding Sources: General Fund

2021-2029 Objectives: Conduct study to identify barriers to lending equity among all racial and ethnic groups in acquiring and renting housing in San Marcos. Educate the community on credit counselling services and fair lending practices. Work directly with communities of color to connect loan applicants to financial institutions active in making loans in the community.

Timeframe: Conduct study by December 1, 2022 and establish any resulting programs, if needed by December 1, 2023. Ongoing implementation and annual reporting throughout the planning period.

4 Quantified Objectives

State law requires the Housing Element to include quantified objectives for the maximum number of units that can be constructed, rehabilitated or conserved. Policies and programs establish the strategies to achieve these objectives. The City's quantified objectives are described under each program, and represent the City's best effort in implementing each of the programs. Assumptions are based on past program performance and funding availability, construction trends, land availability, and future programs that will enhance program effectiveness and achieve full implementation of the City's housing goals.

The new construction objectives shown in the table are based on the City's RHNA for the 2021-2029 planning period for very low-, low and moderate-income housing, historic trends, and expectations for new second units. Rehabilitation and conservation objectives are based on specific program targets, including such programs as use of Section 8 rental housing vouchers.

The table below summarizes the City's quantified objectives for housing during the 2021-2029 planning period.

Table 1: Quantified Objectives 2021-2029

Income Category	New Construction	Rehabilitation	Conservation/Preservation
Extremely Low	24	8	3,297
Very Low	123	8	
Low	60	8	
Moderate	20	0	0
Above Moderate	500	0	0
Totals	727	24	3,297

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PART 2 BACKGROUND REPORT



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1 2021-2029 Housing Element Background Report Introduction

The City of San Marcos, with a present-day population of approximately 97,200 people, was incorporated in 1963 and is located in the heart of the “North County” region of San Diego County. Roughly 24 square miles, San Marcos is approximately 40 miles north of downtown San Diego. The City is bounded by the cities of Vista and Carlsbad to the west, Escondido to the east, and unincorporated areas within the County of San Diego to the north and south. Regional access to the City is provided by State Route 78, an east/west highway that links Interstate 5 with Interstate 15, which provide north/south access to San Marcos and the greater San Diego region.

From its rural and agricultural origins, San Marcos has become one of the fastest growing cities in San Diego County with existing and future residents finding themselves drawn to the excellent quality of life and the unique character the City.

Today, San Marcos offers an interface between urban and rural living. Surrounded by foothills, it is a midsize suburban city with a family-friendly atmosphere that has become an education hub in North County, home to two places of higher learning – Palomar College and California State University San Marcos. Included in a larger trade area along the 78 Corridor, San Marcos is part of a diverse and dynamic economy priding itself on innovation. Residents of San Marcos enjoy a high quality of life with an abundance of open space and amenities.

State Housing Law (Government Code Section 65583) requires that a “housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.” This report is an update of the Housing Element adopted by the City in 2013.

The assessment and inventory must include all the following:

- Analysis of population and employment trends, documentation of projections, and a quantification of the locality's existing and projected housing needs for all income levels. Such existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584 of the Government Code.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship between zoning, public facilities, and services to these sites.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures, and any locally adopted ordinances that directly impact the cost and supply of residential development.
- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, requests to develop housing at densities

below the minimum densities in the inventory of sites, and the length of time between receiving approval for a housing development and submittal of an application for building permits that hinder the construction of a locality's share of the regional housing need.

- Analysis of any special housing needs, such as those of the elderly, disabled, including developmentally disabled, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.
- Analysis of opportunities for energy conservation with respect to residential development.
- Analysis of existing assisted multifamily rental housing developments that are eligible to change from low income housing to market-rate during the next 10 years.

The Background Report of this housing element identifies the nature and extent of San Marcos' housing needs, including those of special populations, potential housing resources (land and funds), potential constraints to housing production, and energy conservation opportunities. By examining the City's housings, resources, and constraints, the City can then determine a plan of action for providing adequate housing. This plan is presented in the Housing Plan, which is the policy component of the Housing Element. In addition to identifying housing needs, the Background Report also presents information regarding the setting in which these needs occur. This information is instrumental in providing a better understanding of the community, which in turn is essential for the planning of future housing needs.

Since the update of the City's last Housing Element in 2013, statutory changes have occurred that must be included in the 2021-2029 San Marcos Housing Element. These laws have been incorporated in the appropriate sections throughout this Background Report as well as in its accompanying Policy Document.

2 Accomplishments under 5th Cycle Housing Element

The following section reviews and evaluates the City's progress in implementing the 2013 Housing Element. It reviews the results and effectiveness of programs, policies, and objectives from the previous Housing Element planning period, which covered 2013 through 2021. This section also analyzes the difference between projected housing need and actual housing production.

2.1 Review of 2013 Housing Element

The 2013 Housing Element program strategy focused on the accomplishment of policies and implementation of programs to ensure adequate sites, encourage the production of new housing, including affordable and special needs housing, to encourage the rehabilitation/retrofit of existing housing, to remove various constraints to housing, including housing for special needs populations, and to encourage fair housing and non-discrimination. The 2013 Housing Element identified the following goals:

Goal 1: *Housing Opportunities and Accessibility*

Provide a broad range of housing opportunities with emphasis on providing housing which meets the special needs of the community.

Goal 2: *Equitable Housing*

Protect, encourage, and provide housing opportunities for persons of lower and moderate incomes.

Goal 3: *Conserve and Maintain Existing Housing and Neighborhoods*

Conserve and maintain the existing housing stock so that all residents live in neighborhoods free from blight and deterioration.

Goal 4: *Remove Constraints*

Reduce or remove governmental constraints to the development, improvement, and maintenance of housing where feasible and legally permissible.

Goal 5: *Provide Housing Free from Discrimination*

Promote equal opportunity for all residents to reside in housing of their choice.

2.2 Housing Production During 5th Cycle RHNA Period

The City's 5th Cycle Housing Element specifically addressed housing needs for the City from 2013 through 2021. This 5th Cycle Housing Element began to be implemented in 2013 and will continue to be implemented until the City adopts its 6th Cycle Housing Element in mid-2021.

Table 1 shows the total number of housing units built in the City during the 5th RHNA cycle to date and compares these units with the units required to be accommodated under the Regional Housing Needs Allocation (RHNA) provided by the San Diego Council of Governments.

During the 2013-2021 RHNA period, 2,845 units were constructed in the City and another 546 units are currently under construction or have building permits issued, as shown in Table 1.

Table 1: Regional Housing Needs Allocation - 5th Cycle Progress

Status	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	522	521	793	734	1,613	4,183
Built	0	98	70	0	2,677	2,845
Under Construction/Permitted	0	7	5	489*	45	546
Remaining Allocation	522	416	718	245	0 (Surplus of 1,109 units)	792

*Note: These units do not have affordability restrictions. Market rate rents and sale prices for apartments and condominiums fall within levels affordable to the households earning moderate incomes (81-120% AMI) and are allocated as such.

Source: City of San Marcos, 2020.

2.3 Appropriateness and Effectiveness of 2013 Housing Element

The overarching goals and policies of the 5th Cycle Housing Element continue to be appropriate to encourage the City’s housing goals. While most goals, policies, and programs included in the 5th Cycle Housing Element continue to be appropriate to address the City’s housing needs, the Housing Plan will be updated to provide clearer guidance, to remove redundancies, and to provide more specific direction to encourage affordable and special needs housing at viable sites and affirmatively further fair housing. The Housing Plan will also be updated to streamline programs so that they are easier for staff to implement and to include a matrix of programs that includes mid-cycle timing priorities to make it easier to identify the applicability and timing of programs during the planning period. To improve the ease of use of the Housing Plan, the housing programs will be presented as a user-friendly table.

As discussed in Table 2, most housing programs have been effective or are necessary. The intent of these programs will be kept in the Housing Plan, with revisions to address identified specific housing needs, constraints, affirmatively furthering fair housing, or other concerns identified as part of this update. The City implemented many of the housing programs in the last several years and anticipates that these changes will further encourage affordable and special needs housing.

The Housing Plan included in this 2021-2029 Housing Element includes modifications to make programs more effective, clarify objectives, and ensure that the programs are implementable. See the Housing Plan provided in the Housing Element policy document for the goals, policies, and programs of this Housing Element.

While the City took a number of significant steps to promote housing during the prior planning period, the experience of San Marcos and other communities throughout the State demonstrates that it is very difficult for local governments to meet their fair share housing goals for lower and moderate income housing when working alone. All cities, including San Marcos, have limited financial and staffing resources and require substantial State and/or federal assistance, which is not always available at the levels necessary to support the City’s housing needs, as well as the technical assistance of area non-profit housing developers and agencies. As discussed below, the City has placed a special emphasis on removing constraints, affirmatively furthering fair housing, and engaging all members of the community, especially those who might not traditionally participate in the planning process, to become partners in planning for the future of housing San Marcos.

Table 2: Evaluation of the 2013 San Marcos Housing Element Programs

Program	Accomplishments
New Construction	
<p>Program 1: Land Use and Policy Development Capacity. Maintain an inventory of the available sites for residential development and provide it to prospective residential developers upon request. Monitor development trends to ensure continued ability to meet the RHNA as sites identified in this Housing Element are being developed.</p>	<p>Result/Evaluation: The City monitored the Housing Element, including its Inventory of Sites, throughout the planning period and did not identify any changes to the inventory that would impede the City's ability to accommodate its RHNA.</p> <p>Continue/Modify/Delete: Continue and modify to ensure that the City maintains sufficient capacity of available sites by income category.</p>
<p>Program 2: Facilitate Affordable Housing Construction. Collaborate with developers of affordable housing to facilitate the construction of 314 affordable units over the planning period (30 extremely low, 148 very low, 87 low income, and 49 moderate). Maintain contact information for affordable housing developers for the purposes of soliciting their involvement in development projects in San Marcos. Participate with affordable housing developers to review available federal and State financing subsidies and apply as feasible on an annual basis. Assist and support developers of housing for lower-income households—especially housing for extremely low income households— with site identification, supporting applications, conducting pre-application meetings, assisting with design and site requirements, and providing regulatory incentives and concessions.</p>	<p>Result/Evaluation: The City regularly coordinates with developers of affordable housing to facilitate construction of affordable units. Between 2013 and 2020, 282 units have been created. The City's Inclusionary Housing Ordinance requires private developers to pay fees specifically for affordable housing. The City collects those fees and contributes them to affordable housing developments, thereby assisting and supporting developers of housing for lower-income households. The City also offers a free "Information Meeting" to discuss any site and development plan prior to application to streamline the process.</p> <p>Continue/Modify/Delete: This program is continued in the 2021-2029 Housing Element.</p>
<p>Program 3: Inclusionary Housing. Continue to implement the inclusionary housing ordinance that requires including housing affordable to lower- and moderate income households within a project, or payment of an in-lieu fee to help provide such units. Objective of 49 units, all moderate income.</p>	<p>Result/Evaluation: Implementation of the City's Inclusionary Housing Ordinance facilitated 51 affordable units between 2013 and 2020. to all applicable projects, resulting in four (4) projects that directly constructed inclusionary units as opposed to paying the in-lieu fee. Rental projects have provided 35 affordable units for moderate income households (81-120% AMI). For-sale projects have provided 14 affordable units for moderate income households (81-120% AMI) and 2 affordable units for low income households (51-80% AMI).</p> <p>Continue/Modify/Delete: This program is continued in the 2021-2029 Housing Element.</p>
<p>Program 4: Senior Housing/Assisted Living Units. Encourage developers to provide senior housing through processing assistance. The City anticipates the development of 40 senior affordable housing units through this program during the 2010-2021 RHNA period.</p>	<p>Result/Evaluation: No senior housing/assisted living units have been developed between 2013 and 2020. The City approved Artis Senior Living, a 39,951 square-foot, 64-bedroom residential care facility for Alzheimer's and memory care. The City is currently reviewing a proposal (Lanikai Senior Residential Facility) to develop 115 age-restricted units.</p> <p>Continue/Modify/Delete: This program is continued in the 2021-2029 Housing Element.</p>

<p>Program 5: Transitional Housing / Homeless Shelters. Continue to assist homeless service providers proposing to construct transitional housing or homeless shelters in San Marcos find appropriate sites for development. The City will also continue to participate in sub-regional efforts to provide these facilities. Target to fund 180 emergency shelter beds in the region and four of the six emergency shelters in the region.</p>	<p>Result/Evaluation: During the planning period, the City of San Marcos contributed approximately \$694,000 of City funding to assist homeless service providers. In 2019, 228 shelter beds/6 homeless shelters (3 of which are now year round shelters) were supported. Continue/Modify/Delete: This program is continued in the 2021-2029 Housing Element.</p>
<p>Homeownership Opportunities</p>	
<p>Program 6: San Diego Regional Mortgage Credit Certificates (MCC). Continue to participate in the San Diego Regional MCC program. This established program entitles qualified first-time home buyers to take a federal income tax credit of a percentage of the interest paid on the mortgage used to buy their home. The credit reduces the buyers' income taxes and increases net earnings, thereby increasing the buyers' ability to qualify for a mortgage loan. Target of 40 homeowners (average 5 per year).</p>	<p>Result/Evaluation: In 2013, 3 qualified homeowners were assisted. However, this program was ended by the County in 2014. Continue/Modify/Delete: Delete.</p>
<p>Program 7: Down payment Assistance Program (DAP). Continue to participate in the DAP program. Target of 24 DAP loans (average 3 per year).</p>	<p>Result/Evaluation: The City continues to participate in the DAP program. Between 2013 and 2020, 18 first time homebuyers have been assisted with DAP loans. Continue/Modify/Delete: This program is continued in the 2021-2029 Housing Element.</p>
<p>Program 8: San Marcos Affordable Homeownership (SMAHP). Continue to offer homes to qualified home buyers at the rate at which they are made available to the private sector under the City's Inclusionary Ordinance. Target of 8 SMAHP sales (1 per year).</p>	<p>Result/Evaluation: The City continues to offer homes to qualified home buyers in accordance with the SMAHP. Between 2013 and 2020, 29 qualified homeowners have been assisted. Continue/Modify/Delete: This program is continued in the 2021-2029 Housing Element.</p>
<p>Rental Assistance and Conservation</p>	
<p>Program 9: Housing Choice Vouchers. Continue to contract with the San Diego County Housing Authority to administer the Housing Choice Voucher Program, which provides rental assistance to eligible extremely low and very low income households (i.e., households earning <50 percent AMI). 308 San Marcos families were assisted by this program in 2012. The objective is to assist the County Housing Authority to promote the program and maintain this level of assistance as allowed by the federal budget.</p>	<p>Result/Evaluation: The City continued to contract with the San Diego County Housing Authority to administer the Housing Choice Voucher Program (formerly Section 8) and supported County efforts to receive additional voucher allocations from HUD. An average of 350 very low income San Marcos families per year received assistance through this program. Continue/Modify/Delete: This program is continued in the 2021-2029 Housing Element.</p>
<p>Program 10: Mobile Home Park Rent Review. The City Council reviews and approves or denies rent increase requested by mobile home park owners to ensure that rents are kept at a reasonable level.</p>	<p>Result/Evaluation: Between 2013 and 2020, no rent review hearings have been requested. However, this program continues to address an important issue in San Marcos and is supported by the community. Continue/Modify/Delete: This program is continued in the 2021-2029 Housing Element.</p>

<p>Program 11: Conservation of Existing and Future Affordable Units. Monitor the status of the City's affordable housing stock. Should any of the properties become at risk of converting to market rate, the City will work with property owners, interest groups, and the State and federal governments to implement the following programs on an ongoing basis to conserve the affordable housing stock: Work with Potential Purchasers: Where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing units at risk. Tenant Education: The California Legislature extended the noticing requirement of at-risk units opting out of low income use restrictions to one year. Should a property owner pursue conversion of the units to market rate, the City will ensure that tenants were properly noticed.</p>	<p>Result/Evaluation: No "at-risk" affordable units have been identified in San Marcos. The City works proactively with developers to convert aging complexes to new construction to forestall at-risk status. Continue/Modify/Delete: This program is continued in the 2021-2029 Housing Element.</p>
<p>Maintenance and Rehabilitation</p>	
<p>Program 12: Residential Rehabilitation Loan Program (RRLP). Continue the RRLP using HOME funds (federal HOME) administered by the County of San Diego for a consortium of municipalities to which San Marcos belongs, to provide funds for low interest/no interest loans for qualified homeowners to rehabilitate substandard housing. Although the County of San Diego administers the funds, the City is directly responsible for the planning, administration, and execution of projects funded with the HOME program. Target of 26 homeowners.</p>	<p>Result/Evaluation: Between 2013 and 2020, 19 homeowners have been assisted through the City's Residential Rehabilitation Loan Program. Continue/Modify/Delete: This program is continued in the 2021-2029 Housing Element.</p>
<p>Program 13: VIBE. Continue the "Volunteer Improvement and Beautification Events" or "VIBE" program assists homeowners in lower income neighborhoods through an annual community cleanup event. The volunteers clean, paint, and landscape homes in need of care.</p>	<p>Result/Evaluation: During the planning period, 10 homeowners were assisted through VIBE. However, due to funding constraints, this program has been discontinued. As funding is available, the City will continue to look for new opportunities to help residents maintain and enhance their homes and neighborhoods. Continue/Modify/Delete: Delete. The City no longer conducts this program due to limited financial resources.</p>
<p>Remove Governmental Constraints</p>	
<p>Program 14: Monitor Changes in Federal and State Housing, Planning, and Zoning Laws. Monitor State and Federal legislation as well as City development process and zoning regulations to identify and remove housing constraints. Monitor development within the R-3-6 zone and determine whether the cumulative application of development standards in this zone could accommodate development at the upper end of the allowable density. If development standards are found to be constraining, consult the development community to modify the development standards as appropriate.</p>	<p>Result/Evaluation: The City continually monitors changes in Federal and State laws that impact housing, planning, and zoning at the local level. Continue/Modify/Delete: This program is generally continued in the 2021-2029 Housing Element; however, the City has reviewed and confirmed that the development standards in the R-3-6 zone do not constrain development at the upper ends of the allowable density range and this component of the prior program is complete and no longer necessary.</p>

Equal Housing Opportunity	
<p>Program 15: Fair Housing. The City will continue to distribute information on fair housing and refer fair housing questions and housing discrimination claims to the contract service provider. The information will be available at the Information Desk in the entrance lobby of City Hall, in the Housing Division of the Development Services Department, in the City's "Housing for All" informational handout, and on the City web page. Copies also will be made available for other venues as requested or identified at later dates. Target of assisting 45 individuals per year.</p>	<p>Result/Evaluation: The City of San Marcos has contracted with the Legal Aid Society (LASSD) to provide fair housing services for San Marcos residents at no cost. They help tenants and home buyers identify if they have been discriminated against. They also counsel property owners and managers on fair housing-related issues. During the contract term, LASSD received 368 calls from San Marcos residents, 34 (9%) of which were referred for further fair housing assistance. Most calls (91%) were resolved with education and advice.</p> <p>Continue/Modify/Delete: This program will be modified in the 2021-2029 Housing Element to reflect the City's strong commitment to Affirmatively Furthering Fair Housing through new programs, partnerships, and resources.</p>

2.4 Effectiveness of Special Needs Programs and Recommended Modifications

The City of San Marcos is committed to evaluating the effectiveness of programs for special needs groups (seniors, disabled persons, large family households, single parent and female-headed households, agricultural workers, homeless persons, and students) and making modifications to these programs as necessary to support these populations most effectively.

As described above, the 2013 Housing Element included numerous programs designed to address special needs groups. These programs and their results are described below:

- Program 4: Senior Housing/Assisted Living Units. A 64-bedroom residential care facility for Alzheimer's and memory care was approved and the City is currently reviewing a proposal to develop 115 age-restricted units.
- Program 5: Transitional Housing/Homeless Shelters. During the planning period, the City contributed nearly \$700,000 to assist homeless service providers and in 2019, 228 shelter beds/6 homeless shelters were supported.

While these programs have been successful in supporting the needs of the City's senior and homeless person populations, additional programs are included in the 2021-2029 Housing Plan to focus more specifically on the community's special needs groups. To address the range of needs of special needs groups, the City will implement several programs including the following programs (refer to the Housing Element Policy Document for more detailed descriptions of these programs):

- Program 5: Facilitate Affordable and Special Needs Housing Construction
- Program 7: Senior Housing/Assisted Living Units
- Program 8: Transitional Housing/Homeless Shelters
- Program 9: Accessory Dwelling Units
- Program 10: Density Bonus Implementation Program
- Program 11: California Accessibility Standards Compliance Program
- Program 21: Zoning Code Amendments – Housing Constraints

3 Housing Needs Assessment

3.1 Introduction and Background

The purpose of the Housing Needs Assessment is to describe housing, economic, and demographic conditions in San Marcos, assess the demand for housing for households at all income levels, and document the demand for housing to serve various special needs populations. The Housing Needs Assessment also addresses whether assisted housing projects are at-risk of converting to market rate projects. The Housing Needs Assessment is intended to assist San Marcos in developing housing goals and formulating policies and programs that address local housing needs. Several sources of data were used to describe existing demographic and housing conditions, including the following:

- Data from the 2000 and 2010 U.S. Census, 2015-2019 U.S. Census American Community Survey (ACS), California Department of Finance (DOF), California Employee Development Department (EDD), and U.S. Department of Housing and Urban Development (HUD) is included to provide information on population, household, housing, income, employment, and other demographic characteristics.
- Other sources of economic data such as information from the website rental listings, multiple listing service, and other published data are used where current Census, ACS, DOF, HUD, and other standard data sources do not provide relevant data.
- Countywide data and resources, including the San Diego Regional Analysis of Impediments to Fair Housing Choice (2020), Regional Homeless Task Force Point-in-Time Homeless Census, and San Diego Association of Governments.
- Research and data related to fair housing, including Census Scope, Social Science Data Analysis Network, the UC Davis Center for Regional Change and Rabobank, N.A., and the California Fair Housing Task Force.

3.2 Population Trends and Characteristics

Population Growth

Table 3 shows population growth for San Marcos and other jurisdictions in the region from 2010 through 2020. According to data prepared by the California DOF, the population of San Marcos in 2020 was 97,209 persons, an increase of approximately 16% since 2010. While the California DOF provides the most accurate and contemporary population estimate, it should be noted that periodically this Housing Element may refer to a population figure of 95,355, which is drawn from the 2015-2019 U.S. Census American Community Survey (ACS). This number is used as a reference point for consistency when analyzing and discussing indicators which also rely on the ACS. The two data sources (DOF and ACS) are within 2% of each other, and this nominal difference is not materially significant when considering the housing issues discussed herein.

San Marcos' growth has outpaced Countywide growth, as shown in Table 3. The City's population is anticipated to increase upon buildout of lands within the City limits, particularly in areas around transit facilities and near California State University San Marcos (CSUSM). While the City of San Diego had the greatest city numeric change in population (128,872 persons), San Marcos had the largest percentage change in population (16%) among its neighboring jurisdictions.

Table 3: Population Trends - Neighboring Jurisdictions

Jurisdiction	2010	2020	Change	% Change
Carlsbad	105,328	114,463	9,135	8.7%
Encinitas	59,518	62,183	2,665	4.5%
Escondido	143,911	153,008	9,097	6.3%
Oceanside	167,086	177,335	10,249	6.1%
San Diego	1,301,617	1,430,489	128,872	9.9%
San Marcos	83,781	97,209	13,428	16.0%
Vista	93,834	102,928	9,094	9.7%
San Diego County	3,095,313	3,343,355	248,042	8.0%

Source: California DOF, 2010, 2020

Age

Changes in the age groups can indicate future housing needs. According to Table 4, Children under fifteen comprise 22.3% of the City's population, teens and young adults (15 to 24) represent 14.8%, and adults in family-forming age groups (25 – 44) comprise 27.9%. Adults aged 45 to 64 represent 22.6% of the population and seniors (65 and over) comprise 12.9%. In 2019, the median age in San Marcos (37.3 years) is slightly higher than that of San Diego County, 36.4 years, and slightly higher than the Statewide median age of 37.0 years.

Table 4: Population by Age

Age	San Marcos		San Diego County	
	Number	Percent	Number	Percent
Under 5 Years	6,340	6.6%	209,680	6.3%
5 to 9	7,790	8.2%	195,758	5.9%
10 to 14	7,140	7.5%	199,915	6.0%
15 to 19	6,903	7.2%	207,980	6.3%
20 to 24	6,830	7.2%	256,169	7.7%
25 to 29	6,264	6.6%	285,138	8.6%
30 to 34	5,791	6.1%	260,700	7.9%
35 to 39	7,440	7.8%	231,504	7.0%
40 to 44	7,038	7.4%	209,797	6.3%
45 to 49	6,367	6.7%	208,396	6.3%
50 to 54	5,524	5.8%	207,076	6.2%
55 to 59	4,937	5.2%	202,994	6.1%
60 to 64	4,720	4.9%	186,877	5.6%
65 to 69	4,118	4.3%	151,006	4.6%
70 to 74	3,154	3.3%	110,732	3.3%
75 to 79	1,834	1.9%	75,495	2.3%
80 to 84	1,577	1.7%	55,959	1.7%
85 and over	1,588	1.7%	60,897	1.8%
TOTAL	95,355	100%	3,316,073	100%

Source: US Census, 2015-2019 ACS

Race/Ethnicity

Table 5 shows the ethnic composition of San Marcos' population. Most of the City's population are White (74%). The next largest racial group is Asian (10%), followed by 'Two or more races' (6%), 'other race' (6%), Black and African American (3%), and American Indian and Alaskan Native and Native Hawaiian and Pacific Islander (0.5%). Forty percent (40%) of the population is of Hispanic origin. San Marcos' racial and ethnic composition is largely reflective of San Diego County as a whole, although San Marcos has a slightly higher proportion of its population that identifies as being of Hispanic origin.

Table 5: Race and Ethnicity

Race/Ethnicity	San Marcos		San Diego County	
	Number	Percent	Number	Percent
White	70,858	74%	2,345,667	71%
Black and African American	2,591	3%	166,750	5%
American Indian and Alaskan Native	734	1%	22,524	1%
Asian	9,283	10%	394,742	12%
Native Hawaiian and Pacific Islander	451	0.5%	13,867	0.4%
Some Other Race	5,711	6%	198,729	6%
Two or More Races	5,727	6%	173,794	5%
TOTAL	95,355	100%	3,316,073	100%
Hispanic Origin (of any race)	38,066	40%	1,117,517	34%

Source: US Census ACS, 2015-2019

Employment

One of the factors that can contribute to an increase in demand for housing is expansion of the employment base. Table 6 shows the employment and unemployment rates for persons 16 years and older in 2019. ACS data indicated that the civilian labor force unemployment rate in San Marcos was approximately 3.9%. San Marcos also has a number of residents (334) employed in the armed forces, which are not included in the civilian labor force statistics below.

Table 6: Person in Labor Force (2019)

	2019	
	Number	Percent
Civilian Labor Force	47,689	100%
Employed	45,840	96.1%
Unemployed	1,849	3.9%

Source: US Census ACS, 2015-2019

Industry and Occupation

The 2015-2019 ACS data identified 46,216 employed persons in the San Marcos labor force. Table 7 shows 2019 employment by industry for the City of San Marcos. Of San Marcos' employed residents, the "Educational, Health and Social Services" industry employed the most people at 20%. The second largest employment sector was the "Professional, scientific, and management, and administrative and waste management services" industry, which had 15% of the total employed persons in San Marcos. The City's workforce holds a variety of types of jobs as shown in Table 8, with the largest sector (42.7%) working in management, business, science, and arts occupations, followed by 19.9% in service occupations.

Table 7: Jobs by Industry (2019)

Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	521	1%
Construction	3,255	7%
Manufacturing	5,722	12%
Wholesale trade	1,420	3%
Retail trade	4,812	10%
Transportation, warehousing, and utilities	1,340	3%
Information	766	2%
Finance and insurance, and real estate and rental and leasing	2,370	5%
Professional, scientific, management, administration	6,849	15%
Educational, health and social services	9,396	20%
Arts, entertainment, recreation, and services	5,380	12%
Other services, except public administration	2,591	6%
Public administration	1,418	3%
TOTAL	45,840	100%

Source: US Census, 2015-2019 ACS

Table 8: Jobs by Occupation (2019)

	Number	Percent	Median Earnings (12 months prior to Survey)
Management, business, science, and arts occupations	19,362	42%	\$80,192
Service occupations	9,196	20%	\$22,221
Sales and office occupations	8,800	19%	\$30,556
Natural resources, construction, and maintenance occupations	2,381	5%	\$50,081
Production, transportation, and material moving	6,101	13%	\$28,922
TOTAL	45,840	100%	

Source: US Census, 2015-2019 ACS

3.3 Household Characteristics

According to the Census, a **household** is defined as all persons living in a housing unit. This definition includes families (related individuals living together), unrelated individuals living together, and individuals living alone.

A **housing unit** is defined by the Census as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

People living in retirement homes or other group living situations are not considered “households” for the purpose of the U.S. Census count. The household characteristics in a community, including household size, income, and the presence of special needs households, are important factors in determining the size and type of housing needed in the County.

Table 9 below identifies the ages of householders in San Marcos and San Diego County in 2019 based on ACS data from 2015–2019. In San Marcos, owner households are generally headed by relatively younger residents when compared to the region, and within San Marcos, households who rent their homes are even younger than homeowners.

Table 9: Occupied Units by Tenure and Age (2019)

	San Marcos		San Diego County	
	Number	%	Number	%
Total:	29,771	100%	1,132,434	100%
Owner Occupied:	18,537	62%	609,641	54%
Under 35 years	1,476	16.2%	47,255	7.8%
35 to 44 years	4,139	24.0%	94,945	15.6%
45 to 54 years	3,546	19.7%	119,633	19.6%
55 to 64 years	3,851	16.2%	144,864	23.8%
65 to 74 years	3,209	13.6%	116,242	19.1%
75 to 84 years	1,782	7.4%	61,880	10.2%
85 years and over	534	3.0%	24,822	4.1%
Renter Occupied:	11,234	38%	522,793	46%
Under 35 years	3,333	29.7%	184,240	35.2%
35 to 44 years	2,994	26.7%	114,753	21.9%
45 to 54 years	2,311	20.6%	83,999	16.1%
55 to 64 years	982	8.7%	66,175	12.7%
65 to 74 years	833	7.4%	40,517	7.8%
75 to 84 years	435	3.9%	21,545	4.1%
85 years and over	346	3.1%	11,564	2.2%

Source: US Census ACS 2015-2019

Table 10 identifies the household sizes by housing tenure. In 2019, most households consisted of 2 to 4 persons. Additionally, the average household size in San Marcos in 2019 for an owner-occupied unit was 3.2 persons per household and 2.92 persons per household for a renter-occupied unit.

Table 10: Household Size by Tenure (2019)

	San Marcos		San Diego County	
	#	%	#	%
Owner	18,537	100%	600,104	100%
1-person household	3,517	19.0%	121,044	20.2%
2-person household	6,030	32.5%	213,244	35.5%
3-person household	3,015	16.3%	103,324	17.2%
4-person household	3,425	18.5%	94,196	15.7%
5-person household	1,498	8.1%	41,559	6.9%
6-person household	667	3.6%	15,565	2.6%
7-or-more person household	385	2.1%	11,172	1.9%
Rental	11,234	100%	525,182	100%
1-person household	2,240	19.9%	147,422	28.1%
2-person household	2,831	25.2%	154,692	29.5%
3-person household	1,656	14.7%	87,010	16.6%
4-person household	2,134	19.0%	71,618	13.6%
5-person household	1,478	13.2%	37,695	7.2%
6-person household	513	4.6%	16,525	3.2%
7-or-more person household	382	3.4%	10,220	1.9%
Total:	29,771	100%	1,125,286	100%

Source: US Census, 2015-2019 ACS

3.4 Income

Household Income

Household income is the most important, although not the only factor, affecting housing opportunity because it determines a household's ability to purchase or rent housing and balance housing costs with other necessities. Income levels can vary considerably among households, affecting preferences for tenure, location, and housing type. While higher-income households have more discretionary income to spend on housing, low and moderate income households have a more limited choice in the housing they can afford.

From 2010 to 2019, after adjusting for inflation, the median household income increased by 14% and the per capita income increased by 13%. Table 11 identifies the per capita and median household income.

Table 11: Median Household and Per Capita Income

	2010 (Inflation Adjusted)	2019
Median Household Income	\$69,053	\$78,797
Per Capita Income	\$30,590	\$34,567

Source: US Census, 2010; US Census, 2015-2019 ACS, US Inflation Calculator

In 2019, the majority (52%) of San Marcos' households earned more than \$75,000 per year. The incidence of households earning less than \$35,000 per year was higher among renter households (32.7%) than owner households (16.5%). Table 12 identifies household income by tenure. As shown in Table 12, the median income of owner households was over \$50,000 more than renter households.

Table 12: Household Income for All Households and by Tenure (2019)

Income	All Households		Owner Households		Renter Households	
	Number	Percent	Number	Percent	Number	Percent
Less than \$5,000	900	3.0%	442	2.4%	458	4.1%
\$5,000 to \$9,999	588	2.0%	283	1.5%	305	2.7%
\$10,000 to \$14,999	807	2.7%	401	2.2%	406	3.6%
\$15,000 to \$19,999	696	2.3%	244	1.3%	452	4.0%
\$20,000 to \$24,999	1,252	4.2%	548	3.0%	704	6.3%
\$25,000 to \$34,999	2,469	8.3%	1,124	6.1%	1,345	12.0%
\$35,000 to \$49,999	2,940	9.9%	1,341	7.2%	1,599	14.2%
\$50,000 to \$74,999	4,702	15.8%	2,379	12.8%	2,323	20.7%
\$75,000 to \$99,999	2,966	10.0%	1,793	9.7%	1,173	10.4%
\$100,000 to \$149,999	5,797	19.5%	4,291	23.1%	1,506	13.4%
\$150,000 or more	6,654	22.4%	5,691	30.7%	963	8.6%
Median Household Income	\$78,797		\$ 107,371		\$ 54,448	

Source: US Census, 2015-2019 ACS

Households by Income Group

A special aggregation of 2013-2017 ACS data performed by HUD provides a breakdown of households by income group by tenure, as shown in Table 13. The number of households in Extremely Low, Very Low, Low, and Moderate/Above Moderate income groups is shown in Table 13. Most households (55.4%) are above median income. The HUD CHAS data indicates the extremely low income group represents 14.3% of households and a higher proportion are renters (2,385) than owners (1,800). The very low income group represents 13.5% of households and the low income group represents 16.7% of households. The relatively smaller amounts of extremely low and very low income households in the City is likely due to the limited housing opportunities for the lower income groups in the San Marcos, including a lack of housing with restricted affordable rents. The City's RHNA (see Table 29) identifies the City's share of regional housing needs for extremely low, very low, and low income households, as well as for moderate and above moderate income households. As shown in Table 13, there is a larger proportion of renters in the extremely low, very low, and low income groups, while there is a larger rate of moderate and above moderate income groups in owner households.

Table 13: Households by Income Group (2017)

Income Group	Total		Owner		Renter	
	Households	Percent	Households	Percent	Households	Percent
Extremely Low (<30% AMI)	4,185	14.3%	1,800	10.1%	2,385	21.1%
Very Low (31–50% AMI)	3,935	13.5%	1,465	8.2%	2,470	21.9%
Low (51–80% AMI)	4,885	16.7%	2,510	14.0%	2,375	21.0%
Moderate and Above Moderate (>80% AMI)	16,170	55.4%	12,110	67.7%	4,055	35.9%
TOTAL	29,175	100%	17,885	100%	11,285	100%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017
 Available: <https://www.huduser.gov/portal/datasets/cp.html>

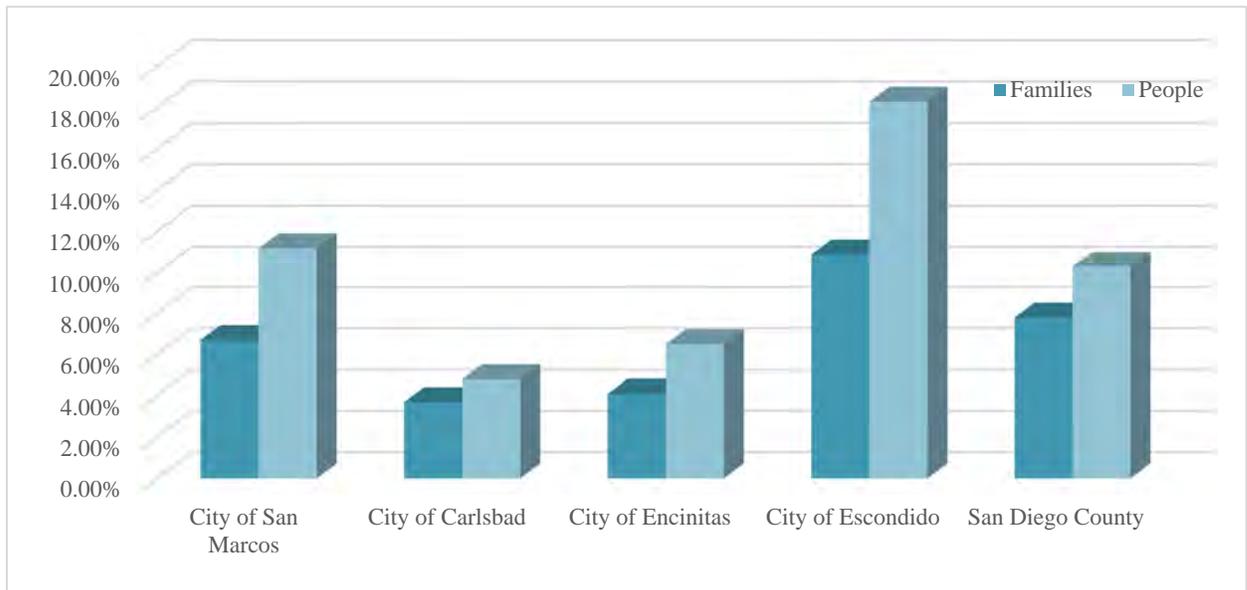
Poverty Levels

The 2015-2019 ACS data indicates that 1,449 (6.7%) of all San Marcos families and 10,827 individuals (11.3%), had incomes at or below the poverty level. Approximately 7.8% of all San Diego County families were classified at or below the poverty level in 2019.

The level of poverty in a jurisdiction often influences the need for housing to accommodate those persons and families in the very low and low income categories. The U.S. Census Bureau measures poverty by using a set of money income thresholds that vary by family size and composition of who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. For example, the poverty threshold for a family of two with no children would be \$17,120, a household of two with a householder aged 65 or older and no children has a poverty threshold of \$15,453, and the poverty threshold of a family of four with two children under the age of 18 would be \$25,926. (Source: U.S. Census Bureau, 2019).

Poverty rates in neighboring cities within San Diego County are shown in Chart 1, which compares the numbers of families living in poverty in the County to those living in the three cities. The City of Escondido had the highest percentage of families and individuals under the poverty line while the City of Carlsbad had the least in both categories.

Figure 1: Percentage of Families & People Living in Poverty (2019)



Source: U.S. Census Bureau, ACS 2015 - 2019 (S17001 and S17012)

Extremely Low income Households

Extremely low income (ELI) households are defined as those earning up to 30% of the area median household income. For San Diego County, the area median household income in 2020 was \$92,700. For ELI households in San Diego County (including those in the City of San Marcos), this results in an income of \$34,650 or less for a four-person household or \$24,300 for a one-person household. ELI households have a variety of housing situations and needs. For example, most families and individuals receiving only public assistance, such as social security insurance or disability insurance, are considered ELI households.

As shown in Table 13, approximately 4,185 (14.3%) of the City's households are in the extremely low income group, including 10.1% of homeowners and 21.1% of households that rent.

Pursuant to Government Code Section 65583(a)(1), 50% of the City's very low income regional housing needs assigned by HCD are extremely low income households. As a result, from the very low income need of 728 units, the County has a projected need of 364 units for extremely low income households. Based on current figures, extremely low income households will most likely be facing an overpayment, overcrowding, or substandard housing conditions. Some extremely low income households could include individuals with mental or other disabilities and special needs. To address the range of needs of ELI households, the City will implement several programs including the following programs (refer to the Housing Element Policy Document for more detailed descriptions of these programs):

- Program 3: Facilitate Affordable Housing Construction
- Program 6: Inclusionary Housing
- Program 7: Senior Housing/Assisted Living Units
- Program 8: Transitional Housing/Homeless Shelters
- Program 12: Downpayment Assistance Program (DAP)
- Program 13: San Marcos Affordable Homeownership (SMAHP)

- Program 14: Housing Choice Vouches
- Program 15: Mobile Home Park Rent Review
- Program 16: Conservation of Existing and Future Affordable Units
- Program 17: Residential Rehabilitation Loan Program (RRLP)
- Program 22: Fair Housing Services
- Program 23: Fair Housing Outreach and Coordination Program
- Program 24: Economic Displacement Risk Analysis

3.5 Housing Characteristics

Housing Type

Table 14 identifies the types of housing units in San Marcos in 2020. The table summarizes total housing stock according to the type of structure, total occupied units, and the vacancy rate. As shown in the table, most housing in San Marcos is single-family detached housing, which accounted for 51.1% of units in 2020. Mobile homes represent 10.3% of the housing stock. Multifamily units represent 31.3% of the housing stock, with duplex through fourplex units accounting for 3.8% and multifamily developments with five or more units accounting for 27.5%. Single-family attached housing units represent 7.3% of housing units.

Table 14: Housing Stock by Type and Vacancy (2020)

	Total	Single Family		Multifamily		Mobile Homes	Occupied	Vacant
		Detached	Attached	2 - 4	5 + Units			
Units	32,460	16,597	2,367	1,238	8,929	3,329	30,900	1,560
Percent	100%	51.1%	7.3%	3.8%	27.5%	10.3%	95.2%	4.8%

Source: Department of Finance (DOF) E-5 Report 2020

Vacancy Rate

Table 14 also shows the number and percentage of occupied units and the percentage of vacant units. It is important to note that these counts include all vacant units, including those units that are newly constructed but not yet occupied. San Marcos is shown as having a relatively steady vacancy rate over the last ten years, at 4.8% in 2020 compared to 5.0% in 2010.

The 2015-2019 ACS data indicates that there were 1,545 vacant units in 2019. As shown in Table 15, of the total vacant units in 2019, 565 were for rent, 230 were for sale, 305 were rented or sold but not yet occupied, 117 were for seasonal, recreational, or occasional use, and 328 were listed as other vacant. According to ACS data, the overall vacancy rate in San Marcos in 2019 was 5.9%.

Table 15: Vacancy by Type (2019)

Vacancy Type	Number	Percent
For rent	565	36.6%
Rented or sold, not occupied	305	19.7%
For sale only	230	14.9%
For seasonal, recreational, or occasional use	117	7.6%
For migrant workers	0	0.0%
Other vacant	328	21.2%
TOTAL	1,545	100%

Source: US Census, 2015-2019 ACS

Housing Conditions

The U.S. Census provides only limited data that can be used to infer the condition of San Marcos' housing stock. In most cases, the age of a community's housing stock is a good indicator of the condition of the housing stock. Moreover, many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs. Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include plumbing, roof repairs, electrical repairs, foundation rehabilitation, or other significant improvements.

The 2015-2019 ACS data indicates that most of the housing in the City is less than 30 years old; 55.2% of the housing units have been built since 1990 (meaning they are no more than 30 years old), and nearly all the City's housing stock has been built since 1970 (93.4% of units). Due to the relatively young age of the City's housing stock, overall housing conditions are good. While units built after 1990 may require new roofs and windows, it is anticipated that most units after 1990 would not need significant rehabilitation to the structure, foundation, electrical, and plumbing systems. Units built prior to 1990 may require aesthetic and maintenance repairs including roof, window, and paint improvements and some units in this age range may also require significant upgrades to structural, roof, plumbing, and other systems.

When examining a housing stock to figure out what condition it is in, there are certain factors that the Census considers. For example, older units may not have plumbing that is fully functional or the plumbing might be substandard. Table 16 indicates that a small percentage (0.3%) of units lacked complete plumbing facilities in 2019.

Table 16: Housing Stock Conditions (2019)

Year Structure Built	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
Built 2014 or later	448	2.4%	450	4.0%	1,088	3.5%
Built 2010 to 2013	1,046	5.6%	470	4.2%	1,516	4.8%
Built 2000 to 2009	5,470	29.5%	3,147	28.0%	9,088	29.0%
Built 1990 to 1999	3,443	18.6%	1,840	16.4%	5,614	17.9%
Built 1980 to 1989	2,204	11.9%	2,644	23.5%	5,226	16.7%
Built 1970 to 1979	4,588	24.8%	1,985	17.7%	6,721	21.5%
Built 1960 to 1969	764	4.1%	452	4.0%	1,243	4.0%
Built 1950 to 1959	432	2.3%	127	1.1%	559	1.8%
Built 1940 to 1949	88	0.5%	9	<0.1%	97	0.3%
Built 1939 or earlier	54	0.3%	110	1.0%	164	0.5%
TOTAL	18,537	100%	11,234	100%	31,316	100%
Plumbing Facilities						
Units with Complete Plumbing Facilities	18,513	99.9%	11,179	99.5%	31,237	99.7%
Units Lacking Complete Plumbing Facilities	24	0.1%	55	0.5%	79	0.3%

Source: US Census, 2015-2019 ACS

To supplement the Census information regarding housing conditions, the City of San Marcos included specific questions regarding the quality of the City’s housing stock in its Housing Element Update community survey, which was available in English and Spanish, and posted for over one month (this is further detailed in Appendix B). When asked to rate the physical condition of the residence they lived in, the majority (59%) responded that their home was in excellent condition while 35% indicated that their home is showing signs of minor deferred maintenance, such as peeling paint or chipped stucco. Only 8% of respondents indicated that their home was in need of a modest repair (like a new roof or new siding) and less than 3% reported that their home needed a major repair (such as new foundation, complete new plumbing, or complete new electrical). Homeowners were more likely than renters to respond that their residence was in excellent condition (63% to 31%). When considering the age of the respondent, older respondents were more likely to state that their residence was in excellent condition. This may point to either the high quality of senior housing in the community, or younger homeowners being more likely to live in less-expensive properties that need repairs and maintenance.

Community members were also asked to report the type of home improvements they have considered making to their homes. The most popular answers were improvements that are not critical to the health and safety of the occupant, such as kitchen remodels, new landscaping, and other outdoor improvements like pool installation. Young adults were most likely to indicate that they had considered a room addition, middle-aged respondents were most likely to indicate they would thinking about interior and/or exterior painting, and older adults were most likely to highlight an interest in solar installation.

Additionally, the City’s Planning Division and Code Compliance Division have identified four areas of the City which appear to have a significant amount of housing that is in need of major repair. These areas include: the Richmar neighborhood, Rancho Santa Fe Road West in the vicinity of 9th and Grandon, around Hollencrest near DeLeon, and Mission Road around El Tigre. The City will continue to implement its Residential Rehabilitation Loan Program (RRLP) using HOME funds to help qualified homeowners to rehabilitate substandard housing.

Given the relatively young age of the City’s housing stock, community input regarding housing conditions, and other indicators such as strong household income and high degrees of pride of ownership, housing conditions in San Marcos are generally of high quality. However, there is a portion of the City’s housing stock that is over 30 years old which may be in need of additional repairs and maintenance. Moreover, depending on the residents’ age, different households may be interested in different types of repairs and maintenance, with younger residents looking for larger homes (room additions) to accommodate growing families and older residents looking at improvements which may help reduce monthly bills (solar).

Overcrowding

Typically, a housing unit is considered overcrowded if there is more than one person per room and severely overcrowded if there are more than 1.5 persons per room. Table 17 summarizes overcrowding data for San Marcos. It should be noted that kitchenettes, strip or pullman kitchens, bathrooms, porches, balconies, foyers, halls, half-rooms, utility rooms, unfinished attics, basements, or other space for storage are not defined as rooms for Census purposes.

Overcrowded households are usually a reflection of the lack of affordable housing available. Households that cannot afford housing units suitably sized for their families are often forced to live in housing that is too small for their needs, which may result in poor physical condition of the dwelling unit. In 2019, 1,959 housing units (6.6% of the total occupied units) were overcrowded, which represents 2.6% of owner units and 13.2% of renter units. These trends are consistent with countywide numbers; in 2019, 6.8% of the total occupied units across the county were overcrowded. Table 17: Overcrowding by Tenure (2019)

Persons per Room	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
1.00 or less	18,059	97.4%	9,753	86.8%	27,812	93.4%
1.01 to 1.50	347	1.9%	1,116	9.9%	1,463	4.9%
1.51 or more	131	0.7%	365	3.2%	496	1.7%
TOTAL	18,537	100.0%	11,234	100.0%	29,771	100.0%
Overcrowded	478	2.6%	1,481	13.2%	1,959	6.6%

Source: US Census, 2015-2019 ACS

As shown in Table 18, the average household size in San Marcos was 3.17 persons in 2019, which was a slight increase from the average household size of 3.05 persons in 2010. Table 18 shows San Marcos' household sizes for owner, renter, and all households. The average household size was higher for renters (3.37 persons) than it was for owner households (3.05 persons). Most owner households had one to two persons (51.5%) while most renter households had one to three persons (59.8%). Table 19 identifies bedrooms by tenure. While renter households are generally larger than owner households, the proportion of larger (4 or more bedroom homes) is higher for owner households.

Table 18: Household Size by Tenure (2019)

Household Size	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
1-person	3,517	19.0%	2,240	19.9%	5,757	19.3%
2-person	6,030	32.5%	2,831	25.2%	8,861	29.8%
3-person	3,015	16.3%	1,656	14.7%	4,671	15.7%
4-person	3,425	18.5%	2,134	19.0%	5,559	18.7%
5-person	1,498	8.1%	1,478	13.2%	2,976	10.0%
6-person	667	3.6%	513	4.6%	1,180	4.0%
7-or-more-person	385	2.1%	382	3.4%	767	2.6%
TOTAL	18,537	100% (62.3% of total)	11,234	100% (37.7% of total)	29,771	100.0%
Median Household Size	3.05		3.37		3.17	

Source: US Census, 2015-2019 ACS

Table 19: Number of Bedrooms by Tenure (2019)

Bedroom Type	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
No bedroom	9	<0.1%	360	4.6%	369	1.2%
1-bedroom	155	0.8%	1,890	21.7%	2,045	6.9%
2-bedroom	3,988	21.5%	4,634	44.0%	8,622	29.0%
3-bedroom	6,602	35.6%	2,907	23.0%	9,509	31.9%
4-bedroom	6,063	32.7%	1,131	6.8%	7,194	24.2%
5 or more bedroom	1,720	9.3%	312	0.0%	2,032	6.8%
TOTAL	18,537	100%	11,234	100%	29,771	100%

Source: US Census, 2015-2019 ACS

3.6 Housing Costs

For Sale Housing

Home sales in San Marcos have generally trended upward over the past five years. As shown in Chart 2, median housing prices in San Marcos have risen from approximately \$500,000 in 2015 to a high of \$725,000 in March 2019.

In December 2019, there were 62 homes listed for sale on Zillow.com with prices ranging from \$100,000 to \$5,250,000 in price. Of these homes, there were 29 detached single-family homes, with sales prices beginning at \$479,900 and 6 mobile homes ranging from \$100,000 to \$400,000. As shown in Table 20, most homes for sale are in the \$499,999 and \$500,000+ price ranges, with 29% of homes in the \$200,000 to \$299,999 range and 11.3% priced under \$200,000.

Table 20: Homes for Sale (December 2020)

Price	Homes	Percent
\$500,000 and more	28	45.2%
\$400,000 - \$499,999	2	3.2%
\$300,000 - \$399,999	7	11.3%
\$200,000 - \$299,999	18	29.0%
\$100,000 - \$199,999	7	11.3%
\$0 - \$99,999	0	0%

Source: zillow.com, 2020;

Figure 2: Home Sales Price Trends 2019



Source: Zillow, 2020

Rental Housing

Table 21 summarizes rents paid in San Marcos by rental range. There were 39 units renting for less than \$200 dollars and most units rented for \$1,500 or more. Only 0.3% of rentals were in the \$200 to \$299 range and another 8.2% were in the \$300 to \$749 range. More than one-quarter of rentals (28.4%) were in the \$1,000 to \$1,499 range.

According to the 2015-2019 ACS data, the median rent in San Marcos was \$1,704 per month in 2019. Very few rentals were available in December 2019. Rents ranged from \$1,449 for one-bedroom homes to \$2,419 to \$3,067 for a four bedroom or more homes. Table 22 summarizes rental rates citywide in 2019, based on ACS data as well as a survey of units advertised for rent in December 2019.

Table 21: Rental Costs (2019)

Rent Range	Number	Percent
Less than \$200	39	0.4%
\$200 to \$299	29	0.3%
\$300 to \$499	339	3.0%
\$500 to \$749	579	5.2%
\$750 to \$999	785	7.0%
\$1,000 to \$1,499	3,192	28.4%
\$1,500 or more	6,009	53.5%
Median Rent	\$ 1,704	

Source: 2015-2019 ACS

Table 22: Median Rent by Bedrooms (2019)

Bedroom Type	Median Rent (2019)
Studio	\$1,630
1 bed	\$1,449
2 bed	\$1,595
3 bed	\$2,092
4 bed or more	\$2,419 (4)/ \$3,067 (5+)

Source: US Census, 2015-2019 ACS

Income Groups

The California Department of Housing and Community Development (HCD) publishes household income data annually for areas in California. Table 23 shows the maximum annual income level for each income group adjusted for household size for San Diego County. The maximum annual income data is then utilized to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for housing assistance programs.

- *Extremely Low income Households* have a combined income at or lower than 30% of area median income (AMI), as established by the state Department of Housing and Community Development (HCD).
- *very low income Households* have a combined income between 30 and 50% of AMI, as established by HCD.
- *Low income Households* have a combined income between 50 and 80% of AMI, as established by HCD.
- *Moderate income Households* have a combined income between 80 and 120% of AMI, as established by HCD.
- *Above Moderate income Households* have a combined income greater than 120% of AMI, as established by HCD.

Table 23: State Income Limits – San Diego County (2020)

Income Group	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30% of AMI)	\$24,300	\$27,750	\$31,200	\$34,650	\$37,450	\$40,200	\$43,000	\$45,750
Very Low (50% of AMI)	\$40,050	\$46,200	\$52,000	\$57,750	\$62,400	\$67,000	\$71,650	\$76,250
Low (80% of AMI)	\$64,700	\$73,950	\$83,200	\$92,400	\$99,800	\$107,200	\$114,600	\$122,000
Moderate income (120% of AMI)	\$77,900	\$89,000	\$100,150	\$111,250	\$120,150	\$129,050	\$137,950	\$146,850
Median Income	\$64,900	\$74,150	\$83,450	\$92,700	\$100,100	\$107,550	\$114,950	\$122,350

Source: Housing and Community Development Department, 2020

Housing Affordability by Income Level

Table 24 shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment). This information can be compared to current housing prices and market rental rates to better understand what types of housing options are affordable to different types of households. Affordability is based on a household spending 30% or less of their total household income for shelter. Affordability is based on the maximum household income levels established by HCD (Table 23). The annual income limits established by HCD are like those used by the US Department of Housing and Urban Development (HUD) for administering various affordable housing programs. Maximum affordable sales price is based on the following assumptions: 4.5% interest rate, 30-year fixed loan, 10% down payment, and 15% monthly affordable cost for taxes and insurance.

According to Rent Jungle (December 2020), the average rent in San Marcos in December 2020 was \$1,955 per month for a one-bedroom unit and \$2,306 for a two-bedroom unit. The average rent across unit sizes was \$1,955 per month. According to Zillow, the median home price for a multifamily unit was \$501,000 (November 2020), the median home price for a single-family home was \$704,000, and the

average across home homes was \$652,000. Local housing rents indicate that rents and home prices will continue to rise in San Marcos during the planning period.

Table 24: Housing Affordability by Income Group

Annual Income		Affordable Monthly Housing Cost		Utilities Allowances, Taxes, and Insurance*			Affordable Purchase Price
		Rent	Sale	Rent	Sale	Taxes/ Insurance	
Extremely Low							
1-Person	\$24,300	\$608	\$608	\$119	\$180	\$91	\$120,000
2-Person	\$27,750	\$694	\$694	\$152	\$220	\$104	\$137,000
3-Person	\$31,200	\$780	\$780	\$222	\$251	\$117	\$153,900
4-Person	\$34,650	\$866	\$866	\$237	\$323	\$130	\$170,900
5-Person	\$37,450	\$936	\$936	\$271	\$364	\$140	\$184,700
Very Low							
1-Person	\$40,450	\$1,011	\$1,011	\$119	\$180	\$152	\$199,500
2-Person	\$46,200	\$1,155	\$1,155	\$152	\$220	\$173	\$228,000
3-Person	\$52,000	\$1,300	\$1,300	\$222	\$251	\$195	\$256,600
4-Person	\$57,750	\$1,444	\$1,444	\$237	\$323	\$217	\$285,000
5-Person	\$62,400	\$1,560	\$1,560	\$271	\$364	\$234	\$307,900
Low							
1-Person	\$64,700	\$1,618	\$1,618	\$119	\$180	\$243	\$319,300
2-Person	\$73,950	\$1,849	\$1,849	\$152	\$220	\$277	\$364,900
3-Person	\$83,200	\$2,080	\$2,080	\$222	\$251	\$312	\$410,500
4-Person	\$92,400	\$2,310	\$2,310	\$237	\$323	\$347	\$455,900
5-Person	\$99,800	\$2,495	\$2,495	\$271	\$364	\$374	\$492,400
Moderate							
1-Person	\$77,900	\$1,948	\$1,948	\$119	\$180	\$292	\$479,000
2-Person	\$89,000	\$2,225	\$2,225	\$152	\$220	\$334	\$547,100
3-Person	\$100,150	\$2,504	\$2,504	\$222	\$251	\$376	\$615,800
4-Person	\$111,250	\$2,781	\$2,781	\$237	\$323	\$417	\$683,900
5-Person	\$120,150	\$3,004	\$3,004	\$271	\$364	\$451	\$738,900

*Maximum affordable sales price is based on the following assumptions: 4.5% interest rate, 30-year fixed loan, 10% down payment; property tax, utilities, and insurance as 15% of monthly housing cost. Utilities based on San Diego County Utility Allowance; utilities allowance and taxes and insurance are included in Affordable Monthly Housing Costs. Affordable home purchase prices are rounded to nearest \$100.

Sources: California Department of Housing and Community Development, 2020 Income Limits; De Novo Planning Group, 2021

Extremely Low income Households

As previously described, extremely low income households earn less than 30% of the County Area Median Income (AMI). Depending on the household size, these households can afford rents between \$608 and \$936 per month and homes priced at \$120,000 to \$185,000. As of January 2021, there were no rental homes listed on Zillow that would be affordable to extremely low income households. However, based on US Census data, approximately 14% of renters pay monthly rents affordable to extremely low income households. Extremely low income households may be able afford to purchase a mobile home in San Marcos, however real estate listings for these homes indicate that homes affordable at this price point need significant maintenance and repair and there is a very limited supply.

Very Low income Households

Very low income households earn between 31% and 50% of the County Area Median Income (AMI). Depending on the household size, these households can afford rents between \$1,011 to \$1,560 per month and homes priced at \$199,500 and \$307,900. As of January 2021, there were no rental homes listed on Zillow that would be affordable to very low income households. However, based on US Census data, approximately 40% of renters pay monthly rents affordable to very low income households (inclusive of units also affordable to extremely low income). Very low income households may be able afford to purchase a mobile home in San Marcos, however even those affordable to very low income households are still in need of maintenance and repair and there continues to be an extremely limited supply. A few condominium units may also be affordable to very low income households, however, these units are located within senior living communities and only available for residents 55 years old and older.

Low income Households

Low income households earn between 51% and 80% of the County Area Median Income (AMI). Depending on the household size, these households can afford rents between \$1,618 to \$2,495 per month and homes priced at \$319,300 to \$492,400. As of January 2021, there were limited rentals listed on Zillow that would be affordable to low income households; these units are primarily one- to two-bedroom multifamily units located around Highway 78 and around CSUSM. However, based on US Census data, approximately 84% of renters pay monthly rents affordable to low income households. Low income households can afford a slightly broader array of home types, including better-maintained mobile homes, smaller multifamily homes, and even some new construction in some of the community's new more dense communities (Rancho Tesoro).

Moderate income Households

Moderate income households earn between 80% and 120% of the County Area Median Income (AMI). Depending on the household size, these households can afford rents between \$1,948 and \$3,004 per month and homes priced at \$479,000 to 738,900. As of January 2021, most rental units available were affordable to moderate income households; these units included multifamily homes as well as single-family homes listed for rent by the homeowner. Moderate income households can also afford the majority of homes listed for sale as of January 2021, these unit types include mobile homes, single-family homes, multifamily homes, including new construction. This is further confirmed by US Census data. Some of the community's most elite homes, including estate homes in San Elijo Hills and around San Marcos Lake continue to only be affordable to households with above-moderate incomes.

Overpayment

As with most communities, the location of the home is one of the biggest factors regarding price. Compared to the rest of the state, housing in San Marcos is still relatively affordable. However, housing is not affordable for all income levels, particularly the very low and low income households, as described above. For this reason, many households in San Marcos, like the rest of the San Diego region, end up spending more than 30% of their income on housing, leading to overpayment.

As shown in Table 25, 53.6% of all renters in San Marcos and 32.8% of all homeowners overpay for housing, which is generally consistent with County levels. Many renters that overpay are in the lower income groups, with 63.1% in the extremely low income group and 46.2% in the very low income group severely overpaying for housing (over 50% of their monthly income), compared to 48.6% of extremely low income owners and 31.5% of very low income owners severely overpaying. While overpayment is more predominant among lower income renter households, overpayment is an issue for both renter and owner households as 40.9% of all San Marcos households overpay for housing.

Table 25: Households by Income Level and Overpayment (2017)

Household Overpayment	Renters	Owners	Total	% of Income Category
Extremely Low income Households	2,385	1,800	4,185	100%
With Cost Burden >30%	1,765 / 74.0%	1,005 / 55.8%	2,770	66.2%
With Cost Burden >50%	1,505 / 63.1%	875 / 48.6%	2,380	56.9%
Very Low income Households	2,470	1,465	3,935	100%
With Cost Burden >30%	2,210 / 89.5%	845 / 57.7%	3,055	77.6%
With Cost Burden >50%	1,140 / 46.2%	455 / 31.5%	1,595	40.5%
Low income Households	2,375	2,510	4,885	100%
With Cost Burden >30%	1,310 / 58%	1,110 / 262%	2,420	49.5%
With Cost Burden >50%	265 / 19%	510 / 45%	775	15.9%
Total Extremely Low, Very Low, and Low income Households Paying >30%	5,285 / 73.1%	2,960 / 51.3%	8,245	63.4% of lower income households
Moderate and Above Moderate income Households	4,055	12,110	16,170	100%
With Cost Burden >30%	765 / 18.9%	2,910 / 24.0%	3,675	22.7%
With Cost Burden >50%	30 / 0.7%	310 / 2.6%	340	2.1%
Total San Marcos Households	11,285	17,885	29,175	100%
With Cost Burden >30%	6,050 / 53.6%	5,870 / 32.8%	11,920	40.9%
With Cost Burden >50%	2,940 / 26.1%	2,150 / 12.0%	5,090	17.4%
Total San Diego County Households	522,595	589,145	1,111,740	100%
With Cost Burden >30%	271,780 / 52%	186,815 / 31.7%	458,595	41.3%
With Cost Burden >50%	137,390 / 26.3%	78,820 / 13.4%	216,210	19.4%

Note: Data is rounded to the nearest 5.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017

Affordable Housing Inventory

The Housing Authority of the County of San Diego (HACSD) administers the Housing Choice Voucher Program (formerly known as Section 8) serving San Marcos and provides rent subsidies for very low income households. The Housing Choice Voucher Program provides rental subsidies to very low income families that spend more than 30 percent of their gross income on housing costs. As of 2019, the Housing Authority provided Housing Choice Voucher rental assistance to 254 households in San Marcos. The Housing Authority has an extensive waiting list; the wait for rental assistance after a family is placed on the waiting list is several years. The San Diego County Housing Authority indicates that as of August 2019, there were 36,337 households on the waiting list in the County. Over 40 percent of waitlisted households were Hispanic and about one quarter were Black. Over 25 percent of waitlisted households included a disabled head of household; 36.1 percent of households are Hispanic, and 28.6 percent are Black. With the extremely limited capacity and the length of tenancy, it is unlikely that the characteristics of the public housing residents would change substantially in the near future.

The City uses various funding sources to preserve and increase the supply of affordable housing through new construction and the acquisition and/or rehabilitation of renter-occupied units. Affordability covenants in San Marcos include developments that hold federal subsidy contracts, received tax credits or mortgage revenue bonds, were created through the City's Inclusionary Housing Program, and/or were financed by redevelopment funds or non-profit developers.

Table 26 presents the inventory of deed-restricted affordable housing developments in San Marcos. In 2020, San Marcos has 31 apartment communities which offer a total of 2,202 deed-restricted affordable units. A recorded deed restriction serves as an affordability covenant that restricts the income level of a person who occupies the property, and ensures the property will remain available for low to moderate-income persons through the foreseeable future. There are also nine senior mobile home parks in the community, which provide for an additional 1,095 deed-restricted affordable homes (Table 27). In addition to units that are subject to deed restrictions, there are a number of other market rate housing units located throughout the community which are affordable to various income levels below 120% of AMI; based on market rate rents, these facilities offer an additional 591 units affordable to moderate income households and below (Table 28).

The City maintains a list of affordable apartments on its website, including the total number of units available and contact information for the development management so interested parties can receive updated availability information.

Table 26: Deed Restricted Affordable Housing Units

Name	Address	Type	Total Restricted Units	Total Units
Autumn Terrace	251 Autumn Drive	General	100	103
Camden Old Creek Apartments	1935 North Star Way	General	53	350
Copper Creek Apartments	1730 Elfin Forest Road	General	202	204
Eastgate	16 Creekside Drive	General	41	42
El Dorado Apartments	331 Richmar Ave	General	17	17
Firebird Manor	343 Firebird Lane	Farmworker	38	38
Grandon Village	1607 Grandon Avenue	Senior	144	160
Hacienda Vallecitos	736 Center Drive	Senior	10	10
Las Flores Village	1411 N. Las Flores	General	100	100
Mariposa Apartments	604 Richmar Lane	General	70	70
Melrose Villas	1820 Melrose Drive	General	113	113
Northwoods	420 Smilax Road	General	3	5
Overture	852 Avenida Ricardo	Senior	10	10
Palomar Station	1257 Armorlite Drive	General	33	33
Parkview Apartments	363 Autumn Drive	General	82	84
Paseo Del Oro	432 W. Mission Drive	General	102	120
Promenade at Creekside	2 Creekside Drive	General	106	106
Prominence	601 S. Twin Oaks	General	39	39
Rancho Santa Fe Village	500 S. Rancho Santa Fe	Senior	120	120
Royal Oaks	650 Woodward Avenue	Senior	12	12
Sage Canyon Apartments	1030 Stephanie Court	General	71	71
Sage Pointe	225 Autumn Drive	General	32	40
Sierra Vista	422 Los Vallecitos	General	190	190
Terra Cotta Apartments	523 Rush Dr	General	166	166
The Knolls	688 Vineyard Road	General	30	62
Ventaliso	609 Richmar Avenue	General	47	47
Villa Serena	339-340 Marcos Street	General	136	136
Westlake Village	405 Autumn Drive	General	104	105
Woodland Village	975 Woodland Parkway	Senior	31	204
Total Units			2,202	2,055

Source: City of San Marcos, 2020, California Housing Partnership, 2020.

Table 27: Deed Restricted Affordable Senior Mobile Home Parks

Name	Address	Type	Total Restricted Units	Total Units
Casitas Del Sol Mobile Home Park	1195 La Moree Rd	Senior Mobile Home Park	18	195
La Moree Mobile Home	1175 La Moree Rd	Senior Mobile Home Park	13	122
Madrid Manor Mobile Home Park	1401 El Norte Pkwy	Senior Mobile Home Park	7	330
Palomar East Mobile	650 S. Rancho Santa Fe Rd	Senior Mobile Home Park	267	372
Palomar West Mobile	1930 W. San Marcos Blvd	Senior Mobile Home Park	333	474
Rancho Vallecitos	3535 Linda Vista Dr	Senior Mobile Home Park	170	340
San Marcos View Estates Mobile Home Park	150 S. Rancho Santa Fe Rd	Senior Mobile Home Park	64	192
Twin Oaks Mobile Home Park	500 Rancheros Dr	Senior Mobile Home Park	113	190
Valle Verde Mobile Home Park	1286 Discovery St	Senior Mobile Home Park	110	147
Total Units			1,095	2,362

Source: City of San Marcos, 2020, California Housing Partnership, 2020.

Table 28: Other Housing Units with Market Rate Rents Affordable to Lower-Income Households (Very Low, Low, and Moderate incomes)

Name	Address	Type	Total Affordable Units	Total Units
Autumn 15	351 Autumn Drive	General	15	15
Block C Apartments	250 N City Drive	General	180	197
Chinaberry Apartments	240 Chinaberry Lane	Farmworker	12	12
Chinaberry Apartments	225 Chinaberry Lane	General	8	8
Coastal Living at San Marcos	768 Woodward Street	Senior	50	50
Crest 850	850 Village Drive	General	108	108
Eaves San Marcos	823 Nordhal Road	General	170	184
Magnolias (University Commons Project Area 1)	S Rancho Santa Fe Rd/Melrose Dr	General	4	275
Richmar Terrace	150 Gosnell Way	General	12	12
San Marcos Affordable Housing	195 Johnson Way	General	6	6
San Marcos Affordable Housing	303 Richmar Avenue	General	12	12
San Marcos Affordable Housing	366 W. San Marcos Blvd.	General	4	4
SolAire (University Commons Project Area 7)	Cosmo Way/Indus Way	General	10	128
Total Units			591	1,011

Source: City of San Marcos, 2020, California Housing Partnership, 2020.

3.7 Future Housing Needs

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code [GC], Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The RHNP for San Diego County is developed by the San Diego Council of Governments (SANDAG) and allocates a “fair share” of regional housing needs to individual cities and unincorporated county. The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also that needs for the entire region are fairly distributed to all communities. A major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

This Housing Element addresses SANDAG’s Regional Housing Need Allocation (RHNA) schedule for the 6th Cycle, from 2021 through 2029. In July 2018, the California Department of Housing and Community Development (HCD), in consultation with SANDAG, determined that the San Diego region must plan for 171,685 housing units between 2021 and 2029. The housing units are divided into four income categories.

The City will need to plan to accommodate 3,116 new units, which includes 364 extremely low income units, 364 very low, 530 low, 542 moderate, and 1,316 above moderate income units. Since June 30, 2020, 7 extremely very low/low, 5 low, 489 moderate and 45 above moderate income units have been constructed, are under construction, or have been issued permits. The City also has several projects that are approved/entitled; this category of units represents an additional 81 extremely low/very low income units, 50 low income units, 409 moderate income units, and 499 above overate income units. Between units that have been constructed, under construction or issued permits since June 30, 2020 and those units that are approved, entitled, or in process, the City of San Marcos has exceeded its Cycle 6th RHNA for the moderate income category, and as such, the remaining units which must be accommodated for the 6th Cycle are only those left to be affordable for extremely low/very low, low and above moderate income households.

Table 29 summarizes San Marcos’ fair share, progress to date, and remaining units which must be accommodated for the 6th Cycle.

Table 29: Regional Housing Needs Allocation – 6th Cycle

Status	Extremely Low/Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	728	530	542	1,316	3,116
Constructed, Under Construction/Permits Issued (Since 6/30/2020)	7	5	489	45	546
Units Approved/Entitled	81	50	409	499	1,039
Remaining Allocation	640	475	0 (with a surplus of 356 units)	416 (758 minus the surplus in the moderate income category)	1,531 ¹

Source: City of San Marcos, 2021, San Diego Council of Governments, 2018

1. The City has a surplus of units that have been built or are in the pipeline that are affordable to moderate income households, which can be used to accommodate a portion of the unmet need for above moderate income households. The remaining allocation is comprised of the remaining units allocated to extremely low/very low and low income households.

3.8 Special Needs Groups

Government Code Section 65583(a)(7) requires a Housing Element to address special housing needs, such as those of seniors/the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The needs of these groups often call for targeted program responses, such as temporary housing, preservation of residential hotels, housing with features to make it more accessible, and the development of four-bedroom apartments. Special needs groups have been identified and, to the degree possible, responsive programs are provided. A principal emphasis in addressing the needs of these group is to continue to seek State technical assistance grants to identify the extent and location of those with special needs and identify ways and means to assist them. Local government budget limitations may act to limit effectiveness in implementing programs for this group. Please refer to Section 5B of this Element for a discussion of agencies and programs that serve special needs populations in San Marcos.

Seniors

Seniors are considered persons age 65 or older in this Housing Element. However, it must be noted that some funding programs have lower age limits for persons to be eligible for their senior housing projects. Seniors have special housing needs primarily resulting from physical disabilities and limitations, fixed or limited income, and health care costs. Additionally, senior households also have other needs to preserve their independence including supportive services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues and networks of care to provide a wide variety of services and daily assistance.

Various portions of the Housing Element describe characteristics of the senior population, the extent of their needs for affordable housing, housing designated for seniors, and City provisions to accommodate their need. Senior population growth in San Marcos from 2010 to 2019 is shown in Table 30. The large increase in elderly persons is likely due to the residential growth experienced in San Marcos as well as aging in place of San Marcos' residents. Senior households have increased by approximately 43.9% from 2010 to 2019. While seniors represent approximately 12.9% of the City's population, senior households represent approximately 23.9% of total households, which is primarily due to the smaller senior household size.

Table 30: Senior Population (2019)

Population	2010	2019
Number	8,527	12,271
Percent Change	-	43.9%
Annual Percent Change	-	5.0%

Source: 2015-2019 ACS

Table 31 summarizes senior households by age and tenure. Most senior households are owners, 5,525 or 77.4%. Approximately 22.6% of senior households, 1,614, are renters. Elderly renters tend to prefer affordable units in smaller single-story structures or multi-story structures with an elevator, close to health

facilities, services, transportation, and entertainment.

Senior housing types can include market rate homes, senior single family housing communities, senior apartments, and mobile homes.

Table 31: Householder Age by Tenure (2019)

Age Group	Owners		Renters	
	Number	Percent	Number	Percent
65-74 years	3,209	58.1%	833	51.6%
75 plus years	2,316	41.9%	781	48.4%
TOTAL	5,525	77.4% (of total)	1,614	22.6% (of total)

Source: US Census, 2015-2019 ACS

The 2015-2019 ACS survey indicates that 483 senior households in San Marcos are below the poverty level. It is likely that a portion of these senior households overpay for housing due to their limited income. The median income of households with a head of household that is 65 years and over is \$57,054, significantly less (44.9%) than the median household income of \$80,814.

Senior Housing

There is increasing variety in the types of housing available to the senior population. This section focuses on three basic types.

Independent Living – housing for healthy seniors who are self-sufficient and want the freedom and privacy of their own separate, apartment or house. Many seniors remain in their original homes, and others move to special residential communities which provide a greater level of security and social activities of a senior community.

Group Living – shared living arrangements in which seniors live near their peers and have access to activities and special services.

Assisted Living – provides the greatest level of support, including meal preparation and assistance with other activities of daily living.

The following affordable senior homes are in San Marcos, most of which have long waiting lists:

- Hacienda Vallecitos; 736 Center Drive, 10 units
- Casa Vallecitos: 852 Avenida Ricardo, 22 units
- Grandon Village: 1607 Grandon Avenue, 160 units
- Royal Oaks: 650 Woodward Avenue, 12 units
- Woodland Village; 975 Woodland Parkway, 31 units
- Rancho Santa Fe Village: 500 S. Rancho Santa Fe, 355 units
- Madrid Manor Mobile Home Park: 1401 El Norte Parkway, 330 units
- Casitas Del Sol Mobile Home Park: 1195 La Moree Road, 195 units
- La Moree Mobile Home Park: 1175 La Moree Road, 122 units
- Valle Verde Mobile Home Park: 1286 Discovery Street, 147 units
- Rancho Vallecitos: 3535 Linda Vista Drive, 340 units

- Palomar East Mobile Home Park: 650 S. Rancho Santa Fe Road, 372 units
- Palomar West Mobile Home Park: 1930 W. San Marcos Boulevard, 474 units

Several programs address the non-housing needs of seniors in the City. The senior nutrition program operated by the San Marcos Senior Center provides transportation services to bring seniors to the Center for meals. Two other organizations that assist in feeding low income seniors are Meals on Wheels and Angels Depot. Meals on Wheels provides home delivery of meals five days a week to seniors who are homebound and to persons with disabilities that make it difficult for the person to get out. Angel's Depot offers an emergency meal box program to low income seniors at the San Marcos Senior Center once a month. The North County Food Bank, which delivers food to direct distribution sites, also provides senior outreach initiatives and other emergency food relief services. The Sheriff Department's Senior Volunteers provides a daily "you are not alone" check on the welfare of seniors and persons with disabilities who are living alone.

Disabled Persons

A "disability" includes, but is not limited to, any physical or mental disability as defined in California Government Code Section 12926. A "mental disability" involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A "physical disability" involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin and endocrine. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a persons' mobility or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation.

- Individuals with a mobility, visual, or hearing limitation may require housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.
- Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- Individuals with developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.
- Individuals with disabilities may require financial assistance to meet their housing needs because a higher percentage than the population at large are low income and their special housing needs are often more costly than conventional housing.

According to the 2015-2019 ACS, there were 8,323 persons with one or more disabilities in San Marcos. Of the disabled population, 51.3% are aged 5 to 64 and 48.7% are aged 65 and over. Table 32 identifies disabilities by type of disability.

Table 32: Disabilities by Disability Type

Type of Disability	Persons Ages 5-64		Persons Ages 65 +		Total	
	Number	Percent	Number	Percent	Number	Percent
Hearing Difficulty	839	19.6%	2,115	52.2%	2,954	35.5%
Vision Difficulty	840	19.7%	788	19.5%	1,628	19.6%
Cognitive Difficulty	1,994	46.7%	1,221	30.1%	3,215	38.6%
Ambulatory Difficulty	1,602	37.5%	2,563	63.3%	4,165	50.0%
Self-Care Difficulty	716	16.8%	1,069	26.4%	1,785	21.4%
Independent Living Difficulty	1,518	35.5%	1,951	48.2%	3,469	41.7%
Total Persons with One or More Disabilities	4,273	100% / 51.3% of disabled	4,050	100% / 48.7% of disabled	8,323	100%

¹A person may have more than one disability, so the total disabilities may exceed the total persons with a disability

Source: US Census ACS, 2015-2019

As shown in Table 33, the 2015-2019 ACS indicates that for individuals between the ages of 16 and 64, approximately 2,305 persons had some form or type of disability and were not in the labor force. This indicates that their disability may impede their ability to earn an adequate income, which in turn could affect their ability to afford suitable housing accommodations to meet their special needs. Therefore, many in this group may need housing assistance.

Table 33: Disabled Persons by Employment Status (2019)

	Number	Percent
Employed with Disability	2,361	49.0%
Unemployed with Disability	152	3.2%
Not in Labor Force	2,305	47.8%
Total	4,818	100.0%

Source: US Census ACS, 2015-2019

While recent Census data does not provide income levels or overpayment data for persons with a disability, the 2015-2019 ACS survey does report on indicators that relate to a disabled person's or household's income. The 2015-2019 ACS data indicates that 1,627 persons with a disability are below the poverty level. It is likely that a portion of these disabled persons are in households that overpay for housing due to their limited income. The 2015-2019 ACS data indicates that 941 households receiving food stamps or similar assistance have a disabled member. The 2015-2019 ACS data indicates that the median earnings for males 16 years and over with a disability were \$35,685 compared with \$41,642 for males with no disability. Median earnings for females 16 years and over with a disability were \$22,250, compared to \$28,306 for females with no disability.

The persons in the "with a disability" category in Tables 32 and 33 include persons with developmental disabilities. "Developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability

for that individual.” This term includes mental retardation, cerebral palsy, epilepsy, autism, and disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

The State of California Department of Development Services (DDS) maintains data that identifies developmentally disabled persons served by their residence type and zip code. San Marcos is divided into two standard zip codes: 92069 (population of approximately 46,400) and 92078 (population of approximately 42,900 persons). Based on end of December 2020 DDS data, the City of San Marcos is home to approximately 814 developmentally disabled persons, which represents less than 1% of the City’s total population. For San Marcos’ developmentally disabled residents, 91% live at home with a parent/family member/guardian, 4% live in independent/supported living facilities, and the remaining individuals (5%) live in either a community care facility, intermediate care facility, or at a foster home or with a foster family.

Housing for Disabled Persons

Households with a disabled member will require a mixture of housing units with accessibility features, in-home care, or group care housing facilities. Some of these households will have a member with developmental disability and are expected to have special housing needs. Developmentally disabled persons may live with a family in a typical single family or multifamily home, but some developmentally disabled persons with more severe disabilities may have special housing needs that may include extended family homes, group homes, small and large residential care facilities, intermediate care, and skilled nursing facilities and affordable housing such as extremely low/very low/low income housing (both rental and ownership), Section 8/housing choice vouchers, and single room occupancy-type units.

The City of San Marcos works with several local agencies that provide housing and/or service to persons with special needs and their families. T.E.R.I., Inc. provides small group home residential facilities for adults with developmental disorders, and opportunities for work and therapy as appropriate to the individual. T.E.R.I. provides education as appropriate to developmentally disabled children on behalf of local school districts across the North County region. There are two Mountain Shadows Community Homes located in San Marcos that serve persons with developmental disabilities. The homes provide physician/nursing services, physical, occupational, speech, and recreational therapies, behavior management, and nutrition services.

ACS 2015-2019 data indicated that for individuals between the ages of 5 and 64, approximately 1.4% of the total population of San Marcos has an ambulatory difficulty, 1.2% have vision difficulty, 1.6% have a hearing difficulty, and 2.8% have an independent living difficulty. These types of disabilities may impede their ability to find suitable housing accommodations to meet their special needs. Therefore, many in these groups may need housing assistance. Households containing physically handicapped persons may also need housing with universal design measures or special features to allow better physical mobility for occupants.

The 2015-19 ACS data indicates that 9,715 households (10.0 percent) in San Marcos had one or more disabled persons, including developmentally disabled persons. It is anticipated that this rate will remain the same during the planning period. Housing needed for persons with a disability during the planning period is anticipated to include community care facilities or at-home supportive services for persons with an independent living difficulty or self-care difficulty), as well as housing that is equipped to serve persons with ambulatory and sensory disabilities. Approximately 10% of the RHNA, may be needed to have universal design measures or be accessible to persons with a disability.

Large Family Households

Large family households are defined as households of five or more persons. Large family households are considered a special needs group because there is often a limited supply of adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four-bedrooms, and a seven-person household would require four to six bedrooms.

In San Marcos, 4,923 households have five or more persons as described in Table 10. Of the large households, 51.8% own their home and 48.2% rent. Typically, there are more owner-occupied large households that are cost burdened when compared to renter households and the population. However, the 2015-2019 ACS survey does not provide data regarding overpayment for large households. Table 34 compares the median income for households with five or more persons to the citywide median income. For each large family category, the median household income was higher versus the citywide median of \$78,797.

Table 34: Median Income By Household Size (2019)

Size	Median Income
Five Person Households	\$102,545
Six Person Households	\$104,125
Seven or More Person Households	\$108,958
Median Household Income (All Households)	\$78,797

Source: US Census, 2015-2019 ACS

Large families can have a difficult time finding housing units large enough to meet their needs. In San Marcos, there appears to be an adequate amount of housing available to provide units with enough bedrooms both for larger households that own their home and that rent. Table 35 identifies the number of large households by household size versus the number of large owner and rental units. While there are adequate units in San Marcos to accommodate all large owner and renter households, it does not mean that there is a match between housing units that exist and large families. As described earlier, 2.6% of owner-occupied homes and 13.2% of renter-occupied homes are overcrowded.

Table 35: Household Size versus Bedroom Size by Tenure (2019)

Tenure	3 BR Units	5 Person Households		4+ BR Units	6 Person and Larger Households	
		House-holds	Shortfall/ Excess		House-holds	Shortfall/ Excess
Owner	6,602	1,498	5,104	7,783	1,052	6,731
Renter	2,907	1,478	1,429	1,443	895	548

Source: US Census, 2015-2019 ACS

Large households require housing units with more bedrooms than housing units needed by smaller households. In general, housing for these households should provide safe outdoor play areas for children and should be located to provide convenient access to schools and child-care facilities. These types of needs can pose problems particularly for large families that cannot afford to buy or rent single-family houses. It is anticipated that approximately 25% of the regional housing needs allocation units will be needed to accommodate large households and an emphasis should be placed on ensuring rental units are available to large households.

Single Parent and Female-Headed Households

Single parent households are households with children under the age of 18 at home and include both male- and female-headed households. These households generally have a higher ratio between their income and their living expenses (that is, living expenses take up a larger share of income than is generally the case in two-parent households). Therefore, finding affordable, decent, and safe housing is often more difficult for single parent and female-headed households. Additionally, single parent and female-headed households have special needs involving access to daycare or childcare, health care and other supportive services.

While many households in San Marcos are either two-spouse couples or single person households, 37.2% of households are headed by a single male or single female. There are 4,288 male heads of household with no wife present and 359 of these households have children under 18. There is a larger number of female householders with no husband present, 6,794 households or 22.8% of households, and 1,311 of these female-headed households have children under 18. Table 36 identifies single parent households by gender of the householder and presence of children.

Table 36: Female Householder with Children Under 18 (2019)

Category	Number	Percent
Total Households	29,771	100%
Male householder, no wife present:	4,288	14.4%
With children under 18	359	1.2%
Female householder, no husband present:	6,794	22.8%
With children under 18	1,311	4.4%

Source: ACS, 2015-2019

As San Marcos’s population and households grow, there will be a continued need for supportive services for single parent households with children present. To address both the housing and supportive service needs of female-headed households, additional multifamily housing should be developed that includes childcare facilities (allowing single mothers to actively seek employment).

In addition, the creation of innovative housing for female-headed households could include co-housing developments where childcare and meal preparation responsibilities can be shared. The economies of scale available in this type of housing would be advantageous to this special needs group as well as all other low income household groups. Limited equity cooperatives sponsored by non-profit housing developers are another financing structure that could be considered for the benefit of all special needs groups.

Agricultural Workers

Farm workers traditionally are defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm workers work in the fields, processing plants, or support activities on a year-round basis. When workloads increase during harvest periods, the labor force is supplemented by seasonal or migrant labor. Farm workers' special housing needs typically arise from their limited income and the unstable, seasonal nature of their employment, according to the California Institute for Rural Studies. Because of these factors, farm worker households have limited housing choices and are often forced to double up to afford rents. California Employment Development Department (EDD) estimates that the average salary for farm workers and laborers working in the Farming, Fishing, and Forestry Occupations in the San Diego Carlsbad-San Marcos MSA in 2019 was approximately \$32,872, less than half of the average \$68,049 for full-time, year-round workers with earnings. Throughout San Diego County informal farm worker camps can be found, especially in some of the County's more rural and unincorporated areas. The San Diego County Regional Task Force on the Homeless finds that there could be over 2,000 farm workers and migrant day laborers who experience homelessness throughout the San Diego region.

The San Diego Regional Analysis of Impediments to Fair Housing Choice (2020) notes that San Marcos is home to approximately 405 persons employed in the fields of farming, fishing, or forestry occupations (employment totals are pulled from the 2013-2017 American Community Survey). This represents just 4.9% of the total number of persons employed in these industries across the county. However, San Marcos' neighbor the City of Escondido is home to 18% of the County's workers in these industries, indicating that while the percentage of San Marcos residents employed in these fields is relatively low, the issue is of regional importance and needs to be continually addressed and evaluated in San Marcos.

When considering the housing needs of farm workers, it is also important to consider the different needs of permanent versus seasonal workers. While data for seasonal versus permanent workers is only available at the county level, it can still yield important insight for individual agencies. The US Department of Agriculture's 2017 Census of Agriculture reported that in San Diego County, 2,202 persons were hired farm labor (fulltime), 7,982 persons were employed for 150 days or more, and 4,353 were hired for 150 days or less. This county-level data indicates that farm workers in San Diego County, and therefore likely in the City of San Marcos, are most likely to be seasonal workers with housing needs of more than 150 days per year; while not permanent workers, this indicates that farm workers in the local area need shelter for at least half of each calendar year.

The City allows farmworker housing as a permitted use, in all zones where agriculture is a permitted use, and permits employee housing for six or few employees in the same manner as a single family home, consistent with the requirements of Health and Safety Code Sections 17021.5 and 17021.6. The Housing Plan includes policies and programs directed to encourage the provision of adequate farmworker housing.

San Marcos is host to two farm worker housing developments. Firebird Manor is an affordable farm worker housing development of 38 two- and three-bedroom apartments. The second development is Chinaberry Apartments, which houses 12 farm worker families. Both developments require that one family member be legally employed in the agriculture business. These two farm worker communities contributed substantially to the reduction in the number of un-sheltered farm workers in San Marcos.

Homeless Persons

The federal definition of a homeless person per the McKinney Act, P.L. 100-77, Sec. 193(2), 101 Stat. 485 (1987) is cited as:

“a person is considered homeless when the person or family lacks a fixed regular night-time residence, or has a primary night-time residence that is a supervised publicly-operated shelter designated for providing temporary living accommodations or is residing in a public or private place not designated for, or ordinarily used as, a regular sleeping accommodation for human beings.”

Throughout the country and the San Diego region, homelessness has increased. Factors contributing to the rise in homelessness include a lack of housing affordable to low and moderate income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, a weak economy with high unemployment and high rates of home foreclosures, and the de-institutionalization of the mentally ill.

The Regional Task Force on the Homeless (Task Force) is San Diego County’s leading resource for information on issues of homelessness. Established in 1985, the Task Force promotes a regional approach as the best solution to ending homelessness in San Diego County. The Task Force is a public/private effort to build a base of understanding about the multiple causes and conditions of homelessness.

The Task Force uses the McKinney-Vento Act definition of homeless, which is an individual (not imprisoned or otherwise detained) who:

- Lacks a fixed, regular, and adequate nighttime residence;
- Has a primary nighttime residence that is a supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

The term “homeless” does not include any individual imprisoned or otherwise detained.

According to the Task Force, the San Diego region’s homeless population can be divided into two general groups: 1) urban homeless and 2) rural homeless, including farm workers and day laborers who live in the hillsides, canyons, and fields of the northern regions of the county. It is important to recognize that homeless individuals may fall into more than one category (e.g., a homeless individual may be a veteran and a substance abuser), making it difficult to accurately quantify and categorize the homeless.

The homeless population is very difficult to quantify. Census information on homeless populations is often unreliable due to the difficulty of efficiently counting a population without permanent residences. Given this impediment, local estimates of the homeless and anecdotal information are often where population numbers of the homeless come from. The Task Force produces estimates that are obtained using observations of homeless service providers; estimates from local officials; reports from local surveys and studies; utilization rates of homeless facilities, services, and meal programs; and estimated counts of persons observed at known location.

In 2020, the San Diego Regional Task Force on the Homeless (RTFH) WeAllCount Survey of the Sheltered and Unsheltered Homeless identified 3,687 sheltered and 3,971 unsheltered homeless persons Countywide and 8 homeless persons in San Marcos. This is generally consistent with the 2013 Housing Element, which estimated the number of homeless persons in San Marcos to be 37, based on information from the RTFH.

Countywide, there has been an increase in the homeless population since the 2015 homeless surveys (see Table 37), primarily due to more accurate counting measures. During this time frame, the number of homeless in shelters has decreased by approximately 8.7% (-293 homeless), while the unsheltered homeless increased by 191.6% (1,023 homeless). The 2015 survey only provided Countywide information and did not identify homeless persons by place within the County.

Table 37: Homelessness in San Diego County - 2018-2020

	Sheltered	Unsheltered	TOTAL
Homeless WeAllCount Survey 2020	3,687	3,971	7,658
Homeless WeAllCount Survey 2019	3,626	4,476	8,102
Homeless WeAllCount Survey 2018	3,586	4,990	8,576
Change: 2018 to 2020	+101/+2.8%	-1,019/-20.4%	-918/-10.7%

Source: Regional Task Force on the Homeless; San Diego County Homeless WeAllCount Survey, 2018, 2019, 2020

Table 38: Homelessness in San Marcos –2019-2020

	Sheltered	Unsheltered	TOTAL
Homeless WeAllCount Survey 2020	0	8	8
Homeless WeAllCount Survey 2019	0	46	46
Change: 2019 to 2020	--	-38/-82.6%	-38/-82.6%

Source: Regional Task Force on the Homeless; San Diego County Homeless WeAllCount Survey, 2020

Data is available regarding certain characteristics of the Countywide homeless population. As shown in Table 38, the majority of homeless persons are in households, including households both with and without children. Subpopulations of the homeless include the chronically homeless, severely mentally ill persons, persons with chronic substance abuse, veterans, persons with HIV/AIDS, and victims of domestic violence. Data is not available at the city-level regarding population and household characteristics of the homeless population.

Table 39: Homeless Population Characteristics in San Diego County (2020)

Characteristics	Sheltered		Unsheltered**	Total
Chronically Homeless	854		665	1,519
Veterans	623		317	940
Chronic Substance Abuse ¹	N/A		N/A	31%
Mentally Ill ¹	N/A		N/A	37%
Families	366		15	381 ²
Unaccompanied Youth	236		323	559
Housing Inventory Count	Emergency Shelter (ES)	Transitional Housing (TH)	Rapid Re-Housing (RRH)	Permanent Supportive Housing (PSH)
Homeless WeAllCount Survey 2020	2,508	1,700	1,876	953
Homeless WeAllCount Survey 2019	2,138	1,873	1,525	842
Homeless WeAllCount Survey 2018	2,200	1,818	1,372	782

¹The WeAllCount Survey reports the total percentages for these self-reported populations, but does not identify sheltered/unsheltered counts.

² Total individuals

Source: San Diego County Homeless WeAllCount Survey, 2018, 2019, 2020.

In addition to the homeless population living in shelters or on the streets, many residents—due to high housing cost, economic hardships, or physical limitations—live on the brink of homelessness yet are housed temporarily through friends or families. Experts estimate that 2 to 3 families are on the verge of homelessness for every family staying in a homeless shelter. The "at-risk" population is comprised of families and individuals living in poverty, who, upon loss of employment or other emergency requiring financial reserves, would lose their housing and become homeless. These families are generally experiencing a housing cost burden, paying more than 30 percent of their income for housing.

The following inventory lists some of the homeless resources located in the North County area of the region.

- **The Alliance for Regional Solutions** is a coalition of Northern San Diego County social service agencies, municipalities, the County of San Diego, United Way, educational entities, healthcare providers, other agencies and philanthropic bodies. Alliance for Regional Solutions, located in San Marcos, runs a Winter Shelter System consisting of six shelters that provide up to 244 shelter beds each night (Bread of Life Rescue Mission, Interfaith Community Services North Inland Shelter, Salvation Army, Community Resources Center North Coastal Shelter, Operation Hope, and Catholic Charities La Posada de Guadalupe).
- **North County Health Services**, located in San Marcos, provides health services to uninsured people experiencing homelessness. Services provided include emergency medical care, emergency dental care, vision care (depending on availability) and outreach/case management.
- **North County Solutions for Change**, located in Vista, offers a comprehensive approach to homelessness through emergency, transitional, and permanent housing coupled with education and supportive services.
- **Brother Benno's Foundation** operates 10 facilities providing housing for men and women in recovery from drug and alcohol abuse and for homeless women and women with children. The foundation provides hot meals and sack lunches at the main facility in Oceanside.

- **M.I.T.E. Todd House**, located in Oceanside, provides treatment and shelter for men with substance abuse issues.
- **North Coastal/North Inland Mental Health Services (Oceanside and Poway)** mental health management services, individual counseling, group therapy, homeless outreach, case management and transition age youth services.
- **Women’s Resources Center**, located in Oceanside, provides supportive services, counseling, shelter, and education to North County women, children, and men involved in or threatened by domestic violence or sexual assault.
- **Center for Community Solutions**, located in Escondido, provides emergency domestic violence shelters.
- **Interfaith Community Services**, located in Escondido and Oceanside, provide two-dozen different housing programs, such as emergency shelters, throughout North San Diego County. Two “Fairweather Lodges,” in San Marcos and Escondido, provide permanent shared housing and supported part-time employment for mentally ill adults.

Emergency Shelters

Government Code section 65583 requires local governments to identify one or more zoning categories that allow emergency shelters (year-round shelters for the homeless) without discretionary review. The statute permits the City to apply limited conditions to the approval of ministerial permits for emergency shelters. The identified zone shall have sufficient capacity to accommodate at least one year-round shelter and accommodate the City’s share of the regional unsheltered homeless population.

Emergency shelters are allowed without discretionary review in the I zone, as is further described in Section 5 of this Background Report, Table 48, which also discusses transitional and supportive housing and low barrier navigation centers.

The I zone includes more than 362 acres on 275 parcels. According to County Assessor data, over 120 acres on 52 parcels have no reported improvement value and are assumed vacant. Of these vacant parcels, 21 are larger than one acre in size. The undeveloped I-zoned parcels could accommodate an emergency shelter for at least 8 homeless individuals (identified unsheltered homeless population in San Marcos as of 2019), including at least one year-round emergency shelter. The I zone is suitable for emergency shelters because:

- Shelters are compatible with a range of uses that are common in suburban communities and allowed in the I zone (e.g., government and corporate office buildings, places of assembly, and health and athletic clubs, etc.);
- Clusters of I-zoned parcels located along East Mission Road, East Barham Drive, and Las Posas Road are served by three different North County Transit District (NCTD) BREEZE bus routes that connect to regional transit, including light rail service;
- There are a mixture of existing uses in the I zone that include light industrial, manufacturing, warehousing, office uses, and non-industrial uses (a separate zone (I-2) exists for intensive industrial uses); and
- Although hazardous materials may be present and used on some of the properties within the I zone, many parcels are vacant and are not constrained by the presence of hazardous materials.

Emergency shelters are also allowed within a religious place of assembly without separate discretionary approval, as is further described in Section 5 of this Background Report.

Students

The need for student housing is another factor affecting housing demand in San Marcos. Although students may produce only a temporary housing need, the impact upon housing demand is critical in areas that surround universities and colleges. Typically, students have limited incomes and are, therefore, competing for the same limited amount of affordable housing in the community, especially within easy commuting distance from campus. They often seek shared housing situations to decrease expenses, and can be assisted through roommate referral services offered on and off campus. The lack of affordable housing also influences choices students make after graduation, often with a detrimental effect upon the region's economy. College graduates provide a specialized pool of skilled labor that is vital to the economy; however, the lack of affordable housing often leads to their departure from the region.

The 2019 ACS data indicate that 9,278 San Marcos residents were enrolled in undergraduate or graduate studies. The two main educational institutions located in San Marcos are Palomar Community College and California State University San Marcos (CSUSM). Palomar College is a two-year institution. Palomar Community College enrolled 23,917 students during the fall of 2019. Community colleges typically do not provide housing because they are colleges that serve the educational needs of students already residing in nearby communities. CSUSM enrolled 14,519 students during the fall of 2019. The campus has more than one million square feet of facilities, all of which have been constructed since 1990. CSUSM houses approximately 625 students at the University Village Apartments and approximately 899 at the off-campus Quad apartments. The Quad is a student housing facility located across from California State University, San Marcos. The development is privately owned but affiliated with the University and governed by University policies. Block 3 (entitled in 2020) is another student housing project located in the University District, and will include 342 beds within 35 units. Block 3 is anticipated to be constructed by 2024. Beginning with the Fall 2012 semester, CSUSM joined a number of other CSU campuses in requiring that first-year students from outside of the local area live in University or University-affiliated housing during their first year (on a space available basis). The CSUSM Master Plan forecasts an ultimate buildout of approximately 25,000 full-time equivalent students (FTES). The Master Plan emphasizes the need for strong community relations and integration of sustainable design principles for all future facilities.

To increase the supply of quality student housing, the University District Specific Plan includes diverse housing options, including student housing. Consistent with the City's Inclusionary Housing requirement, 15 percent of all dwelling units will be reserved as affordable for low and moderate income households (exclusive of student housing). While full-time students cannot occupy these affordable units, they will be an important resource for the CSUSM community. The housing needs of the student population will also be met through general multi-family development and mixed used development in other areas of the City such as the San Marcos Creek District.

3.9 Units At-Risk of Conversion

Housing Element law requires jurisdictions to provide an analysis and program for preserving affordability of assisted rental multifamily housing developments for the next 10 years. A large portion of the affordable housing stock was created via the City's inclusionary housing requirement. This requirement stipulates a 55-year affordability term. As many of these units were built in the early 2000s, the affordability covenants do not expire within the next 10 years. Another subset of affordable units was developed by non-profit, affordable housing developers which do not intend to convert their units to market-rate apartments. One affordable housing project in the City, Firebird Manor which provides 38 affordable units for families, has an earliest date of conversion identified as 2028. Firebird Manor is owned by the Housing Authority of the County of San Diego and the County intends to maintain these units at the current affordability levels and has no intent or plans to convert these affordable units to market-rate units. The City actively monitors existing agreements and is aware of this potential expiration date and will coordinate with the Housing Authority of the County of San Diego to extent the affordability restrictions. While the earliest conversation date for Firebird Manor does occur during the planning period, these units are not at-risk of conversation. As detailed in Table 40, there are no subsidized housing units San Marcos at risk of losing affordability in the next 10 years.

Table 40: Summary of At-Risk Subsidized Housing Units San Marcos

Project/Address	No. & Type of Units	Type of Subsidy	Current Owner	Earliest Date of Conversion	At-Risk
Las Flores Village 1411 N Las Flores Drive San Marcos, CA 92069	99 Family	LIHTC	Enhanced Affordable Development Co, LLC	2060	No
Grandon Village Apartments 1605 Grandon Avenue San Marcos, CA 92078	160 Elderly or Disabled	HUD, LIHTC	Grandon Village Management LLC	2053	No
Rancho Santa Fe Village 500 S Rancho Santa Fe Road San Marcos, CA 92078	119 Elderly or Disabled	LIHTC	RSF Village Management LLC	2059	No
Promenade at Creekside 1 Creekside Drive San Marcos, CA 92078	64 Family	LIHTC	Promenade at Creekside Housing Partners LP	2070	No
Eastgate Apartments 16 Creekside Drive San Marcos, CA 92078	11 (type not available)	HOME	Not known	2038	No
Project Roher 411 Carlo Street San Marcos, CA 92078	12 Elderly or Disabled	Section 8	The Roher Foundation	2034	No
Terra Cotta Apartments 523 Rush Drive San Marcos, CA 92078	167 Family	LIHTC	Bridge Housing Corp	2056	No
Mariposa Apartments 604 Richmar Avenue San Marcos, CA 92069	65 (type not available)	LIHTC	Affirmed Housing Group	2053	No
Sierra Vista Apartments	190 Family	LIHTC	National CORE	2073	No

435 Autumn Drive San Marcos, CA 92069					
The Knolls 688 Vineyard Avenue San Marcos, CA 92069	61 Family	LIHTC	Orange Housing Development Corp	2054	No
Villa Serena Apartments 339 Marcos Street San Marcos, CA 92069	136 (type not available)	LIHTC	National CORE	2053	No
Ventaliso II 609 Richmar Avenue San Marcos, CA 92069	48 Family	HOME, LIHTC	Ventaliso Family Housing LP	2071	No
Paseo Del Oro II 428 W Mission Road San Marcos, CA 92069	106 Family	HOME, LIHTC	National CORE	2073	No
Downtown San Marcos 2248 Tierra Verde San Marcos, CA 92069	12 Elderly or Disabled	Section 8	HSV Inc	2037	No
Autumn Terrace 251 Autumn Drive San Marcos, CA 92069	100 Family	LIHTC	Community Collective LLC	2064	No
Westlake Village Apartments Phase 1 413 Autumn Drive San Marcos, CA 92069	48 Family	LIHTC	National Core	2067	No
Westlake Village Apartments Phase 2 417 Autumn Drive San Marcos, CA 92069	56 Family	LIHTC	Richmar Housing Partners LP	2067	No
Parkview Apartments 363 Autumn Drive San Marcos, CA 92069	82 Family	LIHTC	Parkview San Marcos II LP	2068	No
Firebird Manor 444 Firebird Lane San Marcos, CA 92069	38 Family	USDA, Section 514, Section 521	Housing Authority of the County of San Diego	2028	No
Copper Creek 1730 Elfin Forest Rd San Marcos, CA 92078	156 Family	HOME, HUD, LIHTC	Bridge Housing Corp	2060	No
Sage Canyon 1020 Stephanie Court San Marcos, CA 92078	71 Family	LIHTC	Bridge Housing Corp	2060	No

Source: National Housing Preservation Database, 2021; City of San Marcos AB 987 Report, 2019

3.10 Estimates of Housing Need

Several factors influence the degree of demand, or "need," for housing in San Marcos. The major needs categories considered in this element include:

- Housing needs resulting from the overcrowding of units
- Housing needs that result when households pay more than they can afford for housing
- Housing needs of "special needs groups" such as elderly, large families, female-headed households, households with a disabled person, farm workers, students, and the homeless

State law requires that cities quantify existing housing need in their Housing Element. Table 41 summarizes those findings.

Table 41: Summary of Needs

Summary of Households/Persons with Identified Housing Need	Percent of Total City Population/Households
Households Overpaying for Housing:	-
% of Renter Households Overpaying	53.6%
% of Owner Households Overpaying	32.8%
% of Extremely Low income Households (0-30% AMI) Overpaying	66.2%
% of very low income Households (0-30% AMI) Overpaying	77.6%
% of Low income Households (0-30% AMI) Overpaying	49.5%
Overcrowded Households	-
% of Overcrowded Renter Households	13.2%
% of Overcrowded Owner Households	2.6%
% of All Overcrowded Households	6.6%
Special Needs Groups:	-
Elderly Households	12.6% of population 24% of households
Disabled Persons	8.5% of population
Developmentally Disabled Persons	1% of population
Large Households	16% of households
Female Headed Households	22.8% of households
Female Headed Households with Children	4.4% of households
Farmworkers	0.8% of labor force
Homeless	8 persons (2020 count)
Students	9,278 students
Affordable Housing Units At-Risk of Conversion to Market Rate Costs	0

Source: Census 2015-2019 ACS Estimates, San Diego Regional Analysis of Impediments to Fair Housing Choice

4 Affirmatively Furthering Fair Housing (AFFH) Analysis

All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015. Under State law, affirmatively further fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics”. These characteristics can include, but are not limited to, race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

The San Diego Regional Analysis of Impediments (AI) to Fair Housing Choice for FY 2020-2025 was approved by the City of San Marcos City Council on August 11, 2020; the City is one of the thirteen jurisdictional members of the San Diego Regional Alliance for Fair Housing (SDRAFFH). The AI covers the entirety of San Diego County, including the 18 incorporated cities and all unincorporated areas.

The SDRAFFH is comprised of a coalition of representatives from the participating jurisdictions, fair housing professionals, and housing advocates. The AI identifies impediments that may prevent equal housing access and develops solutions to mitigate or remove such impediments. San Marcos’ 6th Cycle Housing Element references analysis from the San Diego FY 2020-2025 AI to identify potential impediments to housing that are specific to San Marcos, as well as consider San Marcos’ role in addressing issues of regional concern like regional patterns of segregation, homelessness, and farmworker housing. The City also recently completed its PY 2020-24 Consolidated Plan and PY 2020 Annual Action Plan as an entitlement city for Community Development Block Grant (CDBG) funding, which identifies housing and community development needs within the City’s low-and moderate-income (LMI) communities and outlines how the City will address those needs. Those resources, along with new data and analysis, are included in this section to evaluate issues related to fair housing in San Marcos and inform the inclusion of specific policies and programs to address fair housing. This section also includes an analysis of sites pursuant to AB 686 which demonstrates that the identification of sites to accommodate the City’s 6th Cycle RHNA affirmatively further fair housing in San Marcos and support the City’s long-standing commitment to ensuring that a variety of housing options are available to households of all income levels.

As a recipient of federal funds to administer housing and community development programs, the City of San Marcos must affirmatively further fair housing. To accomplish this goal The City of San Marcos has contracted with the Legal Aid Society of San Diego to provide fair housing services for San Marcos residents at no cost. Citizens can get legal support for Fair Housing issues regarding rent payments, termination notices, lease renewal increases, habitability claims, illegal evictions, and any discrimination claim.

4.1 Fair Housing Needs Assessment

The AI contains a Countywide analysis of demographic, housing, and specifically fair housing issues for all of the cities in San Diego County, including San Marcos. The City’s demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations were discussed in previous sections of this Background Report.

Fair Housing Issues

As part of the development of the San Diego FY 2020-2025 AI, the residents throughout San Diego County were surveyed to learn more about fair housing issues in each jurisdiction. The County received approximately 1,130 total individual responses, with approximately 305 (27%) responding that they

personally had experienced discrimination in housing. Of the 1,130 total responses, 13 were from San Marcos residents, and 4 of the 13 San Marcos respondents (30%) reported that they had personally experienced discrimination in housing, which is generally consistent with the overall regional response, despite the small sample size in San Marcos. The issues reported appeared to be equally spread and not specific to one zip code, neighborhood, or project area.

Stakeholder interviews with key housing and community stakeholders were also conducted and six in-person community workshops were facilitated in late 2019 to gain additional insight into fair housing issues facing the region. Based on the input gathered through these activities, the following key findings were identified (as reported in Appendix A of the San Diego FY 2020-2025 AI, dated March 11, 2020):

- Frequent targets of discrimination include seniors, people with physical and/or mental disabilities, families with children, Section 8 recipients, undocumented immigrants, and non-native English speakers.
- The inadequate supply of housing in San Diego County impacts low income households, large families, and households of color.
- Underreporting of discrimination occurs due to fear of retaliation, harassment, or deportation.
- Finding and accessing information about what housing is available, services, programs, and Fair Housing laws and regulations can be difficult and confusing.
- Language barriers, different dialects, and cultural differences can present challenges to building community awareness about Fair Housing.
- There are often misconceptions and misunderstandings about application requirements, reasonable accommodation requests, and the complex Fair Housing laws and terminology.
- Community leaders and representatives should be utilized to disseminate information and resources on Fair Housing issues, rights, and services.
- The SDRAFFH and service providers should go directly to the community and share information at community events, libraries, community centers, churches, swap meets, schools, transit centers, and other places where people congregate, particularly those people with the greatest needs.

To supplement the community input received through the San Diego FY 2020-2025 AI process, the City of San Marcos facilitated an additional community survey focused on fair housing issues for people to live or work in San Marcos. The survey open for three weeks during late February/early March 2021 and the City received 71 responses, the vast majority of which lived and/or worked in the City, owned their own home, and were 24 and 55 years old. A detailed summary of the feedback received through this survey is provided in Appendix B. The key findings of this survey are presented below and directly influenced the City's approach to addressing fair housing issues as outlined in Programs 22 and 23:

- Over half (53%) of respondents indicated that they spend at least 30% or more of their monthly income on housing
- When deciding where to live, respondents were most likely to consider if the housing is affordable, the amount of money available for a deposit, and if housing options were available in the neighborhood at the time housing was needed
- Race/ethnicity was considered the problem in housing discrimination in San Marcos
- Of the 63 respondents who answered a question regarding whether or not they have personally experienced or witnessed housing discrimination in San Marcos, 12 (19%) answered yes; the

grounds for discrimination were varied, and included race/ethnicity, color (physical appearance), age, marital status, sex/gender, national origin, familial status, disability, language, citizenship status, and level/source of income

- Several respondents indicated that they know someone in San Marcos who has been unfairly refused a rental or sale agreement, not shown all housing options, or other various unfair housing practices
- Many (38%) respondents would not know where to go if they felt their fair housing rights had been violated; of those who did feel like they knew where to go, most would report the issue to local, state, or federal government or the California Office of Housing and Community Development

In response to the results of the San Diego FY 2020-2025 AI and the San Marcos fair housing community survey, the City has included Programs 21 to 25 to ensure continued compliance with state legislation and promote fair housing practices in San Marcos and the region.

The San Diego AI also identified the following fair housing issues specifically involving San Marcos:

- The City experienced 1 hate crime in 2018, related to race/ethnicity/ancestry. Details regarding this case were not available (for instance, which race was targeted).
- One-third of the City's housing stock is more than 50 years old, and there were 6 lead poisoning cases between 2009 and 2013.

To address the issue of lead poisoning, the City has included Program 19 to help educate the community on the issue and identify resources available to assist in lead paint removal, including the Housing Authority of the County of San Diego (HACSD).

Black and Hispanic applicants, especially those with low to moderate incomes, have lower loan approval rates than white households. Discrepancies in San Marcos are among the largest in the County. Black and Asian applicants were also substantially underrepresented in the pool of those applying for home loans in San Marcos. Table 42 shows lending patterns in San Marcos by race and ethnicity as measured in the San Diego Regional Analysis of Impediments. The Regional AI and Program 23 identify objectives to provide education, outreach and credit counseling to reduce disparities in loan approval rates and use of subprime loans.

Table 42: San Marcos Lending Patterns by Race/Ethnicity (2017)

	Approved	Denied	Withdrawn/ Incomplete
White			
Low (0-49% AMI)	44.0%	28.8%	27.2%
Moderate (50-79% AMI)	51.5%	18.7%	29.8%
Middle (80-119% AMI)	65.5%	14.1%	20.4%
Upper (≥120% AMI)	68.5%	10.5%	21.0%
Unknown/NA	54.9%	15.0%	30.1%
Black			
Low (0-49% AMI)	50.0%	50.0%	0.0%
Moderate (50-79% AMI)	25.0%	25.0%	50.0%
Middle (80-119% AMI)	47.4%	10.5%	42.1%

	Approved	Denied	Withdrawn/ Incomplete
Upper (≥120% AMI)	70.0%	10.0%	20.0%
Unknown/NA	75.0%	0.0%	25.0%
Hispanic			
Low (0-49% AMI)	24.4%	41.5%	34.1%
Moderate (50-79% AMI)	43.2%	31.1%	25.8%
Middle (80-119% AMI)	55.5%	16.1%	28.4%
Upper (≥120% AMI)	58.0%	13.3%	28.7%
Unknown/NA	52.0%	12.0%	36.0%
Asian			
Low (0-49% AMI)	28.6%	28.6%	42.9%
Moderate (50-79% AMI)	44.7%	31.6%	23.7%
Middle (80-119% AMI)	57.1%	14.3%	28.6%
Upper (≥120% AMI)	64.4%	13.7%	21.8%
Unknown/NA	54.5%	18.2%	27.3%

Source: San Diego Regional Analysis of Impediments to Fair Housing Choice (2020)

The Housing Element programs incorporate the recommended actions identified in the Regional AI in response to the fair housing issues identified in this section as well as others identified in this Background Report.

For the past few years, both at a local and national level, most complaints received by the City's Fair Housing team involved housing discrimination against persons with disabilities. Looking back at the last 5 years, disability discrimination allegations were 34% of the allegations received.

Disability discrimination is the number one basis for housing discrimination complaints. This has not changed for several years. It may be a result of disability discrimination being easier to detect and prove. Disability discrimination usually involves an affirmative act by a housing provider (i.e. - verbal /written denial of a reasonable accommodation or modification) or it is something that can be easily detected and reported (i.e. building is not accessible to persons with disabilities).

At a tie for second place is National Origin and Race. Both categories were 13% of all allegations received. This trend is not surprising, the Department of Justice 2017 Hate Crime Statistics show an increase in the number of reported hate crimes in 2017 based on race/ethnicity/ancestry. The FBI reports that the most common place where a hate crime occurs is in or near a residence. The location of these crimes makes it very likely that these incidents were violations of the Fair Housing Act, which includes a prohibition against any activity that may coerce, intimidate, threaten, injure or interfere with persons attempting to exercise and enjoy their fair housing rights.

It's important to note that the numbers reflect only the number of discrimination complaints that were reported to Legal Aid and not reflective of what discrimination may be taking place. Housing discrimination often goes undetected and unreported, and it is common for victims of housing discrimination not to be able to identify, prove, or document, the discrimination that occurs. Often, they also feel that they may be subject to retaliation by their housing provider if they report discrimination.

Fair Housing Enforcement and Outreach Capacity

Currently, the Legal Aid Society of San Diego (LASSD) provides fair housing services to the City of San Marcos. This includes providing fair housing outreach, education, investigation, and counseling services. For FY 2020-21, the City of San Marcos has allocated \$26,850 in Community Development Block Grant (CDBG) funds to Legal Aid Society of San Diego to perform:

- fair housing services, including education and outreach to residents, landlords, and property managers,
- fair housing counseling for tenants and landlords, and
- testing to ascertain the level of housing discrimination in San Marcos

Between FY 2014 and FY 2020, LASSD served over 19,000 San Diego County residents, the majority of which resided in the cities of San Diego, El Cajon, and Oceanside. Of the 19,000 residents served, 368 (1.9%) were residents of the City of San Marcos. As reported by LASSD, the majority of its clients are lower-income and white, although persons of color are disproportionately affected by fair housing issues.

During their contract term, LASSD conducted 27 training sessions, seminars, for landlords/property management and community groups in multiple locations throughout San Marcos and developed and distributed fair housing brochures in English and Spanish. Of the 368 calls received from San Marcos residents, 34 were referred for further fair housing assistance; the rest were resolved with education and advice.

Between FY 2016 through FY 2018, LASSD conducted 28 audit tests in San Marcos to determine if, and to what extent, discriminatory business practices exist in apartment rental housing and related markets. Of the 28 tests conducted in San Marcos during this time, two sites had discriminatory treatment, one based on sexual orientation and one based on race. The City also tested for familial status and disability (reasonable accommodation) but no discriminatory treatment was found. For the prior year (FY 2018 – FY 2019), all of the non-complaint based testing both onsite and over the phone resulted in “no differential treatment”. The City attributes part of this success to its annual “Crime Free Multi-Housing” training for apartment community managers.

From 2015-2020, approximately 327 San Marcos residents were provided fair housing services using CDBG funding. As part of the Housing Element, the City has set a goal of assisting 45 people with fair housing issues annually.

Although there appears to be adequate capacity to respond to the complaints made, and fair housing testing found 93 percent compliance, the Regional AI found that additional outreach and education is needed, and that fair housing testing should be accelerated.

4.2 Analysis of Available Federal, State, and Local Data and Local Knowledge

This section presents an overview of available federal, state, and local data to analyze fair housing issues in San Marcos. These data sources are supplemented with local knowledge of existing conditions in the community to present a more realistic picture of fair housing concerns in San Marcos and a more informed perspective from which to base goals, policies and programs to affirmatively further fair housing.

Integration and Segregation Patterns and Trends

The dissimilarity index is the most commonly used measure of segregation between two groups, reflecting their relative distributions across neighborhoods (as defined by census tracts). The index represents the percentage of the minority group that would have to move to new neighborhoods to achieve perfect integration of that group. An index score can range in value from 0 percent, indicating complete integration, to 100 percent, indicating complete segregation. An index number between 30 and 60 indicates moderate similarity and community segregation while an index number above 60 is considered to show high similarity and a segregated community.

There are a number of reasons why patterns of racial segregation exist (or don't exist) within a community. Some of these reasons may be institutional (discriminatory lending practices) while others can be cultural (persons of similar backgrounds or lifestyles choosing to live near one another to provide support and familiarity). As such, discussions regarding segregation are complicated and there is not a "one size fits all" approach to addressing patterns of racial segregation.

Figure 3 shows the dissimilarity between each of the identified race and ethnic groups and white population for the City of San Marcos and the San Diego metropolitan region. The White (not Hispanic or Latino) population within San Marcos makes up approximately half (54%) of the City's population. The higher scores indicate higher levels of segregation among those race and ethnic groups. The City does not have any racial or ethnic groups with scores higher than 60 (indicating high similarity and segregation). Most identified race and ethnic groups (except for "two or more races") exhibit moderate levels of dissimilarity and segregation in San Marcos (scores between 30 and 60), with most scores indicating moderate levels of segregation on the lower end of the moderate range.

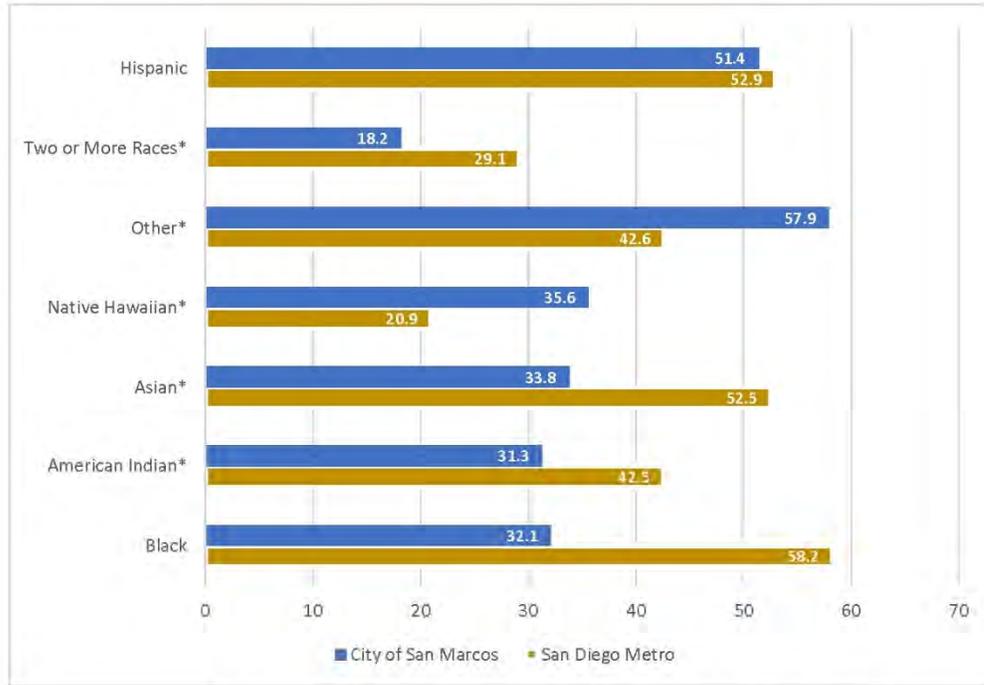
The highest levels of segregation within San Marcos are Other Races (57.9%) and Hispanic (51.4%), both of which fall within the moderate similarity and segregation range. However, it should be noted that only 40 individuals identified as "Other Race", and such a small population can unintentionally indicate a pattern of segregation that is not of significant concern. These scores correlate directly with the percentage of people within that racial or ethnic group that would need to move into a predominately white census tract in order to achieve a more integrated community. For instance, 51.4% of the Hispanic population would need to move into predominately white census tract areas to achieve "perfect" integration.

When compared to the San Diego metropolitan region, San Marcos exhibits lower levels of dissimilarity and segregation than the region as a whole, when considering the populations identifying as Hispanic, two or more races, Asian, American Indian, and Black. For the categories previously identified as showing moderate levels of segregation in San Marcos, the Hispanic dissimilarity index mirrors the region while the "Other" category is higher, although the small sample size, as previously described, makes it difficult to determine the actual implication of this indices. The Native Hawaiian (non-Hispanic) population in San Marcos exhibits a higher level of dissimilarity than in the region, however, the index is still on the low level of moderate segregation and the sample size is relatively small (119 people).

These patterns indicate that in general, San Marcos is less dissimilar and more integrated for most of

the identified racial and ethnic groups, and the community's most dissimilar community (its Hispanic population) reflects a trend seen throughout the region. This analysis suggested that patterns of segregation at the local level reflect those at the regional level as well, and that partnerships with regional agencies and advocates may be an effective way to address local issues of moderate segregation. The City has included Program 25 to help address barriers to racial and ethnic equity.

Figure 3: Dissimilarity Index with Whites, San Marcos and the San Diego Metro Region, 2019



	Black	American Indian*	Asian*	Native Hawaiian*	Other*	Two or More Races*	Hispanic
San Diego Metro	58.2	42.5	52.5	20.9	42.6	29.1	52.9
City of San Marcos	32.1	31.3	33.8	35.6	57.9	18.2	51.4

Source: Census Scope, Social Science Data Analysis Network

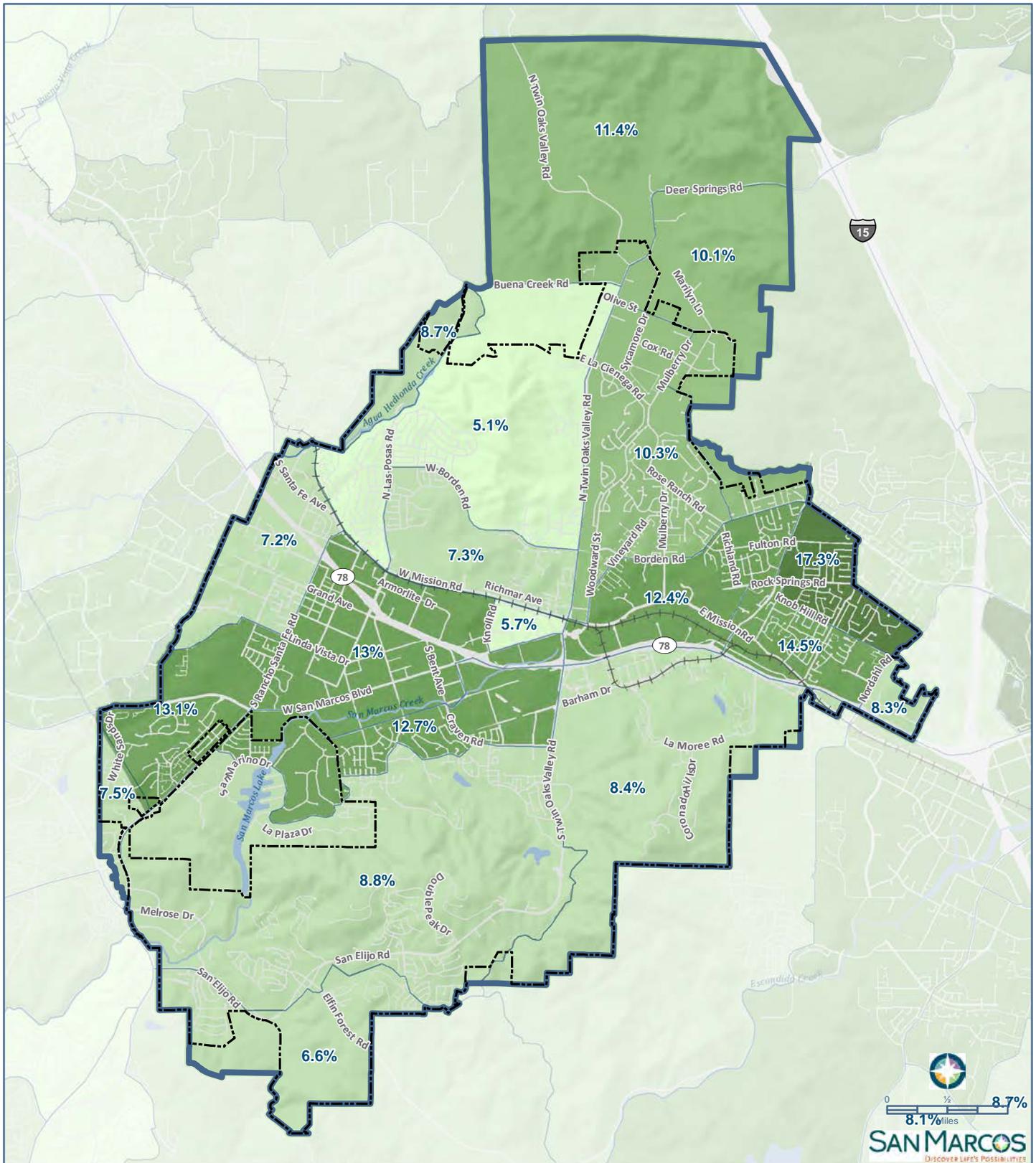
* Not Hispanic or Latino

Patterns of integration and segregation are also considered for people with disabilities, familial status, and income groups. Relying primarily on data available from the US Census, it is possible to map and consider existing patterns which may indicate historical influences and future trends. As shown in Figure 4, persons with disabilities are represented throughout the San Marcos community, with higher concentrations in areas near transit and major activity centers. The highest concentration of persons with disabilities exists in a census tract along the City's eastern boundary, north of Knob Hill Road. This area is composed primarily of single-family detached homes and the Serbian Orthodox Church, resulting in a small population size which may influence the higher percentage of persons reporting disabilities. Projects which cater to persons with disabilities are more likely to be located along transit lines and around activity centers, as reflected on Figure 4, because these facilities provide safe and secure access to facilities for persons with disabilities. More geographically isolated areas or areas with steep topography or rural terrain, like the City's southern and northern communities, are less suitable for persons with disabilities who may have impaired mobility and difficulty accessing goods and services. Based on this analysis, the City finds that there are not significant patterns of segregation impacting persons with disabilities living in San Marcos.

San Marcos is also home to a number of female-headed households, and female-headed households are located throughout the community with limited discernible patterns of segregation, as illustrated on Figure 5. In general, the more densely developed/more populated census tracts in San Marcos have more average levels of female-headed households while the less developed areas have a smaller proportion of female-headed households. There are no known historic patterns of segregation by familial status, including by household gender, which the City finds as contributing factors to continued segregation in San Marcos. Figure 5 indicates that female-headed households are located in a variety of census tracts with different incomes, access to opportunities, and resource levels.

The community's older residents, specific persons 65 years of age or older, tend to be concentrated in a few census tracts in the City's central core and along its eastern and western edges as shown in Figure 6. These areas generally correspond with the City's senior housing facilities, including age-restricted mobile home communities, which provide affordable housing options for senior residents. The City continues to find that these options are an important part of the City's housing stock and expects that senior residents will continue to choose to live in these areas as a result of the affordable home options available to them.

Patterns of moderately segregated economic wealth, as indicated by median household income, do exist in San Marcos, as illustrated on Figure 7. These patterns are largely a result of the City's development pattern, with older areas of the community with long-time homeowners having lower levels of household income when compared to the community's newer single-family developments, which require higher household incomes to purchase new homes. Census tracts with lower median household incomes are located along the western portion of Highway 78, generally north of San Marcos Boulevard and south of Mission Road. These areas have access to public transit facilities, which are an important resource for persons with limited household incomes and potentially limited access to private automobiles. These areas also include some of San Marcos' older housing stock and deed-restricted affordable units, which contribute to the pattern of economic differences between census tracts. As described throughout this Housing Element, the City is committed to supporting the development of housing affordable to lower income households in locations throughout the City and has identified sites for future growth and development which are designed to promote a more balanced and integrated pattern of household incomes.



LEGEND

- City of San Marcos
- Planning Area/Sphere of Influence
- Census Tract

Percent of Population with Disabilities

- | | | |
|---|---|---|
| 3 - 6% | 9 - 12% | 15 - 22% |
| 6 - 9% | 12 - 15% | |

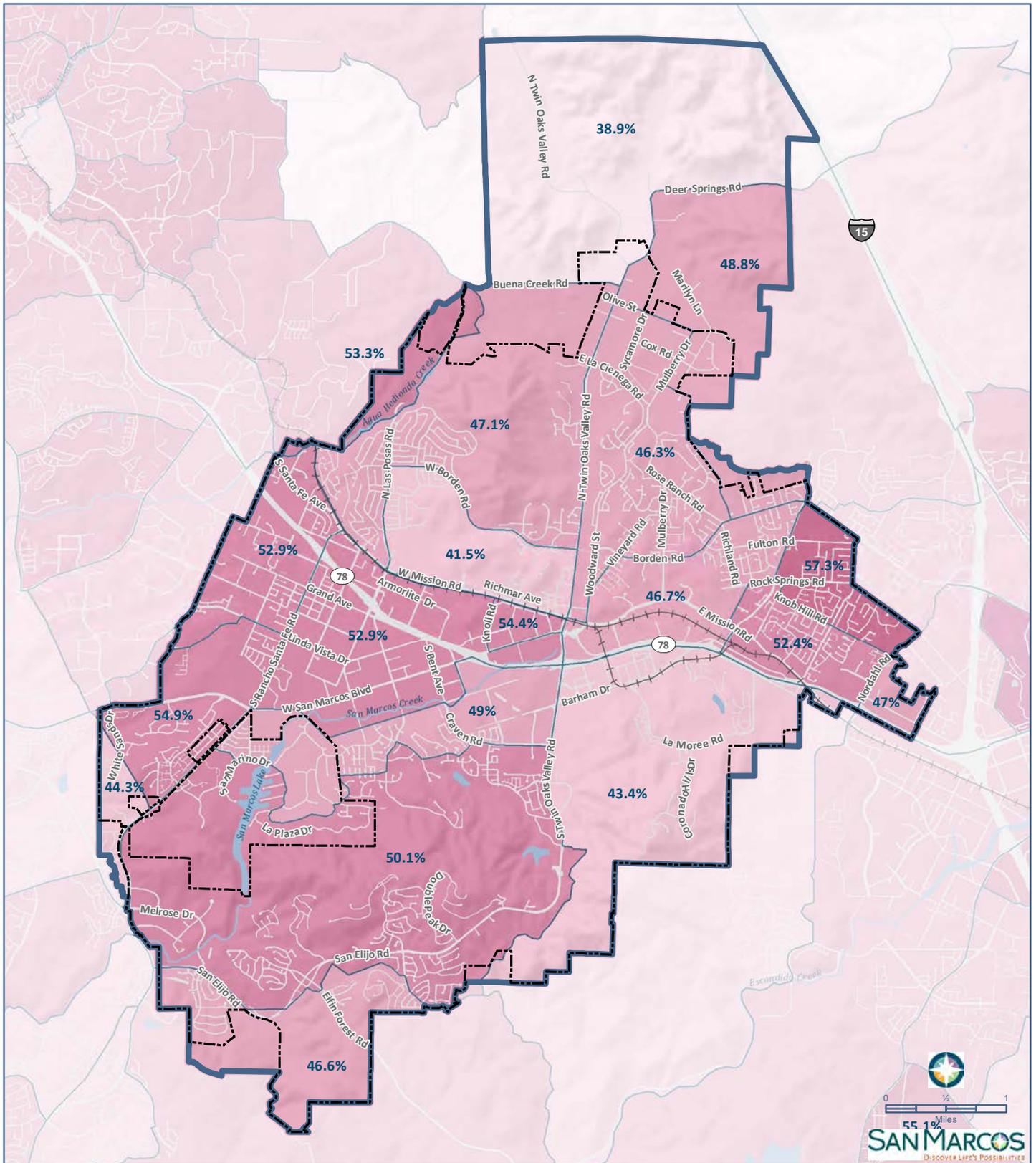
Figure 4

Proportion of Persons with Disabilities by Census Tract, San Marcos, 2019

Data sources: U.S. Census Bureau's American Community Survey (ACS) 2015-2019 5-year estimates, Table(s) B18101; City of San Marcos; SANGIS; CalAtlas. Map date: April 25, 2021.

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LEGEND

- City of San Marcos
- Planning Area/Sphere of Influence
- Census Tract Boundary

Percent of Households with Female Head-of-Household

- | | | |
|---|---|---|
| 38 - 40% | 45 - 50% | 55 - 60% |
| 40 - 45% | 50 - 55% | 60 - 66% |

Figure 5

Proportion of Female-Headed Households by Census Tract, San Marcos, 2019

Data sources: U.S. Census Bureau's American Community Survey (ACS) 5 Year 2019 table B09019; City of San Marcos; SANGIS; CalAtlas. Map date: April 26, 2021.

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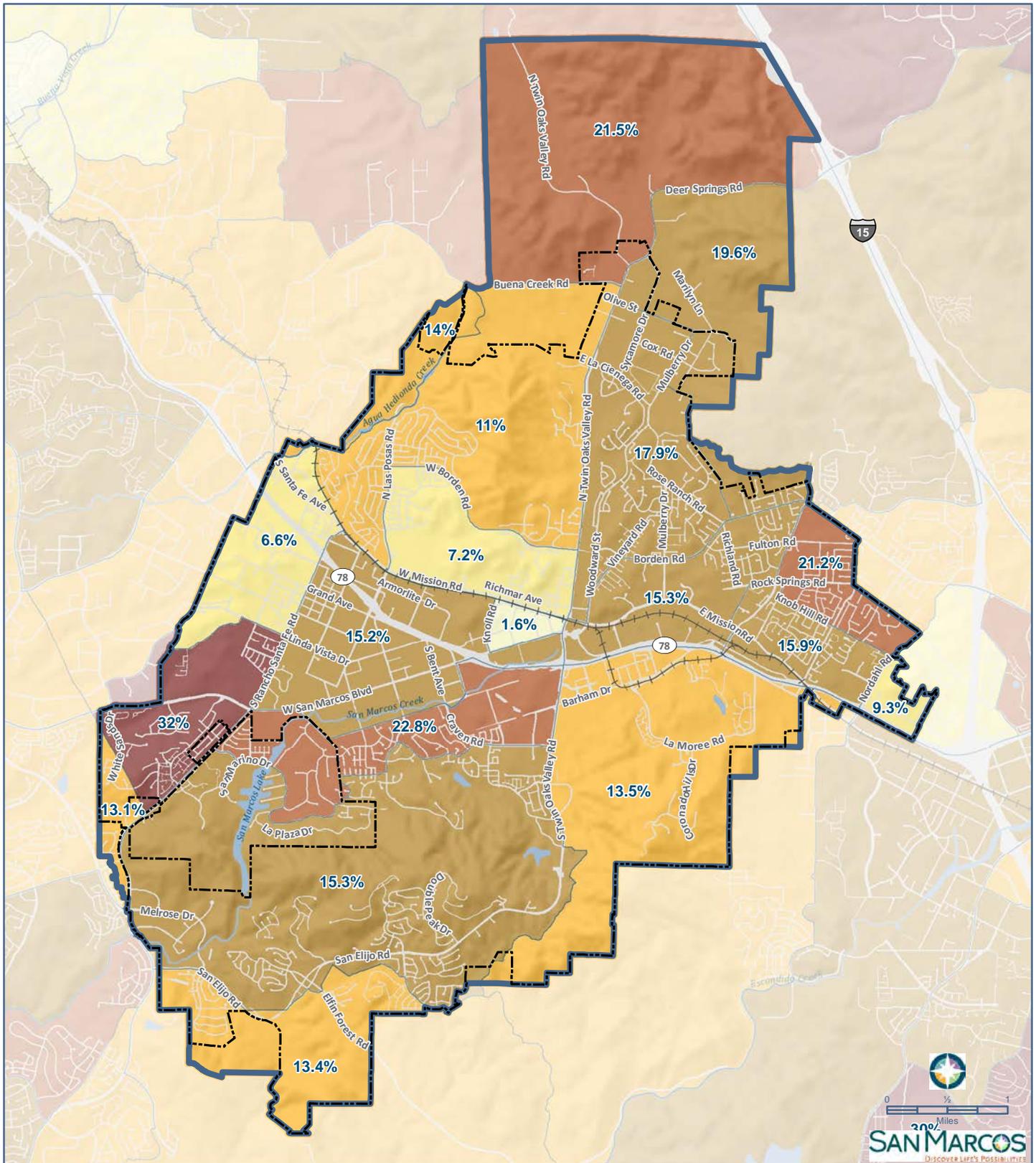


Figure 6
 Proportion of Senior Residents by Census Tract, San Marcos, 2019

LEGEND

City of San Marcos	Planning Area/Sphere of Influence	Census Tract
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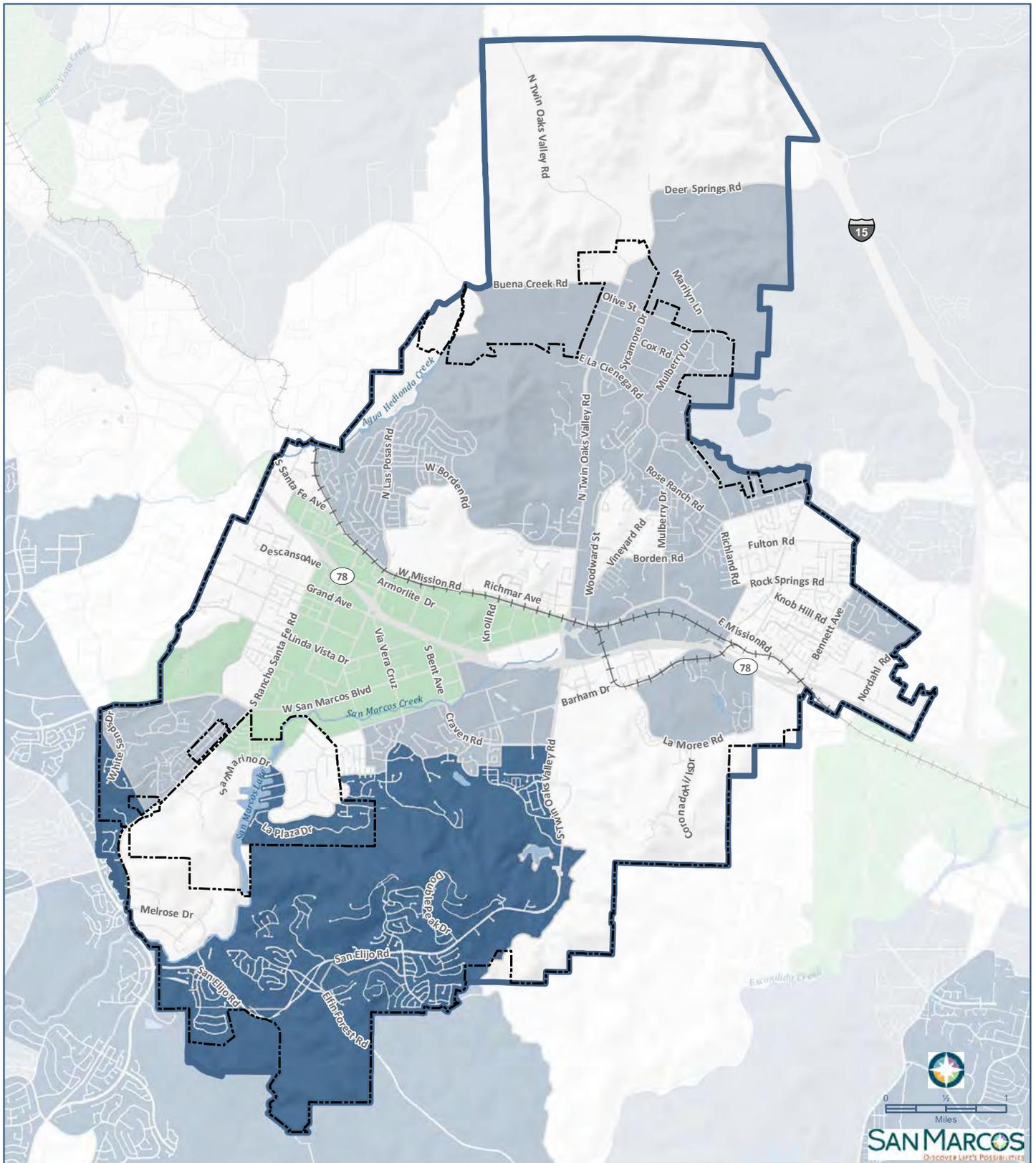
Percent of Population Age 65+

< 5%	10 - 15%	20 - 25%
5 - 10%	15 - 20%	> 25%

Data sources: U.S. Census Bureau's American Community Survey (ACS) 2015-2019 5-year estimates, Table(s) B01001; City of San Marcos; SANGIS; CalAtlas. Map date: April 25, 2021.

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LEGEND

- City of San Marcos
 - Planning Area/Sphere of Influence
- 2020 USA Median Household Income by Census Block Group
- | | | |
|---|--|---|
| \$0 - 12,400 | \$48,600 - 84,800 | \$121,000 - 200,100 |
| \$12,400 - 48,600 | \$84,800 - 121,000 | |

Figure 7

Median Household
Income by Census
Tract

Data sources: Esri, US Census Bureau, Infogroup; City of San Marcos; SANGIS; CalAtlas. Map date: April 25, 2021.

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Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)

To assist communities in identifying racially/ethnically concentrated areas of poverty (RECAPs), HUD has developed a census tract-based definition of RECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: RECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a RECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

The 2020 AI performed an analysis of RECAPs within San Diego County and found small pockets within certain jurisdictions, including in small sections of Escondido, El Cajon, La Mesa, Lemon Grove, National City, and Chula Vista. Additionally, larger RECAP clusters are evident in the central/southern areas of the City of San Diego. However, no RECAPs were identified in the City of San Marcos, although the City does have some small areas of concentrated poverty rates between 13.4% and 26.8%, located generally in San Marcos' most eastern and western neighborhoods. Further analysis using the U.S. Department of Housing and Urban Developments RECAP GIS mapping tool confirms that all census tracts within San Marcos have a RECAP value of 0, indicating that the census tracts within San Marcos do not meet the defined parameters for a racially or ethnically concentrated area of poverty as defined by HUD.

Disparities in Access to Opportunity

The UC Davis Center for Regional Change and Rabobank, N.A. partnered to develop the Regional Opportunity Index (ROI) intended to help understand social and economic opportunity in California's communities. The goal of the ROI is to help target resources and policies toward people and places with the greatest need to foster thriving communities. The ROI integrates a variety of data topics, including education, economic development, housing, mobility, health/environment, and civic life, and "maps" areas of potential investment by identifying specific areas of urgent need and opportunity. The ROI relies on many of the same data sources analyzed in the Housing Element, including the American Community Survey (ACS), the Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employment Statistics (LODES) data, the California Department of Education, the California Department of Public Health, among others (data points are from 2014).

There are two ROI "maps"; the "people" ROI illustrates the relative measure of the **people's** assets in education, the economy, housing, mobility/transportation, health/environment, and civic life) while the "place" ROI illustrates the relative measure of a **place's** assets in those same categories. The tool analyzes different specific indicators for each of the six data topics, as summarized in Table 43 below.

Table 43: Regional Opportunity Index (ROI) Data Points

	People-Based Data Points	Place-Based Data Points
Education	<ul style="list-style-type: none"> Elementary School Truancy English Proficiency Math Proficiency College Educated Adults 	<ul style="list-style-type: none"> High School Discipline rate Teacher Experience UC/CSU Eligible High School Graduation Rate
Economic Development	<ul style="list-style-type: none"> Minimum Basic Income Employment Rate 	<ul style="list-style-type: none"> Bank Accessibility Job Quality Job Growth Job Availability
Housing	<ul style="list-style-type: none"> Housing Cost Burden Homeownership 	<ul style="list-style-type: none"> Housing Affordability Housing Adequacy
Mobility	<ul style="list-style-type: none"> Internet Access Commute Time Vehicle Availability 	<ul style="list-style-type: none"> N/A
Health/Environment	<ul style="list-style-type: none"> Years of Life Lost Births to Teens Infant Health 	<ul style="list-style-type: none"> Air Quality Health Care Availability Access to Supermarket Prenatal Care
Civic Life	<ul style="list-style-type: none"> English Speakers Voting Rates 	<ul style="list-style-type: none"> Neighborhood Stability US Citizenship

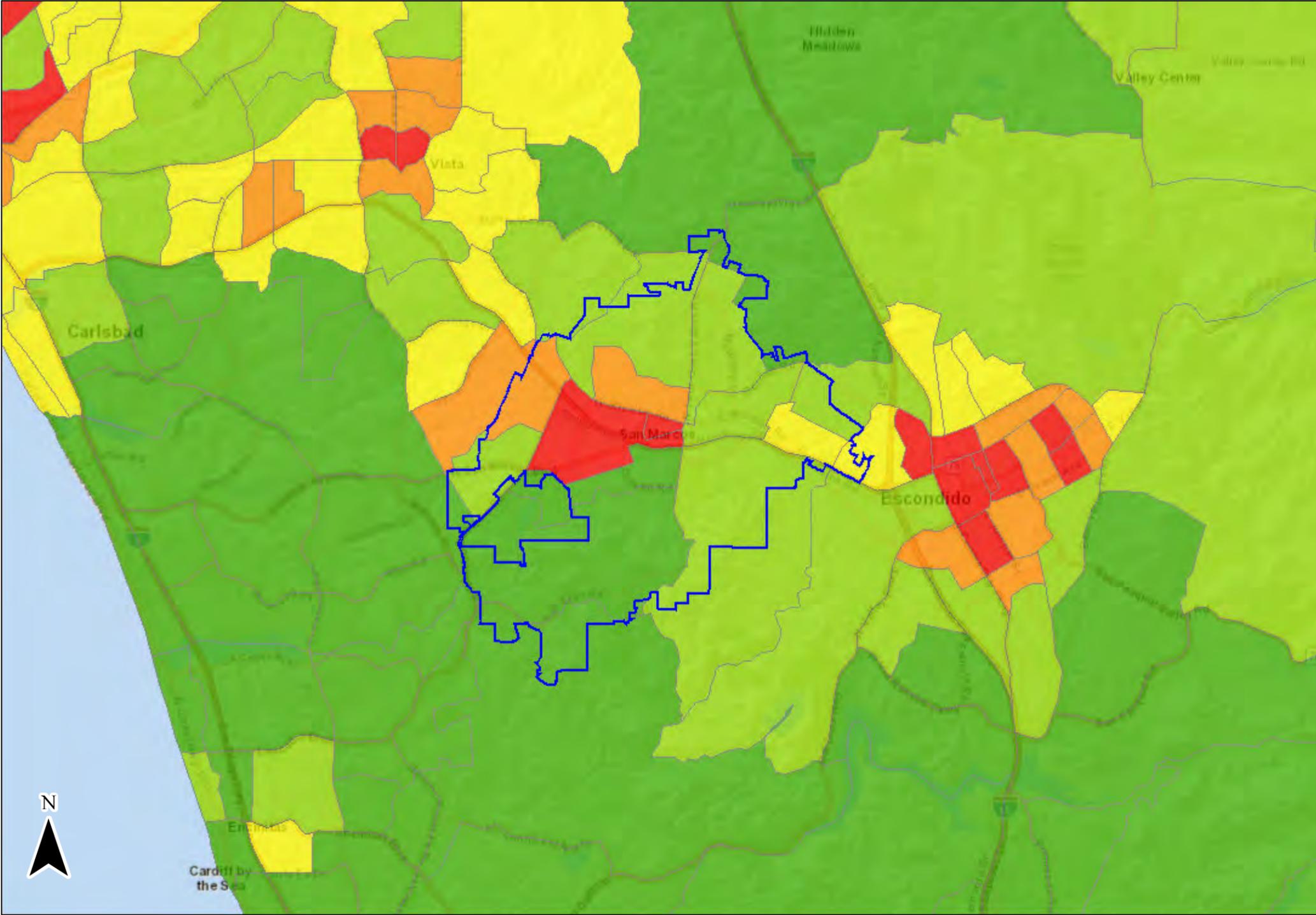
Source: UC Davis Center for Regional Change, 2020

As shown in Figures 8 and 9, San Marcos has a range of opportunity levels throughout the community with slight differences between the relative measure of people-based assets versus place-based assets, with place-based opportunities scoring slightly better than people-based opportunities. In general, most census tracts are shown to have average (yellow) to high (green) levels of opportunity, which indicates positive access to opportunities across the six data topics. However, in terms of **people’s** assets, there are four census tracts which indicate lower levels of opportunity (shown in orange and red), and in terms of the **place’s** assets, there is one census tract which indicates a lower level of opportunity (shown in orange). The higher and lower levels of opportunity for these four census tracts, by indicator, are summarized in Table 44.

Figure 8: People-Based Opportunities, San Marcos, 2014

Description

The Regional Opportunity Index (ROI): People is a relative measure of people's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life.



Legend

Regional Opportunity Index: People

- Some data not available
- Lowest Opportunity
-
-
- Highest Opportunity

Date: 1/26/2021

<https://interact.regionalchange.ucdavis.edu/roi/>



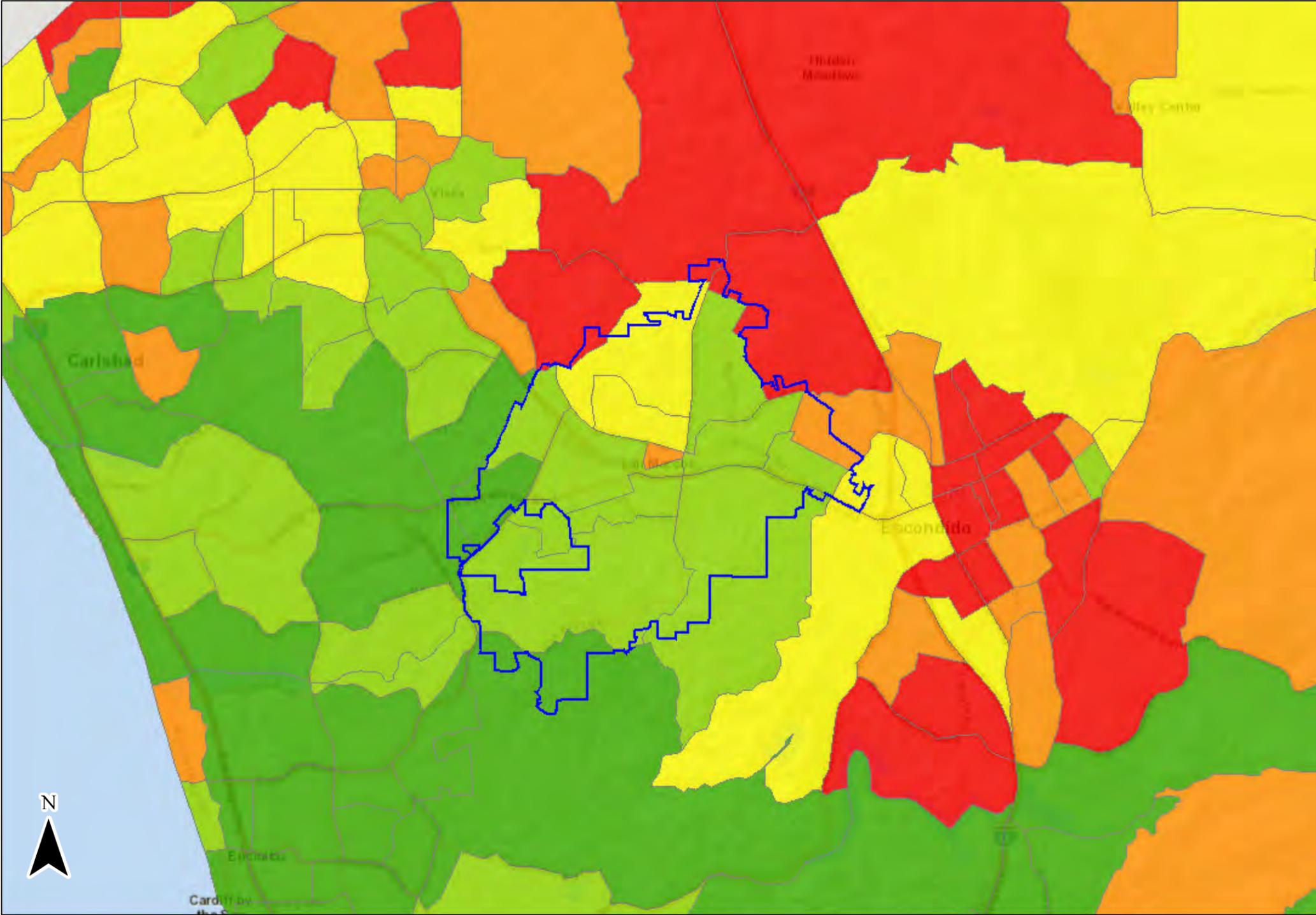
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Figure 9: People-Based Opportunities, San Marcos, 2014

Description

The Regional Opportunity Index (ROI): Place is a relative measure of an area's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life.



Legend

Regional Opportunity Index: Place

- Some data not available
- Lowest Opportunity
-
-
-
- Highest Opportunity

Date: 1/26/2021

<https://interact.regionalchange.ucdavis.edu/roi/>



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Table 44: People-Based Regional Opportunity Index (ROI) Low and Lowest Opportunity Census Tracts, San Marcos

Census Tract	Opportunity Level	Average or Higher Opportunities	Lower Opportunities
06073020029	Lowest Opportunity	<ul style="list-style-type: none"> • Health/Environment • Mobility/Transportation • Education 	<ul style="list-style-type: none"> • Civic Life • Housing • Economy
06073020028	Lowest Opportunity	<ul style="list-style-type: none"> • Mobility/Transportation 	<ul style="list-style-type: none"> • Civic Life • Health/Environment • Housing • Economy • Education
06073020021	Low Opportunity	<ul style="list-style-type: none"> • Mobility/Transportation • Economy • Education 	<ul style="list-style-type: none"> • Civic Life • Health/Environment • Housing
06073020018	Low Opportunity	<ul style="list-style-type: none"> • Mobility/Transportation • Education 	<ul style="list-style-type: none"> • Civic Life • Health/Environment • Housing • Economy

Source: UC Davis Center for Regional Change, 2020 (using 2014 data points)

Table 45: Place-Based Regional Opportunity Index (ROI) Low Opportunity Census Tract, San Marcos

Census Tract (Place)	Opportunity Level	Average or Higher Opportunities	Lower Opportunities
06073020028	Low Opportunity	<ul style="list-style-type: none"> • Economy • Education 	<ul style="list-style-type: none"> • Civic Life • Health/Environment • Housing

Source: UC Davis Center for Regional Change, 2020 (using 2014 data points)

The results of this analysis indicate that for those census tracts with lower-levels of people-based opportunities, the most significant issues revolve around civic life (lower levels of English speakers and voting rates), housing (lower levels of homeownership and higher cost burdens), the health/environment (air quality, access to health care and supermarkets, and prenatal care), and the economy (households making the minimum basic income and low employment rates). It is possible that some of these characteristics are more closely tied to the City’s student population, and not indicative of the City’s non-student residents, but these issue areas highlight specific concerns that the City will consider when reviewing and establishing policies, programs, and funding.

When considering place-based opportunities, which the City arguably has more control over, the City of San Marcos fares very well, and only one census tract has a low level of place-based opportunity as described in Table 45. For this census tract, which is in the central area of the City just north of Highway 78, there appears to be limited opportunities related to civic life, health/environment, and housing. Upon a deeper dive into the data, the most pressing civic life issue is a low rate of US Citizenship, which is an issue largely outside the City’s ability to influence. In regards to health and the environment, the concerns relate to access to health care and supermarkets and adequate prenatal care, which can help inform the City’s land use planning decisions. This census tract also has low levels of housing affordability and housing adequacy, however, the data states that these estimates have a high degree of uncertainty for this census tract given its size. It should also be noted that this census tract is the

most densely populated in San Marcos, with a population density of 21,179 persons per square mile. The relationship between population density and access to people- and place-based opportunities is evaluated by UC Davis Center for Regional Change as part of its research, and this relationship tends to present itself throughout the State. For this reason, it will continue to be important for the City of San Marcos to pay particular attention to those neighborhoods with existing or projected higher levels of population density to ensure that residents in those locations continue to have access to the opportunities the rest of San Marcos enjoys.

In order to better understand access to opportunities for protected classes (persons with disabilities, race, familial status), this section considers potential patterns of isolation and segregation presented in the prior section against the Regional Opportunity Index (people and place) discussed here.

As shown in Figure 4 and previously discussed, persons with disabilities are located throughout the community. The census tract with the most significant percentage of its population reporting a disability is located in an area of moderate levels of people-based opportunities and lower levels of place-based opportunities. However, many other census tracts with higher-than-average levels of persons with disabilities are located in areas with varying resource levels, including moderate- to high-levels of people-based and place-based opportunities. There does not seem to be a correlation between where persons with disabilities are located and lower levels of opportunity.

As shown in Figure 5 and previously discussed, female-headed households are prevalent throughout the community and generally represent 40-50% of households in all census tracts, with slightly higher levels in the city's more dense/populated census tracts. The census tract with the highest number of female-headed households is the same census tract that has the highest proportion of persons with disabilities, and access to people-based opportunities is high and access to place-based opportunities is moderate. Given that there is no discernable pattern of segregation associated with female-headed households, there does not seem to be a relationship between where female-headed households are more likely to be located and specific resource levels.

As shown in Figure 6 and previously discussed, there are patterns of isolation/segregation based on resident age, but this is due to the physical location of senior living facilities, including age-restricted mobile home communities, in the City. In other words, it should be expected that there are areas where the City's senior population are more likely to congregate, because that is where the appropriate affordable housing options are located for this specific demographic. The census tract with the highest levels of senior residents is located along the City's western boundary and includes many of the City's affordable age-restricted mobile home communities. This census tract is identified as having high people-based opportunity levels and the highest place-based opportunity levels. In general, the other census tracts showing higher-than-average levels of senior residents also have high or highest people- and place-based opportunities.

Concentrations of the City's Hispanic and nonwhite populations are shown and discussed later in this Chapter, in Figures 12 and 13, respectively. In addition to showing patterns of racial concentration, these Figures also identify candidate housing sites in relation to patterns of racial concentration and illustrate that access to people- and place-based opportunities is most likely to be correlated with patterns of racial concentration versus the other classes discussed earlier in this section. The lowest levels of access to people-based opportunity are consistent with those census tracts with the highest concentration of Hispanic and nonwhite residents. In addition, while the vast majority of San Marcos exhibits moderate or better levels of access to place-based opportunity, one of two census tracts with lower-levels of opportunity (located in the City's central core) is also a census tract with the highest concentration of Hispanic and nonwhite residents. However, this pattern does not apply to all census

tracts with high concentrations of Hispanic and nonwhite residents; there are census tracts with high levels of racial concentration but with moderate access to people-based opportunity (which San Marcos as a whole generally scores lower on when compared to place-based opportunities) and high or highest levels of access to place-based opportunities. So while this pattern warrants further study and could necessitate focused investment, the pattern is not consistent and areas with high concentrations of Hispanic and nonwhite residents still have access to a variety of resources, consistent with the patterns seen citywide.

2021 TCAC/HCD Opportunity Area Map

Additionally, the Department of Housing and Community Development together with the California Tax Credit Allocation Committee established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task force developed the 2021 TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The Task force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force's methodology, the tool allocates the 20 percent of the tracts in each region with the highest relative index scores to the "Highest Resource" designation and the next 20 percent to the "High Resource" designation. Each region then ends up with 40 percent of its total tracts as "Highest" or "High" resource. These two categories are intended to help State decision-makers identify tracts within each region that the research suggests low income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. The remaining tracts are then evenly divided into "Low Resources" and "Moderate Resource". As shown in Figure 10, the majority of San Marcos is classified as the "moderate resource" designation, two census tracts are identified as "high resource" and one census tract (San Elijo Hills) is identified as the "highest resource".

HUD developed the opportunity indicators to help inform communities about disparities in access to opportunity, the scores are based on nationally available data sources and assess resident's access to key opportunity assets in the City. Table 46 provides the index scores (ranging from zero to 100) for the following opportunity indicator indices:

- Low Poverty Index: The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. *The higher the score, the less exposure to poverty in a neighborhood.*
- School Proficiency Index: The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. *The higher the score, the higher the school system quality is in a neighborhood.*
- Labor Market Engagement Index: The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. *The higher the score, the higher the labor force participation and human capital in a neighborhood.*
- Transit Trips Index: This index is based on estimates of transit trips taken by a family that meets the following description: a three-person single-parent family with income at 50% of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). *The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.*
- Low Transportation Cost Index: This index is based on estimates of transportation costs for a family that meets the following description: a three-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. *The higher the index, the lower the cost of transportation in that neighborhood.*
- Jobs Proximity Index: The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. *The higher the index value, the better the access to employment opportunities for residents in a neighborhood.*
- Environmental Health Index: The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. *Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census blockgroup.*

Opportunity indicators included in the AI also showed that each race and ethnicity in the City had relatively consistent access to opportunity as seen in Table 46; however, across most race and ethnicity categories, the labor market index and environmental health index hover around values between 30 and 50, indicating that these areas should receive special attention to ensure that the opportunity levels do not dip lower into the lowest quadrant (25 or lower), which could indicate some more systemic issues related to opportunity access. As such, the analysis indicates that access to opportunity is not a substantial issue within San Marcos at this time, and does not appear to be significantly influenced by race or ethnicity.

Table 46: Opportunity Indicators by Race/Ethnicity – Entitlement Jurisdictions

Race/ Ethnicity	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White*	51.24	80.36	44.17	86.26	58.76	57.85	47.26
Black*	47.23	75.73	40.45	87.51	61.71	56.39	43.82
Hispanic	43.10	65.37	34.64	89.92	65.89	49.74	36.64
Asian or Pacific Islander*	45.83	78.76	44.33	86.13	58.59	55.01	47.72
Native American*	50.14	72.69	40.00	88.08	63.59	54.76	41.49
Population Below Federal Poverty Line							
White*	46.98	76.51	41.72	86.81	61.55	54.93	44.75
Black*	48.95	72.59	41.78	89.36	63.89	52.96	41.71
Hispanic	36.20	58.52	33.06	91.14	69.37	45.58	33.97
Asian or Pacific Islander*	40.97	63.27	34.36	90.16	69.26	58.82	34.83
Native American*	58.46	86.70	44.35	86.76	64.26	69.49	47.15

Source: San Diego Regional Analysis of Impediments to Fair Housing Choice (2020)

4.3 Discussion of Disproportionate Housing Needs

The analysis of disproportionate housing needs within San Marcos evaluated existing housing need, need of the future housing population, and units within the community at-risk of converting to market-rate (of which there are none).

Future Growth Need

The City's future growth need is based on the RHNA production of 728 very-low and 530 low income units within the 2021-2029 planning period. Figure 11 shows that both existing and proposed affordable units are well dispersed throughout the community and do not present a geographic barrier to obtaining affordable housing. Appendix A of this Housing Element shows the City's ability to meet its 2021-2029 RHNA need at all income levels. This demonstrates the City's ability to accommodate the anticipated future affordable housing needs of the community.

Existing Need

As described earlier in this Background Report, the City has a strong history of providing housing for lower-income households in San Marcos. As recorded in the County AI, San Marcos has 1,729 rent restricted units, representing approximately 5.4% of the City's housing stock and 4.4% of the County's entire stock of rent-restricted units. In fact, San Marcos has the second highest number of rent-restricted units per 500 housing units (26.9) in the County, only after National City (60.7). The City is proud of meeting the needs of its existing residents but continues to identify and implement meaningful housing programs to expand opportunities for lower-income households throughout San Marcos, including by continuing to implement its Inclusionary Housing requirement, which requires 15% of all dwelling units to be reserved as affordable for low and moderate income households (exclusive of student housing) or payment of an in-lieu fee toward future development of affordable housing.

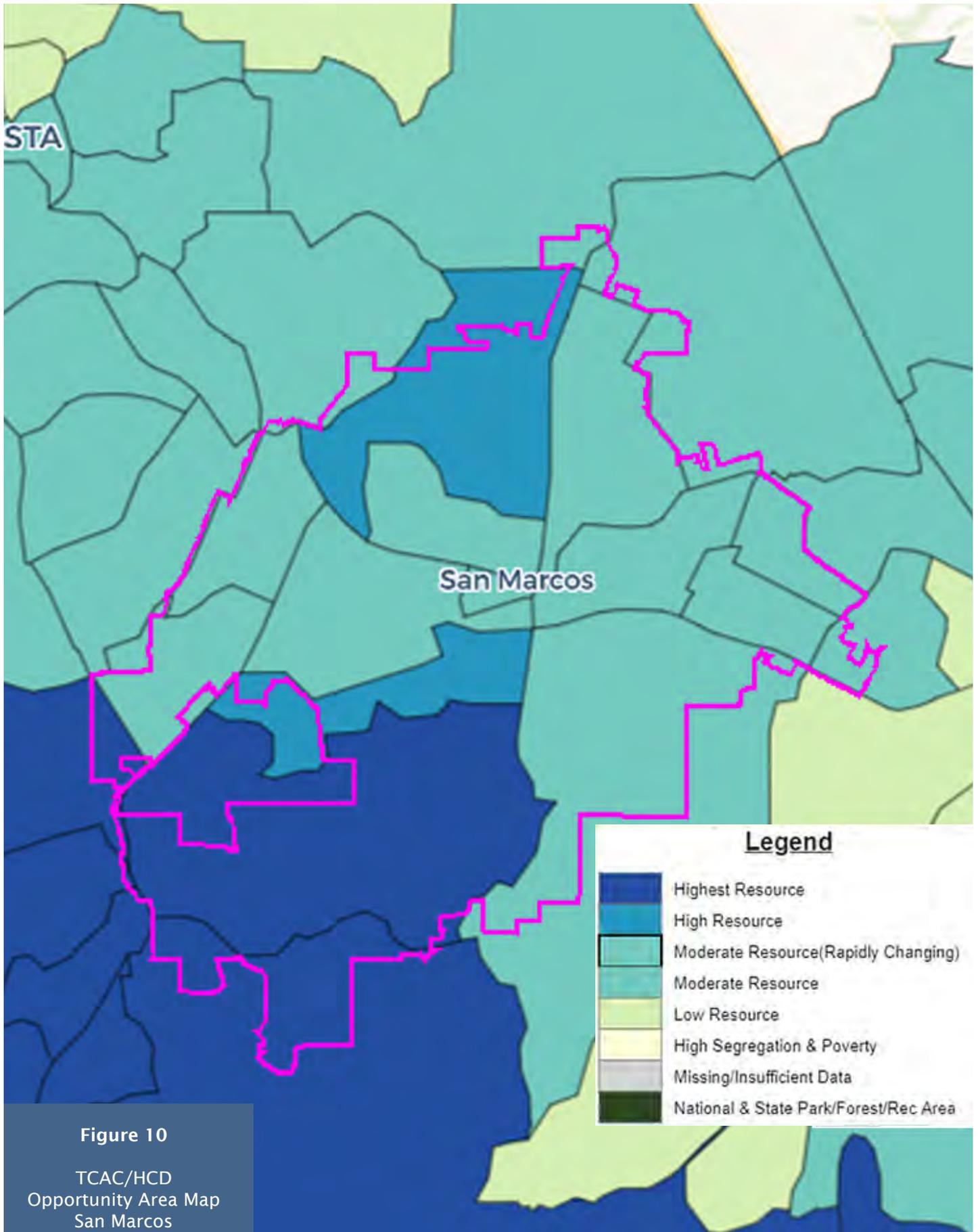
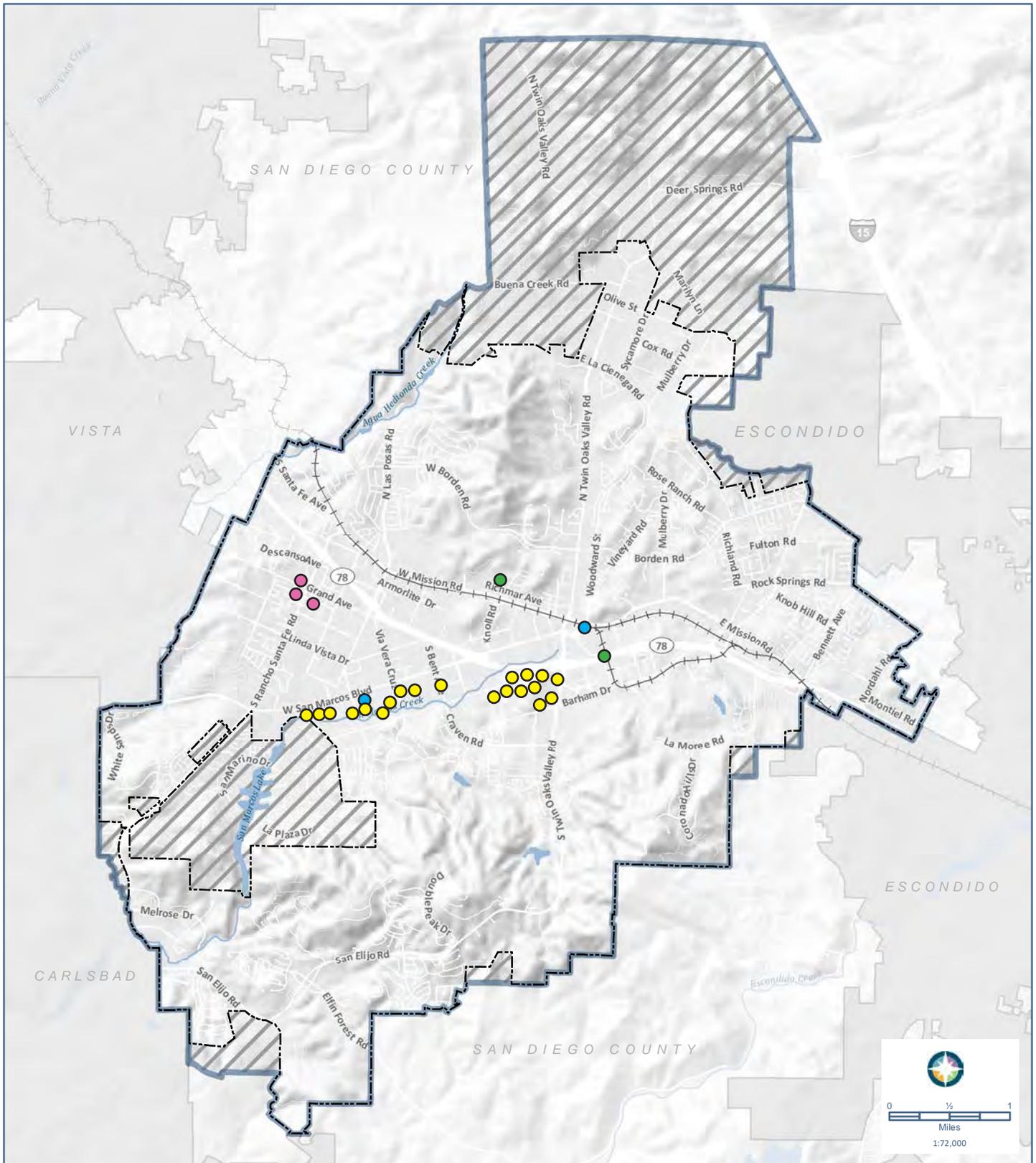


Figure 10

TCAC/HCD
Opportunity Area Map
San Marcos
2019

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LEGEND

- City of San Marcos
- Planning Area/Sphere of Influence
- Areas within the Planning Area/Sphere of Influence
- Neighboring City
- Unincorporated San Diego County
- + Lake or Pond
- ~ Creek
- + + + Railroad
- Deed-Restricted Units (General)
- Deed-Restricted Units (Senior Mobile Home)
- Other Affordable Units
- Proposed Deed-Restricted Units
- Other Proposed Affordable Units
- Vacant Mixed Use Specific Plan Areas
- Vacant Mixed Use 1 Areas

Figure 11

Existing and Proposed Housing Affordable to Lower Income Households

Data sources: SANGIS; CalAtlas. Map date: April 14, 2020.

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4.4 Displacement Risk

As previously discussed, there are no deed-restricted affordable units currently at-risk of converting to market-rate within the next 30 years. The vast majority of the City's affordable housing stock was constructed in response to the City's inclusionary housing requirements, and these units have an expiration date in the 2060s or 2070s. The City also has a number of units which are affordable to lower-income families but are not deed-restricted. As described in Section 6 of this Background Report, the City plans to accommodate the vast majority of its 2021-2029 RHNA on vacant parcels already zoned for residential development, with a focus on new development in the City's Creek District and University District, which have good access to transit, amenities, and programmed infrastructure improvements. There are two Proposed Developments identified as contributing towards meeting the City's RHNA—Mariposa (Phase 2) and TPC Housing—which propose to demolish dilapidated existing apartment complexes and replace them with deed-restricted affordable units in surplus of the number of units demolished. Based on the net addition of deed-restricted affordable units at these locations, there is not a significant displacement risk associated with the City's current affordable housing stock.

The City recognizes that even though it has identified sufficient vacant land to accommodate its RHNA at all income levels, there is still the potential for economic displacement because of new development and investment. This “knock-on” effect can occur at any time, and it can be challenging for the City to predict market changes and development patterns which have the potential to impact rental rates and sales prices for housing units available in the marketplace. To date, the City has no evidence that new development (affordable or market-rate) has resulted in economic displacement. However, the City appreciates the possibility that economic displacement might occur in the future and has developed Program 24 to study and address potential issues related to displacement.

The City has also considered the risk of displacement specifically for protected classes, including persons with disabilities, female-headed households, seniors, and nonwhite residents (as discussed previously throughout Section 4 of this Background Report). The highest levels of persons with disabilities, seniors, and female-headed households are not located in areas where no residential development is planned, and the risk of displacement to these groups (like to the City's lower-income residents) is low. However, some future housing sites are located in areas with high levels of Hispanic and nonwhite residents, and these groups appear to be more vulnerable to potential future displacement. As discussed above, Program 24 has been included in the City's Housing Plan to study and address issues related to future displacement, and the City remains committed to maintaining its existing affordable housing stock, which includes deed-restricted affordable units throughout the City, including in the census tracts with high levels of Hispanic and nonwhite residents.

To the extent that future development occurs in areas where there is existing housing, all housing must be replaced according to SB 330's replacement housing provisions (Government Code Section 66300). SB 330 also provides relocation payments to existing low income tenants. The State has also adopted just cause eviction provisions and statewide rent control to protect tenants from displacement.

The City is committed to making diligent efforts to engage underrepresented and disadvantaged communities in studying displacement. Programs 23, 24, and 25 detail efforts the City will take to engage these communities during the planning period.

4.5 Assessment of Contributing Factors to Fair Housing Issues in San Marcos

The AI identifies the following regional impediments to fair housing within jurisdictions in San Diego County:

- Fair housing information needs to be disseminated through many media forms to reach the targeted groups.
- Hispanics and Blacks continue to be under-represented in the homebuyer market and experience large disparities in loan approval rates. This is a particular issue in San Marcos.
- County Housing Choice Voucher holders tend to be concentrated in El Cajon and National City.
- Concentrations of disabled residents can be seen throughout North County, including the City of San Marcos, and in southern areas of the City of San Diego.
- Housing choices for special needs groups, especially persons with disabilities and seniors, are limited.
- Fair housing enforcement activities, such as random testing, are limited.
- Patterns of poverty concentration exist in the region, including in San Marcos, although the large student population may contribute to poverty concentration in the City.
- Patterns of racial and ethnic concentration exist in the region, including in San Marcos, although there are no racially or ethnically concentrated areas of poverty in San Marcos.

This section of the Background Report outlines the recommended actions to address the regional impediments in San Diego County. The Housing Element programs incorporate these recommended actions as they relate to San Marcos. The AI also identified jurisdiction-specific impediments. The AI identified the following impediments specific to San Marcos: the need for the City to update its ordinances to be consistent with legislation adopted in 2019-2020 regarding density bonuses, accessory dwelling units, low barrier navigation centers, transitional/supportive housing, and farmworker employee housing; some of these amendments are already underway and the City's Housing Plan includes Program 21 to adopt any additional required ordinance changes.

The analysis above regarding other fair housing issues within San Marcos yielded the following results:

- The City does not have any racial or ethnic groups that score higher than 60 on the dissimilarity index, indicating that while there are racial and ethnic groups with higher levels of segregation than others within San Marcos (notably "Other Races" and "Hispanic" groups), none meet the standard set to identify segregated groups.
- The City does not have any racially or ethnically concentrated census tracts (RECAPs) as identified by HUD. This indicates that there are no census tracts within San Marcos with a non-white population of 50 percent or more or any census tracts that have a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area.
- The UC Davis Regional Opportunity Index shows that the majority of residents within San Marcos have average- to high-levels of access to opportunity throughout the majority of the City, with four census tracts showing lower people-based access to opportunity and one census tract showing lower place-based access to opportunity. Based on the data used to identify opportunity access, the City has varying degrees of ability to influence the trajectory of the indicator (for example, low rates of US citizenship result in a lower opportunity assessment for

place-based civic life). The City accommodates a significant portion of its RHNA in areas planned for mixed-use development, where new residential development can be supported by easy access to goods and services (like supermarkets and financial institutions), and the introduction of new mixed-use development into areas where these challenges exist can expand opportunities for existing residents.

- Analysis of the TCAC/HCD opportunity Area Maps show that three census tracts in San Marcos are classified with either the “High Resource”, or “Highest Resource” designation, and the remaining tracts are classified as “Moderate Resource”. This indicates that the three census tracts designated as “High Resource” or “Highest Resource” are within the top forty percent in the region in terms of areas that lower-income residents may thrive if given the opportunity to live there.
- The City has demonstrated the ability to meet the anticipated future affordable housing needs of the community through the designation of sites to meet the very-low and low income RHNA need (Section 6 of the Background Report) and Programs 1 and 2 address the City’s ability to meet the 6th Cycle RHNA allocation and outline the mechanism to ensure continued compliance for the duration of the planning period. Existing deed-restricted affordable units are located throughout the community and new accessory dwelling unit production throughout the City will result in new development affordable to a variety of income levels. The City plans to accommodate its very low and low income RHNA need in key planned growth areas located near transit facilities and adjacent to major infrastructure projects, to ensure adequate access to goods, facilities and jobs, while promoting mixed-use development to reduce vehicle miles travels, improve air quality, and create a more equitable jobs-housing balance. The relationship between existing affordable units and comprehensively planned growth on vacant parcels in Specific Plan areas allows the City to minimize displacement and improve access to opportunities for existing and future residents.
- There are no existing affordable units at-risk of converting to market-rate within the next 30 years. Program 16 addresses monitoring of at-risk units within the City over the planning period.

4.6 Analysis of Sites Pursuant to AB 686

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA (provided in Section 6), but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

It should also be noted that in addition to those sites identified to accommodate the City's RHNA, the City of San Marcos has an Inclusionary Housing Ordinance to foster development of affordable housing throughout the community, in all census tracts and at all income levels. The Inclusionary Housing Ordinance requires all developers of new for-sale housing units to either provide 15% of those units at affordable prices or pay an in-lieu fee (this requirement stipulates a 55-year affordability term). There are four affordability ranges required to accommodate the 15% inclusionary requirement:

- Extremely Low Income 20%
- Very Low Income 20%
- Low Income 35%
- Moderate Income 25%

San Ellijo Hills, a TCAC designated High Resource Area, has multiple developments that provide affordable housing options because of the Inclusionary Housing Ordinance. Though developers do have an option to pay an in-lieu fee as opposed to offering affordable housing units/homes, those funds are put back into funding affordable housing projects. Because of the Inclusionary Housing Ordinance, there are affordable housing options in all areas of the City of San Marcos. While this analysis of sites pursuant to AB 686 focused on those specific sites identified in the Housing Element to accommodate the City's RHNA, it can be expected that additional affordable development will continue to occur at locations throughout the community at levels consistent with the City's Inclusionary Housing Ordinance, which strives to create integrated neighborhoods with diverse incomes, races, ethnicities, and backgrounds, significantly affirmatively furthering fair housing in San Marcos and the region.

Segregation/Integration

Figure 12 shows the proposed candidate sites to meet the very-low and low income RHNA for San Marcos in relation to the location of residents of Hispanic origin. As shown, both existing affordable units and proposed very-low and low income RHNA candidate sites are well dispersed throughout the city with sites located within each quintile represented in the figure. Figure 12 shows the following findings:

- 23 proposed sites (totaling 1,120 potential units or 89% of the total very-low and low RHNA need allocation) are located within census tracts that have a percentage of the population that is Hispanic below 28.18%; these proposed sites are part of the University District Specific Plan and proposed TPC Housing Project
- 28 proposed sites (totaling 669 potential units or 53% of the total very-low and low RHNA need allocation) are located within census tracts that have a percentage of the population that is Hispanic between 47.8% and 71.5%; these proposed sites are part of the Creek District Specific Plan and the City's Mixed Use 1 zoning district
- 2 proposed sites (totaling 38 potential units or 3% of the total very-low and low RHNA need allocation) are located within census tracts that have a percentage of the population that is Hispanic between 71.5 and 100%; these proposed sites are part of the City's Mixed Use 1 zoning district

The data shows that the proposed candidate sites to meet the very-low and low income RHNA need are dispersed throughout the community and do not disproportionately impact areas with larger concentrations of the Hispanic population, and no units to meet the very-low or low income RHNA need are located in the one census tract with the highest proportion of residents of Hispanic origin.

Figure 13 shows location of existing and proposed affordable units within San Marcos in comparison with census data showing the percentage of the population within each census tract that is non-white. Figure 13 shows the following findings:

- 23 proposed sites (totaling 1,120 potential units or 89% of the total very-low and low RHNA need allocation) are located within census tracts that have a percentage of the population that is non-white less than 37%; these proposed sites are part of the University District Specific Plan and proposed TPC Housing Project.
- 30 proposed sites (totaling 707 potential units or 56% of the total very-low and low RHNA need allocation) are located within census tracts that have a percentage of the percentage of the population that is non-white between 69% and 78%; these proposed sites are part of the Creek District Specific Plan and the City's Mixed Use 1 zoning district.

While the current proposed sites are not located in extremely non-white census tracts, there are existing affordable units in these locations to meet the needs of existing and future residents. The data shows that the proposed candidate sites to meet the very low and low income RHNA need are dispersed throughout the community and do not disproportionately impact areas with larger concentrations of non-white population.

Figure 14 shows the proposed candidate sites to meet the very-low and low income RHNA for San Marcos in relation to the location of persons with disabilities. As previously discussed, the City's housing sites are focused in areas around the City's transit stations with easy access to goods, services, and jobs. These areas also tend to be suitable for persons with disabilities, and illustrated on Figure X. No housing sites to meet the City's very-low and low income RHNA are located in the census tract with the highest concentration of persons with disabilities, and are not expected to amplify the segregation of persons with disabilities.

Figure 15 shows the proposed candidate sites to meet the very-low and low income RHNA for San Marcos in relation to the location of female-headed households. As identified earlier in this section, there are no discernable patterns of segregation associated with female-headed households and housing sites are located in areas with varying levels of female-headed households. The location of new development to meet the City's very-low and low income RHNA are not expected to contribute to patterns of isolation or segregation for female-headed households.

Figure 16 shows the proposed candidate sites to meet the very-low and low income RHNA for San Marcos in relation to the location of the City's senior population. No candidate sites are located in the census tract with the highest concentration of seniors, and sites are located in areas with a variety of senior populations, including low levels of seniors (the City's vacant Mixed Use 1 areas) and moderate degrees of seniors (proposed affordable units and vacant Mixed Use Specific Plan areas). The location of sites to accommodate these units are distributed in areas with different age profiles and are not expected to further concentration seniors in ways that are inconsistent with the expected concentration that occurs in and around age-restricted development projects and mobile home communities.

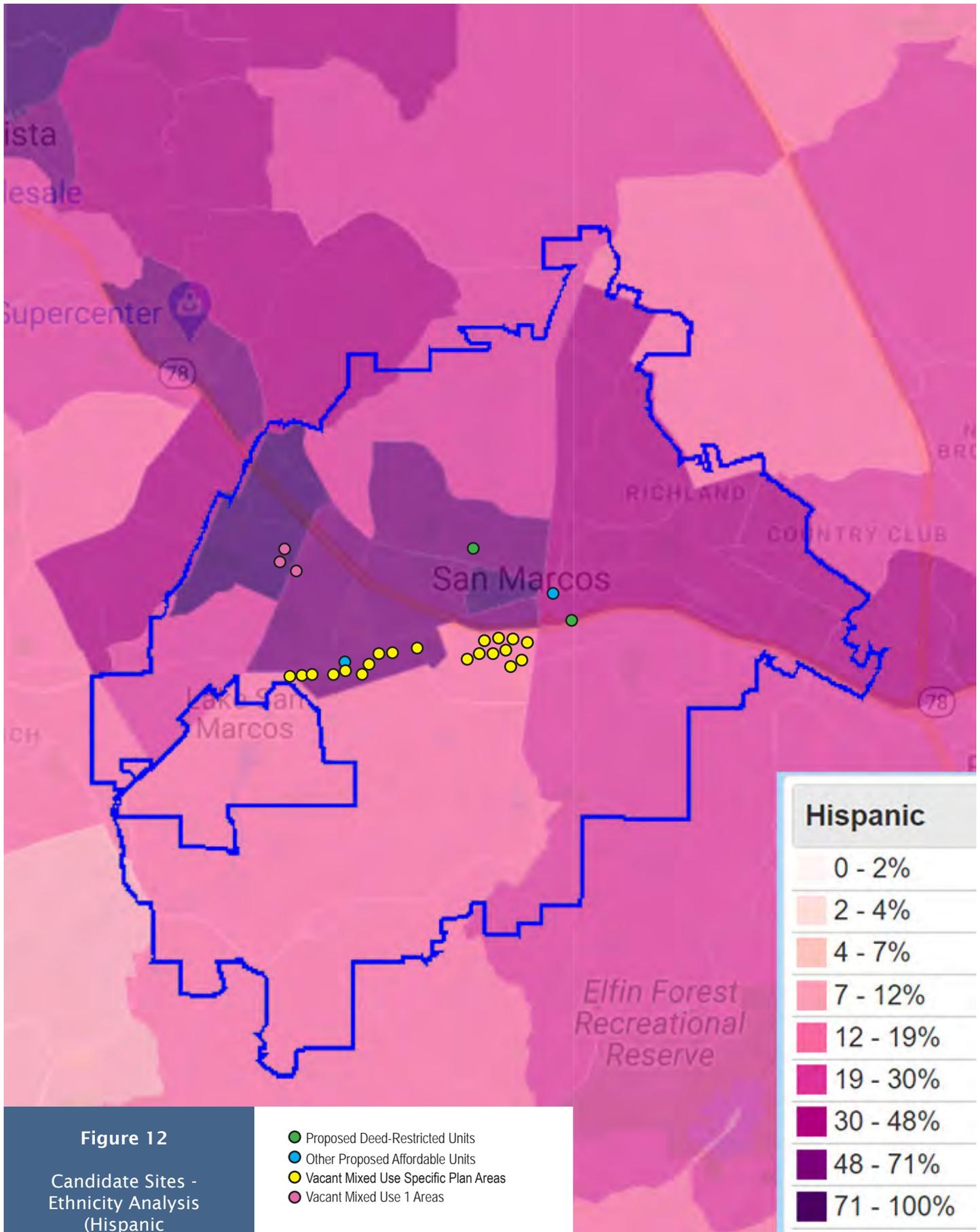


Figure 12

Candidate Sites -
Ethnicity Analysis
(Hispanic
Concentration)

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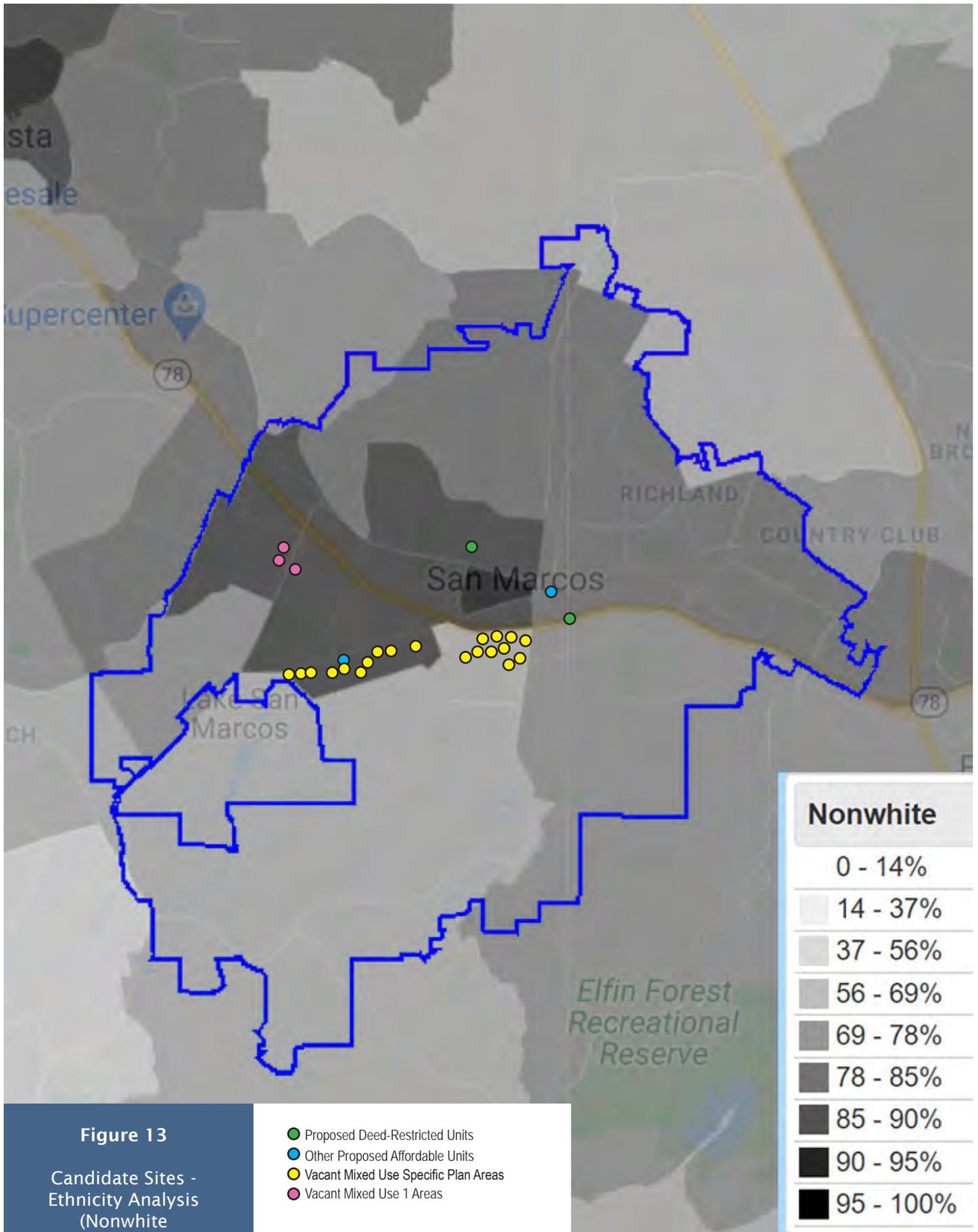
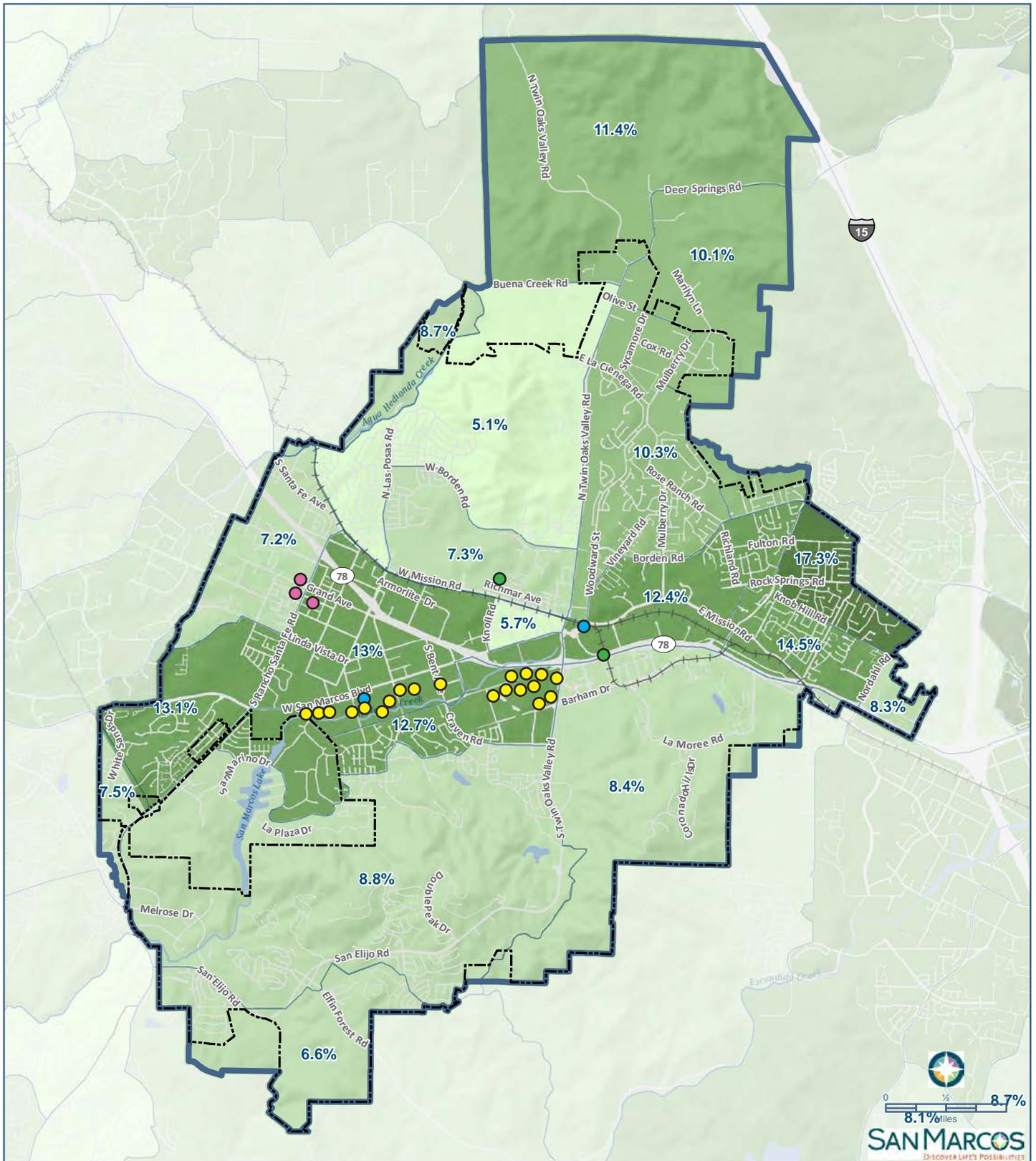


Figure 13

Candidate Sites -
 Ethnicity Analysis
 (Nonwhite
 Concentration)

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LEGEND

- City of San Marcos
 - Planning Area/Sphere of Influence
 - Censust Tract
-
- Percent of Population with Disabilities
- 3 - 6%
 - 6 - 9%
 - 9 - 12%
 - 12 - 15%
 - 15 - 22%
-
- Proposed Deed-Restricted Units
 - Other Proposed Affordable Units
 - Vacant Mixed Use Specific Plan Areas
 - Vacant Mixed Use 1 Areas

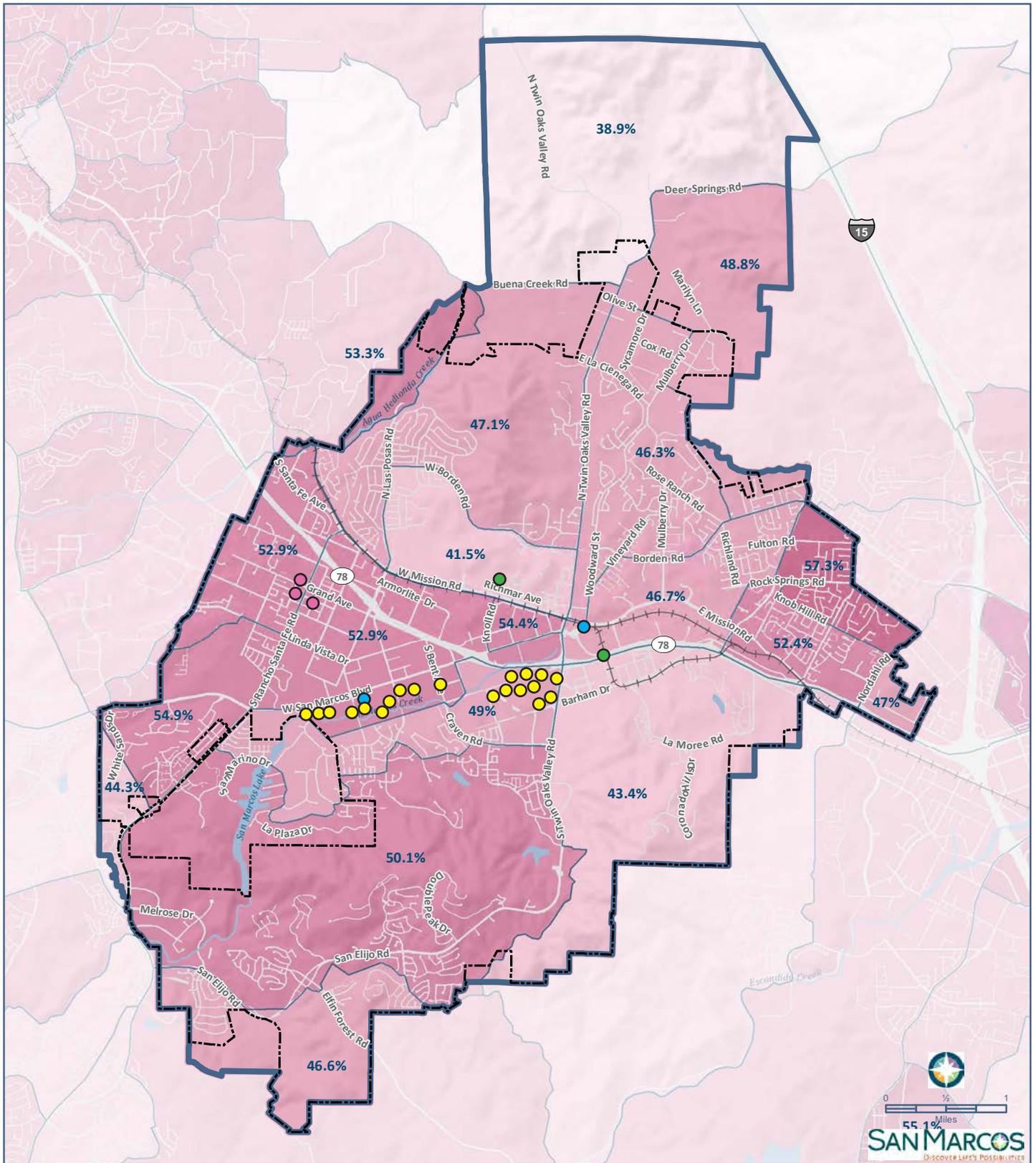
Figure 14

Candidate Sites -
Concentration of
Persons with
Disabilities

Data sources: U.S. Census Bureau's American Community Survey (ACS) 2015-2019 5-year estimates, Table(s) B18101; City of San Marcos; SANGIS; CalAtlas. Map date: April 25, 2021.

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LEGEND

- City of San Marcos
- Planning Area/Sphere of Influence
- Census Tract Boundary

Percent of Households with Female Head-of-Household

- 38 - 40%
- 40 - 45%
- 45 - 50%
- 50 - 55%
- 55 - 60%
- 60 - 66%

- Proposed Deed-Restricted Units
- Other Proposed Affordable Units
- Vacant Mixed Use Specific Plan Areas
- Vacant Mixed Use 1 Areas

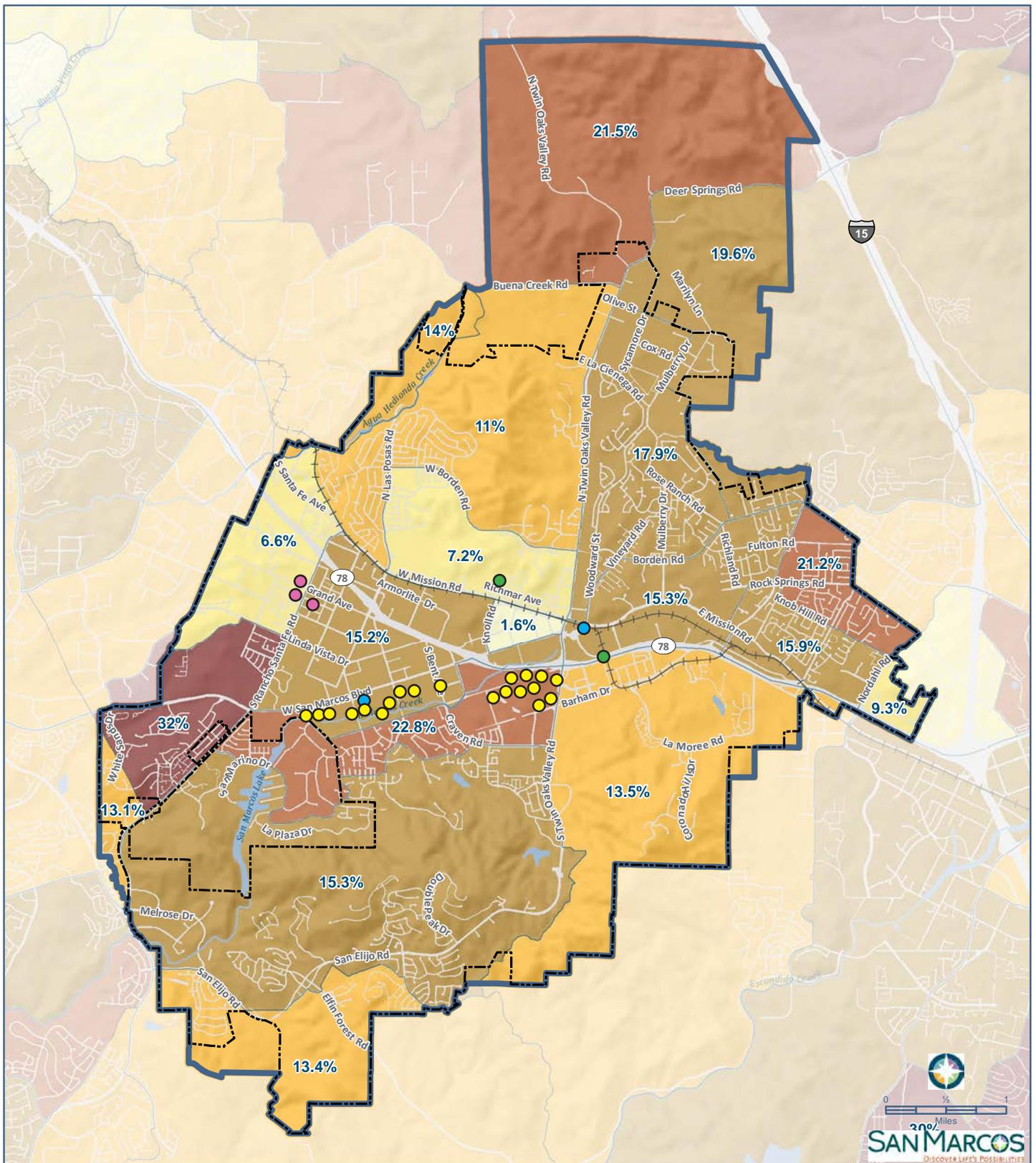
Figure 15

Candidate Sites -
Concentration of
Female-Headed
Households

Data sources: U.S. Census Bureau's American Community Survey (ACS) 5 Year 2019 table B09019; City of San Marcos; SANGIS; CalAtlas. Map date: April 26, 2021.

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LEGEND

- City of San Marcos
- Planning Area/Sphere of Influence
- Census Tract
- < 5%
- 5 - 10%
- 10 - 15%
- 15 - 20%
- 20 - 25%
- > 25%
- Proposed Deed-Restricted Units
- Other Proposed Affordable Units
- Vacant Mixed Use Specific Plan Areas
- Vacant Mixed Use 1 Areas

Figure 16

**Candidate Sites -
Concentration of
Residents Aged 65 or
Over**

Data sources: U.S. Census Bureau's American Community Survey (ACS) 2015-2019 5-year estimates, Table(s) B01001; City of San Marcos; SANGIS; CalAtlas. Map date: April 25, 2021.

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R/ECAPs

The City does not have any racially or ethnically concentrated areas of poverty and the identification of sites to accommodate the City's RHNA is not expected to alter this finding.

Access to Opportunity

Approximately 50% of the City's mixed-use sites within Specific Plan Areas are located within census tract 06073020026, which is considered an area with the low people-based opportunities. The concerns in this area include very low levels of English speakers, low voting rates, high housing cost burdens, low levels of homeownership, and a high proportion of the population earning less than the minimum basic income. The introduction of new mixed-use development in this area will help to create more housing affordable to households at lower-income levels, introduce new residents to an area which can contribute to higher levels of civic engagement, and expand opportunities for people to live and work in the same area. Additionally, the Creek District, which is located in this census tract, has been targeted for significant infrastructure investment and the City is currently investing over \$100 million dollars into infrastructure improvements in this area to create a catalyst for new development and redevelopment of existing facilities. These investments are discussed later in this background report. Taken together, new mixed-use development in this area, which is focused on vacant sites, will help to diversify the land use pattern without displacing existing residents.

Displacement Risk

Figure 17 shows the proposed candidate sites to meet the very-low and low income RHNA for San Marcos in relation to percent of households overburdened by housing costs, by census tract. No proposed sites are located in the census tract with the most significant cost burden because this census tract is completely developed and no vacant land is readily available for the development of new affordable housing. However, sites are located in areas adjacent to the most significant cost-burdened tract and in areas where the percentage of overburdened households is moderate to high. By identifying sites in these locations, the City is striving to create new opportunities for more affordable housing in areas where cost burdens are already high, providing additional options to the City's existing residents.

Figure 18 shows the proposed candidate sites to meet the very-low and low income RHNA for San Marcos in relation to household median income, by census tract. Sites are located in tracts with different levels of household income, including census tracts with low than average household income and tracts with higher than average household incomes. As described in the prior paragraph focused on cost burdens, by locating new housing in areas where household incomes are low, the City is promoting new opportunities for more affordable housing choices for the City's existing lower-income households in the neighborhoods where they already live. In addition, by locating some sites in areas with higher household incomes, the City is promoting integration of income levels of diversifying the profile of the residents of these higher-income census tracts.

Site Analysis Findings

The City of San Marcos has an Inclusionary Housing Ordinance which helps to affirmatively further fair housing throughout the community and assists in creating more integrated and balanced neighborhoods throughout the City, as described at the beginning of this section. Because of the Inclusionary Housing Ordinance, there are affordable housing options in all areas of the City of San Marcos and the City is committed to continuing its Inclusionary Housing Ordinance to help create a more integrated and diverse community.

The City also has a number of projects that are under construction and approved/entitled which meet the moderate and above-moderate RHNA needs. Moreover, the City has a history of developing affordable housing projects throughout the community, at vacant and infill sites. To accommodate the City's RHNA, two key areas of economic investment/opportunity have been identified: the Creek District and the University District, which both encourage and incentivize mixed-use development at the densities needed to stimulate affordable development in San Marcos. These areas, located near Highway 78 and other major activity centers like CSUSM and the Civic Center, are governed by Specific Plans which set the stage for development of the City's limited remaining vacant land. While the City's very-low and low RHNA needs are largely accommodated in these locations, which do not represent extremely concentrated racial or ethnic populations, the City has included programs to encourage additional development of lower-income units throughout the community through its accessory dwelling unit program and through its Inclusionary Housing Ordinance. For these reasons, the City finds that the sites proposed to accommodate its RHNA need do not unduly burden existing areas of concentrated racial or ethnic homogeneity, poverty, or other characteristics. Moreover, the sites contribute to affirmatively further fair housing by helping to stimulate investing in areas where additional people- and place-based opportunity is desired, and where new residential and/or mixed-use development can help to improve some of the opportunity level characteristics discussed earlier in this section.

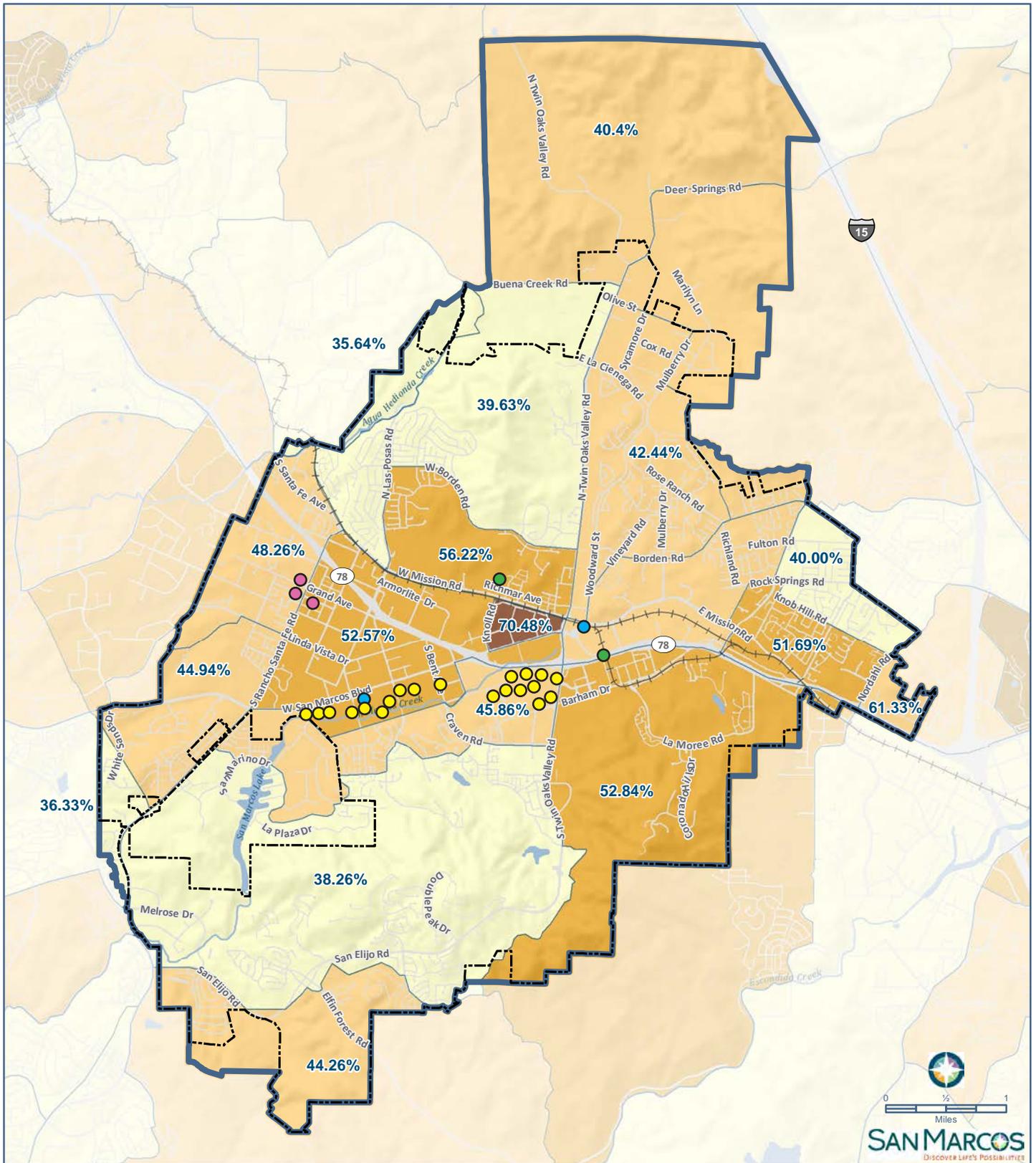


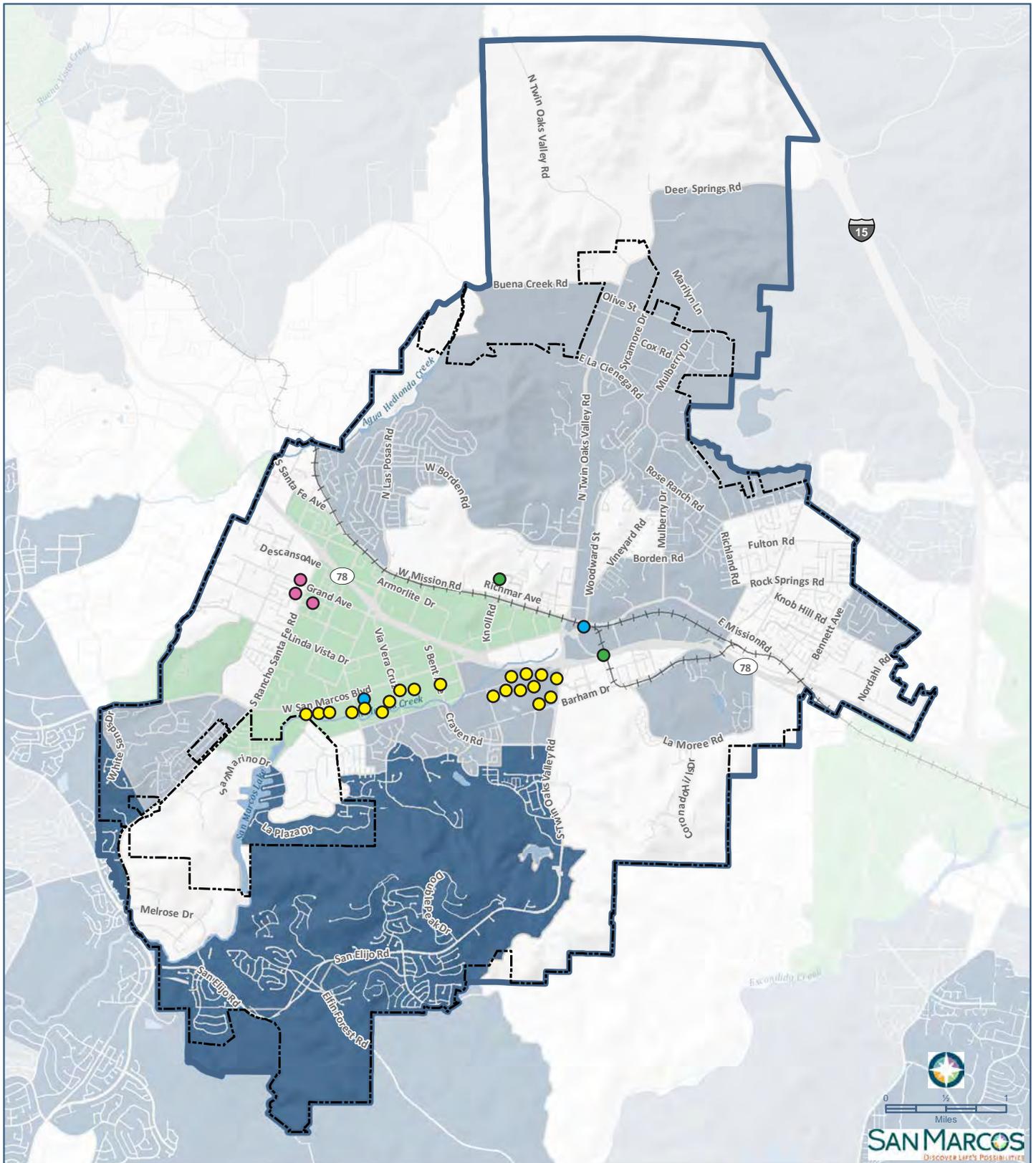
Figure 17

**Candidate Sites -
Cost Burdened
Households**

Data sources: U.S. Census Bureau's American Community Survey (ACS) 5 Year 2011-2015 socioeconomic estimate data; City of San Marcos; SANGIS; CalAtlas. Map date: April 25, 2021.

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LEGEND

- City of San Marcos
- Planning Area/Sphere of Influence
- 2020 USA Median Household Income by Census Block Group**
- \$0 - 12,400
- \$12,400 - 48,600
- \$48,600 - 84,800
- \$84,800 - 121,000
- \$121,000 - 200,100

- Proposed Deed-Restricted Units
- Other Proposed Affordable Units
- Vacant Mixed Use Specific Plan Areas
- Vacant Mixed Use 1 Areas

Figure 18

**Candidate Sites -
Median Household
Income**

Data sources: Esri, US Census Bureau, Infogroup; City of San Marcos; SANGIS; CalAtlas. Map date: April 25, 2021.

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4.7 Analysis of Contributing Factors and Fair Housing Priorities and Goals

The December 2015 Affirmatively Furthering Fair Housing Rule Guidebook identifies examples of contributing factors by each fair housing issue area: outreach, fair housing enforcement and outreach capacity, segregation and integration, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disparities in access to opportunities for persons with disabilities, disproportionate housing needs, including displacement risks, and sites inventory. Based on the analysis included in this Background Report, the City has identified the following potential contributing factors to fair housing issues in San Marcos and, as described later in this section, has developed a series of specific programs to address these contributing factors.

1. **Availability of affordable units in a range of sizes.** The City of San Marcos has a high proportion of large families, who may have trouble finding large units that are affordable. The impact of this can be overcrowded conditions, where there is more than 1 person per bedroom. Program 5, Facilitate Affordable and Special Needs Housing Construction, has been included in the City's Housing Plan to address this contributing factor.
2. **Lending discrimination.** The San Diego FY 2020-2025 AI identified barriers to access to housing throughout San Diego County, including discrepancies in loan approval rates based on race and ethnicity. Black and Hispanic applicants, especially those with low to moderate incomes, have lower loan approval rates than white households. Discrepancies in San Marcos are among the largest in the County. Black and Asian applicants were also substantially underrepresented in the pool of those applying for home loans in San Marcos. While the San Diego FY 2020-2025 AI identified the characteristics of this issue, further analysis is required to understand why the practice exists and what can be done to address the issue and create more racial and ethnic equity in lending practices. Program 25, Barriers to Racial and Ethnic Equity, has been included in the City's Housing Plan to address this contributing factor.
3. **Lack of private investment in specific neighborhoods.** The San Marcos Creek Specific Plan, adopted in 2007, represents an effort to create a downtown for San Marcos. The plan outlines framework for future growth and redevelopment of the approximately 214-acre area along San Marcos Creek. Parcels in this project area have been identified to accommodate a portion of the City's very-low and low income RHNA and the area is envisioned to become a thriving activity center with well-integrated housing choices at different income levels suitable for a variety of household types. There has been limited private investment in this area. To kickstart investment and demonstrate the City's commitment to development in the Creek District, the City has invested over \$100 million dollars in the project area to improve mobility, add bridges to prevent flooding, build a new park, add 1.2 miles of trails and preserve more than 70 acres of habitat in the Creek area, which is prone to seasonal rain. This project represents the City's commitment to delivering on its infrastructure plans and helping to attract private investment to this opportunity area.

To affirmatively further fair housing in San Marcos, the City is committed to implementing its Inclusionary Housing Ordinance, promoting affordable accessory dwelling units, and providing sites suitable for affordable housing in areas near transit, which are not unduly racially or ethnically concentrated, and where new residential development affordable to very-low and low income households can help to expand people- and place-based opportunities. The City of San Marcos has a long history of supporting affordable housing development and as described previously in this section, San Marcos provides the second highest number of deed-restricted affordable units in the County per 500 housing units, only after National City. Moving forward, the City remains committed to providing a diversity of housing options for all income levels, and is committed to encouraging their development

throughout the community to help overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. The vast majority of the City's Housing Programs designed to address fair housing are required to be implemented on an ongoing basis, with annual progress reports and programs evaluations to ensure they are achieving the City's objectives. The following list summarizes those programs identified in this Housing Element which affirmatively further fair housing and implement the AI's recommendations:

- Program 6, to continue the City's Inclusionary Housing Ordinance
- Program 9, to promote ADUs including ADUs affordable to lower-income households
- Program 10, to ensure that the City's density bonus ordinance continues to be in compliance with state law
- Program 11, to reasonably accommodate housing for persons with disabilities.
- Program 14, to continue the Section 8/Housing Choice Voucher program
- Program 21, to accommodate specialized housing types and update the City's policies and procedures regarding low barrier navigation centers, supportive housing, employee housing, and farmworker housing
- Program 22, to continue utilizing the Legal Aid Society of San Diego to assist with addressing fair housing issues in San Marcos
- Program 23, to educate the community, especially San Marcos' underserved and underrepresented residents, and affirmatively further fair housing
- Program 24, to study and address economic displacement risks
- Program 25, to study and address unfair lending practices which may contribute to racial and ethnic inequity

To the extent that these programs represent ongoing work efforts, these programs are evaluated for effectiveness within Section 2 of this Background Report. The City has already undertaken a series of proactive amendments to its Zoning Ordinance to address new requirements related to density bonus law and accessory dwelling units, and the City will continue to partner with local and regional stakeholders to affirmatively further fair housing in San Marcos.

Program 21 within the Housing Element contains specific programs and associated timeframes to implement the programs aimed at other problems identified in the Regional AI and intended to affirmatively further fair housing. These programs include:

Information and outreach regarding fair housing. Contract with a suitable provider to: a) undertake multimedia fair housing outreach using means such as social media, chat rooms, webinars, and community meetings, aimed at protected classes; and b) provide lending education and credit counseling to reduce disparities in loan approval rates and use of subprime loans.

Enforcement of fair housing laws. Continue to contract with Legal Aid Society or other capable organization to review housing discrimination complaints, attempt to facilitate equitable resolution of complaints, and, where necessary, refer complainants to the appropriate state or federal agency for further investigation and action. Include provisions for additional fair housing testing in the contract, aimed at both landlords and lenders.

Addressing special needs groups. Provide more housing options for special needs groups, especially for seniors and persons with disabilities. Continue to enforce requirements for accessible units in new

housing and encourage universal design principles in new housing developments. Support developments that provide housing for seniors.

Work collaboratively with regional partners. Complete the update to the Regional Analysis to the Impediments (AI) to Fair Housing Choice in partnership with regional agencies. Implement any additional actions contained in the final AI. Collaborate with the jurisdictions in the San Diego region to complete the AI for subsequent periods.

The City has also recently updated its Action Plan for the Community Development Block Group program; this Action Plan proposes projects and activities to meet community needs for low and moderate income (LMI) populations and addresses the topic of fair housing as further described in the City's Consolidated Plan. At least 70% of the City's CDBG funding must be used for activities that provide direct benefit to LMI residents. As part of its Action Plan, the City has committed a portion of its CDBG funding to address fair housing services, testing, outreach and regional studies.

The following is a summary of recommended actions to address regional impediments identified in Chapter 7 of the Regional Analysis of Impediments 2020-2025. Many of these actions are connected to programs identified in the City's Housing Element.

1. Lending and Credit Counseling

- Coordinate with the Reinvestment Task Force to receive annual reporting from the Task Force on progress in outreach and education.
 - HE Program 22: Fair Housing Services
 - HE Program 23: Affirmatively Furthering Fair Housing Outreach and Coordination Program

2. Overconcentration of Housing Choice Vouchers

- Expand the affordable housing inventory, as funding allows.
- Promote the Housing Choice Voucher program to rental property owners, in collaboration with the various housing authorities in the region.
- Increase outreach and education, through the fair housing service providers, regarding the State's new Source of Income Protection (SB 329 and SB 222), defining Housing Choice Vouchers as legitimate sources of income for housing. These new housing laws went into effect on January 1, 2020.
 - HE Program 5: Facilitate Affordable Housing Construction
 - HE Program 6: Inclusionary Housing
 - HE Program 14: Housing Choice Vouchers
 - HE Program 22: Fair Housing Services
 - HE Program 23: Affirmatively Furthering Fair Housing Outreach and Coordination Program

3. Housing Options

- Increase housing options for special needs populations, including persons with disabilities, senior households, families with children, farmworkers, the homeless, etc. Specifically, amend the Zoning Code to address the following pursuant to new State laws: Low Barrier Navigation

Center (AB 101) Supportive Housing (AB 139) Emergency Shelter for the Homeless (AB 139) Accessory Dwelling Units (ABs 68, 671, 881, and 587 and SB 13) See actions under Jurisdictional - Specific Impediments – Public Policies.

- Encourage universal design principles in new housing developments.
- Educate city/county building, planning, and housing staff on accessibility requirements
- Encourage inter-departmental collaboration
 - HE Program 9: Accessory Dwelling Units
 - HE Program 11: California Accessibility Standards Compliance Program
 - HE Program 21: Zoning Code Amendments – Housing Constraints

4. Enforcement

- Provide press releases to local medias on outcomes of fair housing complaints and litigation.
- Support stronger and more persistent enforcement activity by fair housing service providers.
- Conduct random testing on a regular basis to identify issues, trends, and problem properties. Expand testing to investigate emerging trends of suspected discriminatory practices.
 - HE Program 22: Fair Housing Services

5. Outreach and Education

- Education and outreach activities to be conducted as a multi-media campaign, including social media such as Facebook, Twitter, and Instagram, as well as other meeting/discussion forums such as chat rooms and webinars.
- Involve neighborhood groups and other community organizations when conducting outreach and education activities.
- Include fair housing outreach as part of community events.
 - HE Program 23: Affirmatively Furthering Fair Housing Outreach and Coordination Program

6. Racial Segregation and Linguistic Isolation

- Diversify and expand the housing stock to accommodate a wider variety of housing needs.
- Promote equal access to information for all residents. Update Limited English Proficiency (LEP) plan to reflect demographic changes in community per Executive Order 13166 of August 11, 2000.
 - HE Program 5: Facilitate Affordable Housing Construction
 - HE Program 6: Inclusionary Housing
 - HE Program 9: Accessory Dwelling Units
 - HE Program 11: California Accessibility Standards Compliance Program
 - HE Program 22: Fair Housing Services
 - HE Program 23: Affirmatively Furthering Fair Housing Outreach and Coordination Program
 - HE Program 24: Economic Displacement Risk Analysis
 - HE Program 25: Barriers to Racial and Ethnic Equity

5 Constraints

Constraints to housing development are defined as government measures or non-government conditions that limit the amount or timing of residential development.

Government regulations can potentially constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers. State law requires housing elements to contain an analysis of the governmental constraints on housing maintenance, improvement, and development (Government Code, Section 65583(a) (4)).

Non-governmental constraints (required to be analyzed under Government Code, Section 65583(a) (5)) cover land prices, construction costs, and financing. While local governments cannot control prices or costs, identification of these constraints can be helpful to San Marcos in formulating housing programs.

5.1 Governmental Constraints

Housing affordability is affected by factors in both the private and public sectors. Actions by the City can have an impact on the price and availability of housing in San Marcos. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the overall quality of housing may serve as a constraint to housing development. These governmental constraints can limit the operations of the public, private, and nonprofit sectors, making it difficult to meet the demand for affordable housing and limiting supply in a region. All City zoning, development standards, specific plans, and fees are posted online and available to the public, consistent with the requirements of AB 1483.

Land Use Controls

Local land use policies and regulations impact the price and availability of housing, including affordable housing. This section discusses the General Plan land use designations and provisions in the Zoning Ordinance relative to the types of housing allowed within San Marcos as a potential governmental constraint.

General Plan Land Use Designations and Corresponding Zoning

The General Plan Land Use and Community Design Element set forth land use designations that guide the location, type, and intensity or density of permitted uses of land in the City of San Marcos. The Zoning Ordinance (Title 20 of the Municipal Code) implements the General Plan by providing specific direction and development standards for each general land use categories. Table 47 shows residential land uses, the corresponding zoning designation, and permitted densities allowed for housing.

Table 47: City General Plan Residential Land Use Designations and Corresponding Zoning

General Plan Designation and Symbol	Description	Zone Symbol	Zoning Description
Agricultural/ Residential (AG)	Agricultural uses as the primary use. Agricultural uses include greenhouses, wholesale nurseries, and agricultural crops. Raising poultry, cattle, birds, small animals, horses, and bovine animals is permitted. Agricultural tourism activities may also be allowed. This designation allows a maximum density of 0.125–1.0 dwelling units (du) per parcel based on location and slope.	A-1, A-2, A-3	Agricultural-1, -2, &3 (0.05-1.0 du/ac)
Hillside Residential 1	Single-family homes on larger lots in hillside areas as the	A-3	Agricultural-3 (0.50-

General Plan Designation and Symbol	Description	Zone Symbol	Zoning Description
(HR1)	primary use with the objective of preserving the hillside. Agricultural uses include trees, flower and vegetable gardens, and other horticultural stock. Horses and certain combinations of poultry and bovine animals are permitted. This designation allows a maximum density of 0.05–0.25 du/acre, depending on slope.		0.25 du/ac)
Single-Family Residential			
Hillside Residential 2 (HR2)	Single-family homes in hillside areas as the primary use with the objective of preserving the hillside. Agricultural uses include trees, flower and vegetable gardens, and other horticultural stock. Horses and certain combinations of poultry and bovine animals are permitted. This designation allows a maximum density of 0.25–0.5 du/acre, depending on slope.	A-1, A-2	Agricultural-1 & 2 (0.125-1.0 du/ac)
Rural Residential (RR)	Single-family homes and limited agricultural uses. Agricultural uses include flower and vegetable gardens, fruit trees, and horticultural stock. This designation allows a maximum density of 1.0–2.0 du/ac.	R-1-20	Estate (1.0-2.0 du/acre)
Very Low Density Residential (VLDR)	Conventional single-family residential development characterized by individual single-family homes constructed in subdivisions, or by custom units built on individual lots. This designation allows a maximum density of 2.1–4.0 du/ac.	R-1-10	Residential Low (2.1-4.0 du/acre)
Low Density Residential (LDR)	Single-family and duplex residential development including detached condominiums, clustered homes, and courtyard housing. Mobile home parks are also allowed. This designation allows a maximum density of 4.1–8.0 du/ac.	R-1-7.5	Residential-1 (4.1-8.0 du/acre)
Low Medium Density Residential (LMDR)	Row homes, townhomes, and multi-family (apartments and condominiums), and duplex units. Small-lot single-family homes with alley access and unique design features are included. Mobile home parks are allowed as consistent with zoning. This designation allows a maximum density of 8.1–12.0 du/ac.	R-2	Residential-2 (8.1-12.0 du/acre)
Medium Density Residential 1 (MDR1)	Row homes, townhomes, and multi-family (apartments and condominiums) units. This designation allows a maximum density of 12.1–15.0 du/ac.	R-3-10	Residential-3-10 (12.1-20 du/acre)
Medium Density Residential 2 (MDR2)	Row homes, townhomes, and multi-family (apartments and condominiums) units. This designation allows a maximum density of 15.1–20.0 du/ac.	R-3-10 & SR	Residential-3-10 (12.1-20 du/acre) Senior Residential (15.1-20.0 du/acre)
Medium High Density Residential (MHDR)	Multi-family units (apartments and condominiums), row homes, and townhomes. This designation allows a maximum density of 20.1–30.0 du/ac.	R-3-6	Residential-3-6 (20.1-30.0 du/acre)
High Density Residential (HDR)	Multi-story, multi-family (apartments and condominiums) developments with either surface or structured parking, typically found along or near major transportation corridors	MU-2	Mixed-Use-2 (30.1-45.0 du/acre)

General Plan Designation and Symbol	Description	Zone Symbol	Zoning Description
	within walking distance of commercial centers and transit services. This designation allows a maximum density of 30.1–45.0 du/ac.		
Mixed Use 1 (MU1)	A wide variety of commercial, office, civic, and residential uses integrated as a cohesive development. These uses may be mixed “vertically” (on separate floors of a building) or “horizontally” (in separate buildings) on a single site or on adjacent parcels. Structured parking may be necessary to accommodate maximum allowable densities, and shared parking arrangements may be allowed consistent with the nature of the mixed uses. To maintain a pedestrian scale and orientation, retail and other active uses are encouraged at street level. The maximum intensity of development is a floor area ratio (FAR) of 1.75 and 20.1–30.0 du/ac.	MU-1	Mixed-Use-1 (20.0-30.0 du/acre)
Mixed Use 2 (MU2)	A wide variety of commercial, office, civic, and residential uses integrated as a cohesive development. These uses may be mixed “vertically” (on separate floors of a building) or “horizontally” (in separate buildings) on a single site or on adjacent parcels. Structured parking may be necessary to accommodate maximum allowable densities, and shared parking arrangements may be allowed consistent with the nature of the mixed uses. To maintain a pedestrian scale and orientation, retail and other active uses shall be located at street level. The maximum intensity of development is a FAR of 2.25 and 30.1–45.0 du/ac.	MU-2	Mixed-Use-2 (30.0-45.0 du/acre)

Source: City of San Marcos General Plan, 2020.

Specific Plans

A specific plan is a comprehensive planning document that guides the development of a defined geographic area in a mix of uses including residential, commercial, industrial, schools, and parks and open space. Specific plans typically include more detailed information than the General Plan about land use, traffic circulation, affordable housing programs, resource management strategies, development standards, and a comprehensive infrastructure plan. Specific plans are also used as a means of achieving superior design by providing flexibility in development standards beyond those contained in the Zoning Ordinance.

The City Council has adopted more than 80 specific plans. Each one contains detailed regulations, conditions, programs, and design criteria unique to a defined geographic area within San Marcos and is intended to implement the General Plan. The adopted specific plans are consistent with the General Plan. Future specific plans, specific plan amendments, and development projects must be consistent with policies contained in the General Plan, including the General Plan Land Use and Community Design Element. The following discussion summarizes the two primary specific plans that will accommodate a significant portion of the Regional Housing Needs Assessment (RHNA) through the planning period.

San Marcos Creek Specific Plan

The San Marcos Creek Specific Plan represents an effort to create a downtown for San Marcos. The plan outlines framework for future growth and redevelopment of the approximately 214-acre area along San Marcos Creek. All new construction within the plan boundaries will be guided by a form-based development code, which provides the guidance needed to implement the District's intended urban form and character. The Regulating Plan identifies seven zones, including the following zones that allow residential development:

- Downtown Core (DTC)
- Bent Avenue Center (BAC)
- San Marcos Boulevard (SMB)
- West End / Midtown / East End (WME)
- Creekside (C)

Build out of the planning area is expected to produce 2,300 multi-family, townhouse, and live/work units.

University District Specific Plan

The University District spans 194 acres at the core of the City, near California State University, San Marcos. The specific plan envisions an urban mixed-use center with a variety of housing types, as well as a strong emphasis on pedestrian movement and mass transit. Although the entire University District is zoned for mixed-use, individual neighborhoods may have an emphasis on one or more uses. Neighborhoods identified in the specific plan include:

- Commercial / Retail Core
- Student Housing Village
- Mixed-Use Center
- Office Park
- Residential

The specific plan identifies a capacity for up to 2,600 multi-family residential units. These units will be found in a combination of building types: mixed-use with residential uses located on upper floors above ground floor commercial uses, townhouses, and shopkeeper type live/work units. Residential uses are located throughout the specific plan area. Another 800 student housing units are also anticipated.

Provisions for a Variety of Housing Types

State housing element law requires that jurisdictions facilitate and encourage a range of housing types for all economic segments of the community. As shown in Table 48, the San Marcos Zoning Ordinance accommodates a wide variety of conventional and special needs housing.

Table 48: Permitted Residential Uses

Housing Type	A-1, A-2, A-3	R-1- 20	R-1- 7.5/R- 1-10	R-2 ⁴	R-3-6 ⁴	R-3- 10 ⁴	MHP	MU-1 MU-2	SR	I
Single-Family --Detached --Attached	P --	P --	P --	-- P	-- --	-- --	-- --	-- --	-- --	-- --
Duplex	--	--	--	P	P	P	--	--	--	--
Live/Work	--	--	--	--	--	--	--	P	--	--
Multifamily ⁵	--	--	P ¹	P	P	P	--	P ²	--	--
Accessory Dwelling Unit	A	A	A	A	A	A	A	A	A	--
Mobile/Manufactured Home	P	P	P	--	--	--	P	--	--	--
Adult Residential Facility	--	--	--	--	--	--	--	--	DP	--
Residential Care Facility --6 of fewer clients --7 or more clients	P DP	P DP	P DP	P CUP	P CUP	P CUP	P CUP	P CUP ³	P DP	-- --
Emergency Shelter	--	--	--	--	--	--	--	--	--	P
Transitional Housing	P	P	P	P	P	P	P	--	P	--
Supportive Housing	P	P	P	P	P	P	P	--	P	--
Senior/Age-Restricted Dwelling	--	--	--	--	--	--	P	--	P	--
Continuing Care Retirement Community	--	--	--	--	--	CUP	--	--	P	--
Farm Employee Housing -- Up to 36 beds or 12 units -- More than 36 beds or 12 units	DP CUP	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --
Lodging, Rooming House	--	--	--	--	CUP	CUP	--	--	--	--

Source: City of San Marcos Zoning Ordinance, 2020.

Notes: "P" = Permitted; "A" = Accessory to Permitted Use; "DP" = Director's Permit; "CUP" = Conditional Use Permit; and "--" = Not Permitted.

¹ Limited to duplex and three- and four-unit buildings designed in massing/character to appear as a single-family home; except where modified by a Planned Residential Development.

² Not permitted as ground floor use on "Primary" streets as identified in the General Plan Mobility Element.

³ CUP required for ground floor use; DP required for upper floor use.

⁴ A Site Development Plan (SDP) Review (an administrative process) may be required depending on project size. R-2 and R-3 Zones require Multifamily Site Development Plan Review based on number of units. A project proposing between two (2) and nine (9) units shall require Site Development Plan Review through Planning Commission approval. A project proposing ten (10) units or more shall require Site Development Plan Review through Planning Commission recommendation with final approval by the City Council. See SMMC Section 20.515.020.

⁵ The SMMC specifies that Single Room Occupancies (SROs) are considered a dwelling unit and are therefore treated the same as other dwelling types provided that they meet the appropriate development standards. For example, assuming that an SRO would require multifamily density levels, it would be permitted by-right in the R-3-6 and R-3-10 zones. Note that SROs are not considered Rooming Houses, and a Rooming House is not considered a "dwelling" per the definition of "dwelling" included in the SMMC.

Single Family: Detached single-family dwellings and subdivisions are permitted within the A-1, A-2, A-3, R-1-20, R-1-10, and R-1-7.5 zones. Attached single-family dwellings, which are two units that are attached, are allowed within the R-2 zone. Single-family projects within an approved Specific Plan and attached single-family units are subject to administrative Site Development Plan Review (SDP). When subject to SDP Review, projects proposing between two and nine attached single-family units are heard by the Planning Commission. City Council approval is required for projects proposing 10 or more units.

Duplex: Duplexes are allowed within the R-2, R-3-6, and R-3-10 zones, subject to Site Development Plan Review (SDP). When subject to SDP Review, projects proposing between 2 and 9 units are heard by the Planning Commission, and City Council review is required for 10 or more units.

Live/Work Units: Live/Work units are limited to the Mixed Use zones (MU-1 and MU-2). All development within the Mixed Use zones is subject to Site Development Plan Review.

Multi-Family: Multi-family developments are permitted in the R-2, R-3-6, R-3-10, MU-1, and MU-2 zones. Projects proposed within the R-2 zone are limited to duplexes, three- and four-unit buildings designed in massing and character to appear as a single-family home, except where modified by a Planned Residential Development (PRD). Dwellings are not allowed on the ground floor of mixed use developments within the MU-1 and MU-2 zones if facing a "Primary" street as identified in the General Plan Mobility Element.

All multi-family residential developments outside of a specific plan area require a Multi-Family Site Development Plan (MFSDP) review (regardless of zone). Attached single family residential developments within specific plan areas require Site Development Plan (SDP) review. For projects requiring SDP review, the Planning Commission considers development applications for 2 to 9 units. Applications for multi-family projects with 10 or more units are heard by the City Council.

Multi-family uses are also subject to design guidelines contained in Section 20.215.060 of the Zoning Ordinance. Design guidelines and criteria for multi-family residential housing are provided to ensure that quality architectural design and construction are achieved from project inception to completion. The guidelines are intended to facilitate and encourage multi-family development that is functional in use, enhanced by architecturally-pleasing massing and building orientations, and maximizes open space areas and other facilities. The guidelines provide prospective developers with greater review and approval certainty by establishing clear and objective standards for the required open space, child play area amenities, on-site circulation, mechanical equipment screening, laundry facilities, storage, mailboxes, site planning and building orientation, building form and relief, site features, architectural projections, featured architecture, and design and materials.

In order to reduce possible subjectivity associated with reviewing projects for consistency with the City's Multifamily Residential Design Guidelines, a pre-application meeting with the applicant/representative and City staff is required to discuss guideline criteria and specific project application direction. The design guideline criteria is required to be used in conjunction with site development review criteria set forth in the SMMC. Included in the Multifamily Residential Design Guidelines are operational standards applicable to all relevant projects. The City also provides photo examples in the Municipal Code of how the design guidelines are expected to be implemented; for example, the SMMC provides photos of how varied building heights and roof forms can be used to create a visually interesting building and how buildings oriented toward the street or public spaces can enhance resident safety and security.

Accessory Dwelling Units: Government Code Section 65852.2(a)(1) allows cities to designate areas within the City where accessory dwelling units (ADUs) may be permitted and to impose development standards addressing issues such as unit size, height, setbacks, parking, lot coverage, landscaping, and architectural review. The City recently (October 2020) updated Chapters 20.410 and 20.600 of its Municipal Code to be consistent with the California Government Code Sections 65852.150 and 65852.2, which establish regulations for accessory dwelling units.

San Marcos Municipal Code(SMMC) Chapter 20.600.030 was amended to define an Accessory Dwelling Unit as:

An attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is situated. An Accessory Dwelling Unit also includes the following:

1. An efficiency unit, as defined in Section 17958.1 of the Health and Safety Code.
2. A manufactured home, as defined in Section 18007 of the Health and Safety Code.

Construction of an ADU shall be permitted on a lot that is zoned to allow single-family or multifamily dwelling residential use and includes a proposed or existing dwelling, subject to the following minimum parcel standards and requirements:

1. Parcels Zoned to Allow Single-Family Dwelling Residential Use. Parcels zoned to allow single-family dwelling residential use may have a maximum of one (1) ADU and one (1) Junior ADU, subject to the requirements of SMMC Chapter 20.410;
2. Parcels Zoned to Allow or Developed with Multifamily Dwelling Residential Use. Parcels zoned to allow or developed with existing multifamily dwelling residential use may have a maximum of two (2) detached ADUs, subject to the requirements of SMMC Chapter 20.410. In addition to the two (2) detached ADUs, portions of existing dwelling structures that are not used as livable space, including storage rooms, boiler rooms, passageways, attics, basements, and garages may be converted into attached ADUs on parcels zoned to allow or developed with existing multifamily dwelling residential use;
3. The parcel is zoned for single-family or multifamily dwelling residential use; and
 - a. Has an existing single-family or multifamily dwelling; or
 - b. The ADU will be built in conjunction with the construction of a single-family or multifamily dwelling;
4. The ADU will be:
 - a. Created within the living area of a former, existing, or proposed dwelling unit, garage, or accessory structure located on the parcel;
 - b. Attached to an existing or proposed dwelling unit located on the parcel; or
 - c. Detached from an existing or proposed dwelling unit located on the parcel but located on the same parcel as the existing or proposed dwelling unit.

A building permit shall be required for ADUs and Junior ADUs, pursuant to compliance with the minimum requirements described below and in SMMC Chapter 20.410. The approval process shall be ministerial in nature, and the City shall approve or disapprove an application for a building permit to construct an ADU and Junior ADU on a lot with an existing primary dwelling within 60 days after

receiving a complete application. If a complete application for a building permit to construct an ADU is submitted in connection with an application to construct a new primary dwelling on the lot, the application may not be approved until the application is approved for the new dwelling. The application for the ADU must be processed ministerially regardless of the approvals required for the primary dwelling.

ADUs and Junior ADUs Within an Existing Space. The City shall approve an application for a building permit to construct an ADU or Junior ADU on a lot that is zoned to allow single-family or multifamily dwelling residential use if all of the following conditions are met:

1. The ADU or Junior ADU is contained within the proposed or existing space of a single-family dwelling unit and may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure, provided that any expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodate ingress and egress;
2. The ADU or Junior ADU has independent exterior access from the proposed or existing dwelling;
3. The side and rear setbacks are sufficient for fire safety; and
4. The Junior ADU complies with the requirements of Section 20.410.020.C.

SMMC Chapter 20.410 sets forth criteria for ADUs consistent with California Government Code Sections 65852.150 and 65852.2, which include (but are not limited to):

- Zoning Compliance
- Building Code Compliance
- Annexation to Community Facilities District
- Size and Height Limitations
- Exterior Access
- Locations, Setbacks.
- Adequate Public Facilities
- Public Facilities and Utilities Fees
- Owner Occupancy and Owner Applicant
- Occupancy
- Siting
- Parking
- Driveway
- Emergency Access
- Fire Sprinklers
- Ridgeline Overlay Zone Restrictions
- Deed Restriction
- Certificate of Occupancy
- Definitions

Manufactured Housing: State law requires that manufactured housing, when constructed as a single family dwelling on a permanent foundation, be treated as a conventional single family home subject to the same development standards as a single family residential dwelling on the same lot would require, except for architectural requirements limited to its roof overhang, roofing material, and siding material.

Manufactured homes may be placed on individual lots that allow single family residential uses provided that the homes are attached to a foundation system in compliance with all applicable building regulations and Section 18551 of the Health and Safety Code and occupied only as a residential use. Manufactured homes are subject to all Zoning Ordinance provisions applicable to residential structures.

Mobile home Park: Mobile home parks, including manufactured home parks and recreational vehicle parks, that conform to the State Mobile Home Parks Act (Division 13, Part 23.1 of the California Health and Safety Code, commencing with Section 18200) or the implementing state guidelines (Title 25, Part 1, Chapter 2 of the California Administrative Code) and Section 18300 of the State Health and Safety Code, are allowed within the MHP zone, subject to Chapter 20.245 of the San Marcos Municipal Code. Mobile home subdivisions are also permitted on lots outside of the MHP zone if the units conform to all development standards of the applicable Zone and Manufactured Home standards.

Adult Residential Facility: The SMMC currently defines an Adult Residential Facility as a residential facility that provides twenty-four (24)-hour non-medical care for adults ages eighteen (18) through fifty-nine (59), who are unable to provide for their own daily needs. Adults may have physical, developmental, and/or mental disabilities. "Large" adult residential facilities serve seven or more adults and excludes substance-recovery shared living/dwelling units. "Small" adult residential facilities serve six or fewer adults.

It is noted that the SMMC currently requires a Director's Permit for Adult Residential Facilities (regardless of size) in the Senior Residential (SR) Zone, which conflicts with the provisions for small and large Residential Care Facilities. Program 21 in the Housing Plan will address this conflict.

Residential Care Facility: "Small" residential care facilities (those serving 6 or fewer clients) are allowed by right in all zones that allow residential uses and in the SR zone subject to the same development standards and permit processing standards as other residential uses in those zones, pursuant to the California Lanterman Developmental Disabilities Services Act. "Large" residential care facilities require approval of a Director's Permit (DP) in the A-1, A-2, A-3, MHP, R-3-6, R-3-10, SR, MU-1 and MU-2 zones. Large residential care facilities are subject to development standards contained in Section 20.400.110 of the Zoning Ordinance. It is noted that the Continuing Care Retirement Facility does not specify the size of a facility and is allowed subject to a CUP only in the R-3-10 zones; this requirement conflicts with the provisions for small and large Residential Care Facilities. Program 21 in the Housing Plan will address this conflict.

Emergency Shelters: Emergency shelters are allowed without discretionary review in the I zone. The purpose of the I zone is to provide a setting for the full range of indoor manufacturing, distribution, warehousing, processing, and general service uses that are adequately served by vehicular arterials and utilities. In addition to the same land use regulations and development standards that apply to all development within the I zone (e.g., lot size, setbacks, building height, etc.), an emergency shelter proposed in this district must comply with the following operational standards found in Section 20.400.080 of the Zoning Ordinance:

- The shelter shall be available to residents for no more than six (6) months. Staff and services

shall be provided to assist residents to obtain permanent shelter and income. Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public right-of-ways, and of an intensity compatible with the neighborhood;

- On-site management of the facility shall be required during all open hours of operation;
- The emergency shelter provider/operator shall have a written management plan consisting of, as applicable, provisions for staff training; neighborhood outreach; security; screening of residents to ensure compatibility with services provided at the facility; and training, counseling, and treatment programs for residents.

The I zone includes more than 362 acres on 275 parcels. According to County Assessor data, over 120 acres on 52 parcels have no reported improvement value and are vacant. Of these vacant parcels, 21 are larger than one acre in size. The undeveloped I-zoned parcels could accommodate an emergency shelter for at least 8 homeless individuals (identified unsheltered homeless population in San Marcos as of 2019), including at least one year-round emergency shelter. The I zone is suitable for emergency shelters because:

- Shelters are compatible with a range of uses that are common in suburban communities and allowed in the I zone (e.g., government and corporate office buildings, places of assembly, and health and athletic clubs, etc.);
- Clusters of I-zoned parcels located along East Mission Road, East Barham Drive, and Las Posas Road are served by three different North County Transit District (NCTD) BREEZE bus routes that connect to regional transit, including light rail service;
- There are a mixture of existing uses in the I zone that include light industrial, manufacturing, warehousing, office uses, and non-industrial uses (a separate zone (I-2) exists for intensive industrial uses); and
- Although hazardous materials may be present and used on some of the properties within the I zone, the vast majority of parcels are not known to be constrained by the presence of hazardous materials.

Emergency shelters are also allowed within a religious place of assembly without separate discretionary approval, subject to the standards of Section 20.400.080 and the following requirements:

- The primary place of assembly land use was authorized through a CUP approval;
- No rent or fees of any kind shall be charged for emergency shelter services offered to homeless persons;
- Within Residential Zones, emergency shelter accommodations shall be limited to 10 persons at a single time;
- Appropriate design accommodations for the emergency shelter was included in the original facility design, and listing of transitional housing as an accessory use was identified in the original CUP application;
- Operation of the emergency shelter use commences upon the religious place of assembly receiving a Certificate of Occupancy consistent with the operational commencement of the primary assembly use; and
- A person residing at the facility shall be limited to 60 days.

Transitional and Supportive Housing: Transitional housing facilities meeting the Health and Safety Code Section 50675.2(h) definition are considered a residential use and allowed by right in all zones that allow residential uses, consistent with State law. These facilities are subject to the same development standards and permit processing criteria required for similar uses in the same zones.

Supportive housing meeting the Health and Safety Code definition in Section 50675.14(b), like transitional housing facilities, is considered a residential use and is allowed as a permitted use in all zones that allow residential uses, consistent with State law. Supportive housing is subject to the same development standards and permit processing criteria required similar uses in the same zones. State law requires supportive housing to be allowed by right in all zones where multifamily and mixed uses are permitted. While the definitions for transitional and supportive housing indicate that such uses are allowed in the same manner as other residential uses under the Zoning Code, the Zoning Code does not address transitional and supportive housing as a use type in the use tables in non-residential zones that allow residential uses, such as the MU-1 and MU-2 zones, and does not provide that supportive housing is a use by right in all zones where multifamily and mixed uses are permitted. The Housing Plan includes Program 21 to revise the Zoning Code to clarify that transitional and supportive housing will be allowed consistent with the requirements of State law.

Senior/Age Restricted Dwelling: Senior, or age-restricted, dwellings are allowed by right in the MHP and SR zones. The SR zone was created and applied to sites already developed with senior housing. If a senior housing developer would like to use the SR zone, rezoning of the property would be required. Senior developments require Site Development Plan Review.

Continuing Care Retirement Community (CCRC): CCRCs are allowed with approval of a CUP in the R-3-10 zone, subject to development standards contained in Section 20.400.110 of the Zoning Ordinance.

Employee Housing: In accordance with State Employee Housing Act (Section 17000 of the Health and Safety Code), any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation. For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. Use of a family dwelling for purposes of employee housing serving six or fewer persons shall not constitute a change of occupancy for purposes of Part 1.5 (commencing with Section 17910) or local building codes.

To comply with the State Employee Housing Act (Section 17000 of the Health and Safety Code), Program 21 in the Housing Plan requires the Zoning Code to be updated to define Employee Housing and address State requirements for allowing Employee Housing for six or fewer employees.

Farm Employee Housing: The Zoning Ordinance identifies three agricultural zones and two residential zones that permit agricultural operations. While farm employee housing up to 36 beds and 12 units is also allowed with approval of a DP in the agricultural zones, it is not addressed in the residential zones. A CUP is required for farm employee housing with more than 36 beds or 12 units in all agricultural zones. The Zoning Code does not provide for streamlined, ministerial approval of agricultural worker housing that meets the requirements of Health and Safety Code Section 17021.8.

To better comply with the State Employee Housing Act (Section 17000 of the Health and Safety Code),

Program 21 in the Housing Plan requires the Zoning Code to be updated to revise the term “farm employee housing” to “qualified worker housing” and to address State requirements for allowing agricultural worker housing, including ensuring that agricultural worker housing is allowed in all zones where agricultural uses are allowed. Additionally, the Zoning Ordinance will clarify that where agricultural uses are permitted by right, the City may not treat employee housing that meets the above criteria any differently than an agricultural use and that any employee housing providing accommodations for six or fewer employees must be deemed a single-family structure within a residential land use designation, according to the Employee Housing Act.

Lodging, Rooming House: Rooming Houses are accommodated in the R-3-6 and R-3-10 zones, subject to CUP approval. This housing type is often most suitable to meet the housing needs of students and single residents. The Planning Commission considers rooming house development applications.

The City of San Marcos enacted a Rooming House Ordinance in August 2008. The Ordinance was created in collaboration with the City of San Marcos, Cal State San Marcos, Palomar College, and the community-at-large. The Ordinance is intended to prevent single family homes from being used in a commercial manner where multiple individuals are residing in the unit but are not functioning as a single household. The goal is to preserve the residential character of San Marcos’ neighborhoods and maintain a high quality of life. The ordinance limits the number of leases in a single family home to four or fewer individuals. Owners of any condominium or town home unit with individual leases to five or more tenants must obtain a City permit to be in good standing with the ordinance. A City permit for this activity is \$7,200. Owners of apartment complexes with no professional property management are required to complete an approved property management training course.

Low Barrier Navigation Centers: Low barrier navigation centers are a housing first, low barrier, temporary, service-enriched shelter that are identified and defined by State law. AB 2162 requires jurisdictions to further streamline approval of eligible low barrier navigation center applications in areas zoned for mixed use and residential zones permitting multifamily uses, subject to specific criteria. The City’s Zoning Code does not address these recent requirements. Program 21 in the Housing Plan requires the Zoning Code to be updated to address this requirement.

Single Room Occupancies (SROs): Single Room Occupancies (SROs) are a housing type that is considered suitable to meet the needs of extremely low income households. The SMMC defines an SRO as a facility providing dwelling units where each unit has a minimum floor area of one hundred fifty (150) square feet and a maximum floor area of two hundred twenty (220) square feet. These dwelling units may have kitchen or bathroom facilities and shall be offered on a monthly basis or longer. The SMMC specifies that SROs are considered a dwelling unit and are therefore treated the same as other dwelling types provided that they meet the appropriate development standards. For example, assuming that an SRO would require multifamily density levels, it would be permitted by-right in the R-3-6 and R-3-10 zones. Note that SROs are not considered Rooming Houses, and a Rooming House is not considered a “dwelling” per the definition of “dwelling” included in the SMMC.

Housing for Disabled Persons: On January 1, 2002, SB 520 became effective and required local jurisdictions to analyze local government constraints on developing, maintaining, and improving housing for persons with disabilities. In accordance with SB 520 and Government Code 65583(a) (7) the City recognizes the importance of providing housing for persons with disabilities. Persons with disabilities have a number of specific housing needs, including those related to design and location. Design needs generally include the removal of architectural barriers that limit the accessibility of dwelling units and construction of wheelchair ramps, railings, etc. Location needs include accessibility to public transportation, commercial services, healthcare, and supportive services. Some persons with

disabilities need group housing opportunities, especially those who are lower-income or homeless. The following discussion addresses these issues and determines that no specific City policy or regulation serves to impede the access that persons with disabilities have to housing that suits their specific needs.

Zoning and Land Use

The General Plan and Zoning Ordinance provide for the development of multi-family housing in the R-2, R-3-6, R-3-10, MU-1, and MU-2 zones. Traditional multi-family housing for persons with special needs, such as apartments for the disabled, are considered regular residential uses permitted by right in these zones. The City's land use policies and zoning provisions do not constrain the development of such housing.

Under State Lanterman Developmental Disabilities Services Act (aka Lanterman Act), small State-licensed residential care facilities for 6 or fewer persons must be permitted in all zones that allow single- or multi-family uses, subject to the same permit processing requirements and development standards; San Marcos is compliant with the Lanterman Act. "Large" residential care facilities serving 7 or more clients require approval of a CUP in the A-1, A-2, A-3, MHP, R-2, R-3-6, and R-3-10 zones. A CUP is also required for large residential care facilities proposed on the first floor of a mixed use development in the MU-1 or MU-2 zones. A DP is required if located in the SR zone or above the ground floor in a mixed use development. Potential conditions for approval may include hours of operation, security, loading requirements, and management. Conditions would be similar to those for other similar uses in the same zones and would not serve to unduly constrain the development of residential care facilities for more than 6 persons. Occupancy standards for residential care facilities are the same as occupancy standards for all other residential uses. The City has not adopted a spacing requirement for residential care facilities.

The Zoning Ordinance also accommodates transitional and supportive housing in all zones that permit single- and multi-family uses. These facilities may serve persons with disabilities.

Definition of Family

The Zoning Ordinance does not define "family."

Building Codes

Building procedures within San Marcos are also required to conform to the 2019 California Building Code, as adopted in Title 17 of the City's Municipal Code. Standards within the Code include provisions to ensure accessibility for persons with disabilities. These standards are consistent with the Americans with Disabilities Act (ADA). No local amendments that would constrain accessibility or increase the cost of housing for persons with disabilities have been adopted.

Reasonable Accommodation

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodation (i.e., modifications or exceptions) in their zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that elevated ramping can be constructed to provide access to a dwelling unit for a resident who has mobility impairments. Whether a particular modification is reasonable depends on the circumstances and must be decided on a case-by-case basis.

Reasonable accommodation refers to flexibility in standards and policies to accommodate the needs

of persons with disabilities. The City's zoning and building codes, as well as approach to code enforcement, allow for special provisions that meet the needs of persons with disabilities without the need for variances. The City's Reasonable Accommodation Ordinance is codified in Chapter 20.440 of the Municipal Code.

The City's Planning Division Director has administrative/ministerial authority to hear and decide applications for reasonable accommodation as provided by the federal Fair Housing Amendments Act and California's Fair Employment and Housing Act to allow reasonable remedy from zoning and other land use regulations, policies, and procedures for individuals with physical or mental impairment. A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

Reasonable accommodation applications are not charged a fee for review and the Director must consider the following findings:

- Whether the housing, which is subject of the request for reasonable accommodation, will be used by an individual disabled under the Acts;
- Whether the request for reasonable accommodation is necessary to make housing available to an individual with a disability under the Acts; and
- Whether the requested accommodation would impose an undue financial or administrative burden on the jurisdiction;
- Whether the requested accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning;
- Potential impact on surrounding uses;
- Physical attributes of the property and structures; and
- Alternative reasonable accommodations which may provide an equivalent level of benefit.

Of these existing findings, the requirement to evaluate the "potential impact on surrounding uses" can be considered a constraint to producing housing for persons with disabilities. The City has included Program 11 to address this issue.

Development Standards

ADA accessible features or structures required for accessibility are permitted to encroach into any required setback consistent with applicable Building Codes, pursuant to Section 20.215.050(B) of the Zoning Ordinance. This provision obviates the need for homeowners and landlords to submit a separate and additional application for reasonable accommodation.

Conclusion

Current and proposed planning policies and zoning regulations have mitigated potential constraints to the availability of housing for persons with disabilities. The City has analyzed its Zoning Ordinance and procedures to ensure that it is providing flexibility in, and not constraining the development of, housing for persons with disabilities.

Development Standards

Development standards directly shape the form and intensity of residential development by providing controls over land use, heights and volumes of buildings, and open space on a site. Site development standards also ensure a quality living environment for all household groups in the City, including special groups such as lower- and moderate income households and senior citizens.

Zoning Ordinance

New construction and alterations to existing structures and sites within the residential and agricultural zones must conform to the development standards summarized in Table 49 (A, R-1, and R-2 zones) and Table 50 (R-3 zones).

Table 49: Residential Development Standards within the A, R-1 and R-2 Zones

Standards		A-1	A-2	A-3	R-1-20	R-1-10	R-1-7.5	R-2
Maximum Density (units per acre)		1.0	1.0	0.25 (1 unit per 4.0 acres)	2.0	4.0	6.0 ¹	12.0
Maximum Dwelling Height		35 ft	35 ft	35 ft	35 ft or 2 stories			
Minimum Lot Size	<15% slope	1 acre	1 acre	4 acres	20,000 sf	10,000 sf	7,500 sf	3,500 sf
	15-25% slope	2 acres	2 acres	4 acres				
	25-35% slope	4 acres	4 acres	8 acres				
	35%+ slope	8 acres	8 acres	20 acres				
Setbacks	Front, Living	35 ft	35 ft	35 ft	35 ft	25 ft	20 ft	10 ft
	Front, Garage					30 ft	25 ft	20 ft ²
	Interior Side	15 ft	15 ft	15 ft	10 ft	10 ft	7.5 ft	5 ft
	Corner	--	--	--	15 ft	15 ft	10 ft	10 ft
	Rear	25 ft	25 ft	25 ft	30 ft	25 ft	20 ft	15 ft
	Between Buildings	--	--	--	10 ft	10 ft	10 ft	10 ft
Open Space	Ground Floor Unit	--	--	--	--	--	--	250 sf
	2nd-Story Unit	--	--	--	--	--	--	50 sf

Source: City of San Marcos Zoning Ordinance, 2020 Notes:

1: Density may increase to maximum of 8.0 du/ac. with a PRD.

2: Turn-in garages permitted at 15 ft front setback.

Densities from 2.0 to 30.0 units per acre are accommodated in the R-1 through R-3 zones. The maximum height of residential buildings in the A, R-1, R-2, and R-3-6 zones is 35 feet or 2 stories. Up to 45 feet and 3 stories are permitted within the R-3-10 zone. Based on recent project history, these maximum building heights are sufficient to achieve 20 units per acre in the R-3-10 zone and 30 units per acre in the R-3-6 zone. However, the City recognizes that there is an opportunity to refine the maximum building height standards (in feet and stories) in the R-3-6 and R-3-10 zones to better support development of the maximum allowable density. Specifically, while the R-3-6 zone allows for a maximum density of 30 du/ac, it has a lower maximum building height/number of stories than the R-3-10 zone that allowed for a lower density (20 du/ac). The City has included Program 21, Zoning Code

Amendments, to address this issue.

The City has not established maximum lot coverage standards for residential zones. In single-family neighborhoods, open space requirements are established by the cumulative application of minimum lot size and setbacks that allow for a sizable front yard, setbacks, and a backyard. In this manner, each home has adequate open space and the setting is conducive and consistent with lower-density residential settings.

In recognition that multi-family residences create a need for recreational amenities, open space requirements apply. Each ground-floor unit is required to have at least 250 square feet of fenced patio or private courtyard area, and each second floor unit must provide a minimum of 50 square feet of private open space within a balcony or outdoor area. Common open space is also required for multi-family development within the R-3 zones. Common usable open space or recreation areas equal to 30 percent of livable ground floor area of all units area shall include recreational amenities (enclosed tot lot, court facilities, pool, open lawn area, etc.) based on the size of the complex.

Table 50: Residential Development Standards within the R-3 Zones

Standards		R-3-6	R-3-10	
Maximum Density (units per acre)		30	20	
Maximum Building Height		35 ft or 2 stories	45 ft or 3 stories	
Minimum Lot Size		6,000 sf	10,000 sf	
Setbacks	Primary Street (Front, Living)	15 ft	15 ft	
	Interior/Private Streets	10 ft	10 ft	
	Alley	3 ft or >18 ft		
	Property Boundary	Up to 3 units	7.5 ft	10 ft
		4+ units	10 ft	
	Parking	8 ft	5 ft	
Between Buildings	10 ft			
Open Space	Common	Area equal to 30% of livable ground floor area of all units		
	Private Ground Floor Unit	250 sf		
	Private 2nd-Story Unit	50 sf		

Source: City of San Marcos Zoning Ordinance, 2020

The mixed use zones that allow residential uses (MU-1 and MU-2) are governed by form-based codes, which focus regulations on the intended character and type of place, with secondary regulations related to land use permissions. Form-based regulations are intended to facilitate building placement, form and use, complemented by landscape installation and parking accessibility that contributes to the physical definition of streets, pedestrian pathways, and civic spaces. Development standards for the MU-1 and MU-2 zones are summarized in Table 51.

Table 51: Residential Development Standards within the MU Zones

Standards		MU-1	MU-2
Density:			
Minimum		20.0	30.0
Maximum		30.0	45.0
Minimum Unit Size		600 sf	
Minimum Subdivision Lot Size		1,500 sf	
Building Height	Minimum	27 ft or 2 stories	
	Ground Floor Height	15 ft	
	Maximum	54 ft or 4 stories	65 ft or 5 stories
	Max Adjacent to Residential Property Line	1 story greater than adjacent development	
Build-To Lines / Min Frontage Required	Primary Street Pedestrian-Oriented	2 ft required for 75% of frontage	--
	Secondary Street	6 ft required for 75% of frontage	7 ft required for 75% of frontage
	Tertiary Street	10 ft required for 50-75% of frontage	--
	Interior Property Line	0 ft	10 ft
	Property Line Adjacent to Residential Zone	10 ft	
	Alley Property Line / Driveway	3 ft	3 ft
	Internal Streets	--	5 ft
Common Outdoor Open Space	≤10,000 sf lot	10%	
	10,000<30,000 sf lot	15%	
	≥30,000 sf lot	20%	
Common Indoor Open Space	Projects with 21+ units	500 ft	
Private Unit Open Space		36 ft	
All Common Open Space		40 ft x 12 ft and 10% planting	

Source: City of San Marcos Zoning Ordinance, 2020

San Marcos Creek Specific Plan

Projects proposed within the San Marcos Creek District are subject to the form based code and regulating plan specified in the specific plan. The form-based code and related standards are summarized in Table 52.

Table 52: San Marcos Creek Specific Plan Codes / Standards

Standards		DT / BAC	SMB	WME	C
Minimum Lot Area		2,000 sf		1,000 sf	
Maximum Lot Coverage		100%		70%	80%
Density		No Min or Max	No Min or Max	No Min or Max	No Min or Max
Setbacks	Front	0 ft min. /	0 ft min. /	0-5 ² ft min. /	
	Side Street	5 ft max	5 ft max ¹	10 ft max	
	Creekside Promenade	N/A	10 ft min / 20 ft max	0-5 ² ft min. / 20 ft max	
	Side Yard	None		None	None
	Rear			5 ft min	
	Alley	3 ft min			
Building Frontage	Primary	90% at min setback	75% at min setback	75% ³	75% at min setback
	Secondary		50% at min setback	50% within allowable setback	
Building Heights ⁴		Min 25-35 ft or 2-3 stories, depending on location / Max 60-70 ft or 5-6 stories, depending on location			

Source: City of San Marcos Zoning Ordinance, 2020

Notes:

¹15 ft min. / 10 ft max. along San Marcos Blvd.

²5 ft min. for ground floor residential uses.

³At min. setback along Main St and within allowable setback elsewhere.

⁴Additional building height up to 15 feet may be permitted by the Director of Development Services to allow for special architectural features and roof line variation as long as such variation does not exceed 15 percent of the area of the building floorplate and is not used to create additional leasable/habitable space.

University District Specific Plan

The University District Specific Plan also relies on a form-based code and regulating plan to guide development within the district’s planning area. The specific plan describes the following building types (that allow residential uses) for implementing the form-based code:

- Mixed-Use Building A: A multi-story building that contains a mix of commercial and residential uses. Along the front face, the ground floor generally contains store fronts for retail, dining, and entertainment uses. Upper floors generally contain residential units or office uses.
- Mixed-Use Building B: A multi-story building that contains a mix of commercial, office, and residential uses. The ground floor generally contains storefronts, offices, or live-work units. Upper floors generally contain residential units or office space.
- University Flats: Residential units within a multi-story building that includes forecourts and a central courtyard. The residential units may be apartments, condominiums, or student housing.

Retail, live-work, or office space may be provided on the ground floor.

- **Townhomes/Flats:** Townhomes are multi-story residential units that are placed side-by-side and share side property lines with adjacent units. Flats are residential units that are stacked vertically to create a multi-story building. Both townhomes and flats may be combined within one development. Building heights for townhouses and flats generally range from two to five stories. Creek side townhomes/flats have a separate form based code than townhomes/flats proposed elsewhere within the University District.

The form-based code and related development standards for each of these building types are summarized in Table 53.

Table 53: Residential Development Standards within the A, R-1 and R-2 Zones

Standard	Mixed-Use Building A	Mixed-Use Building B	University Flats	Townhomes/ Flats	Creek Site Townhomes/Flats
Density	No Min or Max	No Min or Max	No Min or Max	No Min or Max	No Min or Max
Min. Lot Width	20 ft	20 ft	50 ft	16 ft	16 ft
Min. Lot Depth	60 ft	100 ft	60 ft	100 ft	60 ft
Min. Setbacks	8 ft from external side property lines along certain streets		8 ft from external side property lines along certain streets	5 ft from front and external side property lines, except along certain streets	24 ft from rear property line
Build-to-Lines	Along the front and external property lines, with certain exceptions	Within 0 ft to 8 ft of the front and external property lines, with certain exceptions	Within 9 ft to 16 ft of front property lines and 0 ft to 8 ft of external side property lines, with certain exceptions	Within 5 ft to 12 ft of front property line, with certain exceptions	Within 0 ft to 8 ft of the property line along certain streets, with certain exceptions
Frontage Buildout	100%, with certain exceptions	75-100% of street frontage	Min. 80% of street and public space frontage	90-100% of street frontage; lower where driveway access is provided	90-100% of street frontage; lower where driveway and pedestrian access to the Creek Trail is provided
Common Open Space	--	--	15% of site area	150 ft/unit	150 ft/unit
Number of Floors	1 to 3 stories and 18 ft min to 7-stories and 90 ft max, depending on location				
Building Height	Min. 36 ft along East Urban Plaza				

Source: University District Specific Plan, 2009

Residential Parking Requirements

Parking is an important development regulation in communities. Adequate parking for residential projects contributes to the value of a project, the safety of residents, and its appearance. However, excessive parking standards can pose a significant constraint to the development of housing because it reduces the land and financing availability for project amenities or additional units. Parking requirements for residential uses in San Marcos are summarized in Table 54. Mixed use parking requirements are provided in Table 55.

Table 54: Residential Parking Requirements

Use	Requirement	Additional Regulations
Adult Residential Facility	1 space/2 employees; 1 space/5 adults or 1 space/ 10 adults where adequate drop-off facilities are provided	--
Duplex	2 spaces/unit; 1 guest space/3 units	1 space covered per unit
Emergency Shelters	1 space/4 beds	--
Residential Care Facility	1 space/3 residents	--
Continuing Care Facility	Residential unit parking; 1 space/2 employees	--
Manufactured Home Park	2 covered spaces/unit; 1 guest space/6 units	Tandem parking permitted
Multi-Family Dwellings	1 space/studio ; 1.5 spaces/1 BR unit; 2 spaces/2+ BR unit*; 1 guest space/3 units	* 1 garage space required for condominiums, duplexes, townhomes, patio homes. 1 covered space (garage or carport) of the required ratio for apartments.
Affordable Multi-family Dwellings	1.7 spaces/unit	--
Senior/Age Restricted Dwelling	1.25 spaces/unit	--
Single-family Attached	2 spaces/unit	Garage spaces
Single-family Detached	2 attached spaces/≤3,000 sf unit; 3 attached spaces >3,000 sf unit.	Garage spaces
Second Dwelling Unit	1 space	--
Supportive and Transitional Housing	Same as single-family or multi-family, depending on building chosen for proposed use.	--

Source: City of San Marcos Zoning Ordinance, 2020.

The provision of off-street parking can increase the cost of housing; however, requirements in San Marcos are reasonable because the standards for multi-family and mixed use development are equal to or less than requirements for single-family detached dwellings (2 spaces per unit) and comparable to the parking requirements established in the State density bonus law for affordable housing. Parking standards in San Marcos are not considered a significant constraint to housing development.

It is noted that the SMMC currently requires parking for emergency shelters based on bed count, which

conflicts with the Emergency and Transitional Housing Act of 2019. Program 21 in the Housing Plan will address this conflict by requiring an update to the SMMC in accordance with AB 139, which allows the City to only require sufficient parking for emergency shelters to sufficiently accommodate all staff working at the shelter.

Table 55: Mixed Use Parking Requirements

Use	Vehicle ¹	Motorcycle	Bicycle
Studio/1 Bedroom Unit	1.25 spaces/unit ²	0.1 space/unit	0.50 space/unit
2 Bedroom Unit	1.25 to 1.75 spaces/unit	0.1 space/unit	0.75 space/unit
3 Bedroom Unit	1.75 to 2 spaces/unit	0.1 space/unit	1 space/unit
Senior Housing	0.80 space/unit	0.1 space/unit	0.05 space/unit
Live/Work Units	1 space/unit < 2,000 sf; 2 spaces/unit > 2,000 sf	0.25 space/1,000 sf	0.75 space/unit

Source: City of San Marcos Zoning Ordinance, 2020.

Notes:

¹ 1.0/unit required in the University District, regardless of bedroom count.

² 1.0/studio unit < 600 sf within the San Marcos Creek District.

The Zoning Ordinance includes several provisions for alternative parking measures or reduced parking requirements:

- **Mixed Use Projects:** A reduction may be granted based on the characteristics of the uses and a parking demand study determines a reduction is justified. A parking management plan may be required.
- **Transit-Accessible:** A reduction may be granted for multi-family and mixed use developments proposed within ¼ mile of local or regional transit lines or routes based on transit characteristics of patrons and employees of prospective uses documented in a parking management plan.
- **Off-Site Parking for Multifamily Projects Within Mixed Use Development:** At least 1 space for each residential unit shall be located on site; other required parking spaces may be located off-site within 800 feet of the primary entrance to a site and connected via ADA-compliant pedestrian route not more than 600 feet in length may be used to satisfy a portion of the parking requirement. An off-site parking agreement and Site Development Plan Review or DP approval is required.
- **Tandem Parking:** Up to 10 percent of parking requirement for multi-family housing components of mixed use projects, subject to approval of a DP.
- **Park Once Program:** A “park once” parking strategy may be established for mixed use sites in a city-owned parking lot, parking assessment district, or other areas where opportunities exist to provide a centralized parking area, within a walkable distance of 1,320 feet of adjoining businesses and residential uses, that encourages patrons to park once and walk to their destinations. City approval of a parking management plan and parking agreement is required.
- **In-Lieu Fees:** Projects located within 600 feet of a City parking facility or within a parking assessment district may meet the off-site parking requirements through payment of an in-lieu fee.

Development Review Process

The time and cost of permit processing and review can be a constraint to housing development if significant development review is required. Project review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. The time required for project approval is often not so much a factor of the approval body (Director versus Planning Commission), but the complexity of the project and associated environmental issues. However, small infill projects that can be approved administratively are generally less complex and take a shorter time to obtain appropriate approvals. Large, residential subdivision maps, subject to the California Environmental Quality Act (CEQA compliance) require a public hearing before the Planning Commission (refer to CEQA review Section above).

The City reviews all applications for development to ensure the construction of projects that contribute in a positive manner to the community and improve quality of life. Residential development projects typically undergo several types of approvals— ministerial, discretionary actions (either with or without a public hearing), and legislative actions. This section outlines the timeline for typical residential development review and describes the permitting requirements and procedures for Multi-family Site Development Plan (MFSPD), Site Development Plan (SDP), Director's Permits (DP), and Conditional Use Permits (CUP). Given the housing growth experienced by the City prior to the economic downturn in 2008 and through the economic recovery of the last decade, the City's processing and permit procedures do not appear to unduly constrain the development of housing.

Timeframes

Processing times for applications in San Marcos vary, based upon the scope and type of project. The amount of time involved in processing applications depends on the type of project, the applicant's compliance with the City's ordinances, and the completeness of the applications. Certain types of applications/permits are discretionary and require a public hearing, while others are processed administratively. Through administrative approval, the applicant bypasses the public hearing requirement and shortens the processing time.

Some projects may take an extended period for final approval. However, these projects generally have significant environmental impacts, involve plan amendments and rezonings, or need additional community workshops. The developers may be responsible for delays by failing to provide information or requesting continuances. Permit approval under these circumstances requires more time for public notice, public hearings, and negotiation of design modifications to resolve problems.

On average, the typical processing time for a single-family unit ranges from 30-90 days, which assumes building permit and no additional entitlements are required. The typical processing time for a multifamily unit is 6-18 months, which assumes that additional entitlements are required, a moderate level of environmental analysis is necessary, and public hearings with the Planning Commission and/or City Council will occur. Table 56 outlines the typical permit processing times and associated reviewing body by the type of approval or permit.

Table 56: Typical Permit Processing Times and Reviewing Body

Type of Approval or Permit	Review Type				Processing Times
	Director	PC	CC	Public Hearing Required	
Director's Permit	D	A	A	Appeals Only	2-3 months
Site Development Plan Review	Varies				2-6 months
Conditional Use Permit	-	D	A	Yes	6-8 months
Variance	Varies				
Amendment	-	R	D	Yes	6-12 months
Specific Plan	-	R	D	Yes	12-18 months
Development Agreement	-	R	D	Yes	3-6 months
Planned Residential Development	-	D	A	Appeals Only	6-8 months
Ridgeline Overlay Zone	D	A	A	Appeals Only	6-12 months
Reasonable Accommodation	D	A	D	Yes	30-45 days
Telecommunications (small wireless facilities)	D	D	A	Yes	60-90 days
Temporary Use	D	A	A	Appeals Only	2-4 weeks

Source: City of San Marcos, 2021

D = Deciding body whose decision is final unless appealed

R = Advisory body required to make recommendations

A = Appeal authority

Administrative Review

All land uses applications shall be processed and approved administratively if the application is consistent with the applicable Zone requirements, and other applicable standards of the Municipal Code. Permitted uses (P) are those uses that are permitted subject to compliance with all applicable provisions of the SMMC. Permitted uses which are restricted to accessory uses in conjunction with a primary permitted use (A) are also approved administratively if the same consistency findings are made. Chapter 20.500 of the SMMC outlines the City's permit and application process for all administrative and discretionary land use permits.

Site Development Plan (SDP)

SDP review applies to detached single-family projects within an approved Specific Plan, all projects involving attached units, and all mixed use developments. As defined in SMMC Section 20.515.020, projects proposing between 2 and 9 units require MFSDP/SDP through Planning Commission approval. Projects with 10 units or more require SDP through Planning Commission recommendation with final approval by the City Council. Projects that require CUP approval by the Planning Commission/and or City Council are exempt from the SDP review procedures. The purpose of SDP review is to ensure:

- That the development, buildings, or structures will conserve the values of adjacent properties and will not prove detrimental to the character of buildings or uses already established in the area;

- That the proposed development will be properly related to its site and to surrounding sites and structures, and to prevent the erection of structures that would be inharmonious with their surroundings;
- That projects and structures subject to Site Development Plan Review are developed with due regard for the aesthetic qualities of the natural terrain and landscape and that trees and shrubs are not indiscriminately destroyed;
- That the design and exterior architecture of proposed structures will not be so at variance with either the design or exterior architecture of the structure already constructed or being constructed in the immediate neighborhood as to cause a substantial depreciation of property values in the neighborhood;
- That open space, parking areas, and landscaping are designed to enhance the visual and physical use of the property and to screen deleterious uses;
- Effective concealment of electrical and similar mechanical equipment and trash and storage areas, when feasible;
- Adequate improved access to all developments;
- That developments are in compliance with City adopted Design Manuals and guidelines; and
- Conformance with the City adopted General Plan, any applicable Specific Plan, and all provisions of the Zoning Code.

The reviewing body must make the following findings prior to approval of any site development plan pursuant to Section 20.515.060 of the Zoning Ordinance:

- The project conforms to the General Plan, any applicable Specific Plan, and all provisions of the Zoning Ordinance and San Marcos Municipal Code;
- As feasible, the project preserves mature trees and will not unnecessarily remove trees and natural vegetation;
- The project will preserve natural landforms and ridgelines, does not include excessive or unsightly grading of hillsides, and otherwise will not adversely affect the natural setting;
- The project provides adequate buffering between residential and nonresidential uses, and otherwise is in the best interests of the public health, safety, and general welfare;
- The structure(s) and landscaping are in scale and harmonious with existing and future development and with the landforms and vegetation adjacent to and in the vicinity of the site;
- The structure(s) and landscaping create an internal sense of order, provide a visually pleasing setting for occupants, visitors and the general community, are appropriate to the function of the site, and provide safe and convenient access to the property for pedestrians, cyclists, and vehicles;
- To the maximum extent feasible, the project includes the maintenance, rehabilitation and improvement of existing sites, structures, and landscaping, and will correct any violations of the Zoning Ordinance, Building Code, or other Municipal Codes that exist on the site;
- The design and location of signs are consistent with the character and scale of the buildings to which they were attached or that are located on the same site, the signs are visually harmonious with surrounding development, and there are no illegal signs on the site; and
- The project provides all required on-site and off-site public improvements deemed necessary by the Development Advisory Committee.

These findings apply to all uses that require SDP; no special or unique findings are required for residential uses.

To help the Project Applicant prepare an application where these findings can be supported, the City provides a variety of resources and is available as-needed to answer questions and provide additional direction throughout the pre-application and application process. These tools include:

- Providing multifamily design criteria for what development should look like
- Pictures, illustrations, renderings and schematics in the mixed use zoning districts to illustrate the expectations regarding design, style, and format of development
- Pre-application meetings to answer questions, provide additional examples, and review draft concepts for informal feedback
- Examples of success projects in San Marcos where the criteria have been applied successfully and recommendations for how to achieve a successful project review

For the vast majority of projects considered by the City over the past 10 years, the City has been able to work closely with Project Applicants to make these findings, resulting in approval of over 90% of projects presented to the City Council. The City has not received any negative feedback from the development community regarding the Site Development Plan review process or has identified any significant issues with being able to work with the City to help achieve the above outlined objectives.

Director's Permits (DP)

The DP enables the Planning Division Director to administratively review the location, site development, and/or conduct of certain land uses. No public hearing is required. A DP is required for the following residential uses:

- Farm employee housing up to 36 beds and 12 units; and
- Residential care facilities serving seven or more clients in the MU-1 and MU-2 zones.

The Director may approve, conditionally approve, or deny a Director's Permit application after making the following findings pursuant to Section 20.510.040 of the Zoning Ordinance:

- Approval of the DP would not result in detrimental impacts to adjacent properties or the character and function of the neighborhood;
- The design, development, and conditions associated with the DP are consistent with the goals, policies, and intent of the General Plan, the purpose and intent of the applicable Zone, and the character of any applicable Specific Plan; and
- The land use allowed in conjunction with the DP is compatible with the existing and future land uses of the applicable zone, and the general area in which the proposed use is to be located.

These findings apply to all uses that require a DP; no special or unique findings are required for residential uses.

Conditional Use Permits (CUP)

Land uses that require a CUP generally have a unique and distinct impact on the area in which they are located or are capable of impacts to adjacent properties unless given special review and conditions. The following residential uses require a CUP:

- Continuing Care Retirement Communities within the R-3-10 zone;
- Rooming Houses in the R-3-6 and R-3-10 zones;

- Farm employee housing with more than 36 beds or 12 units within the A-1, A-2, and A-3 zones; and
- Planned Residential Developments.

The Planning Commission may approve, conditionally approve, or disapprove a CUP application unless the application includes concurrent processing of a permit that requires City Council action, in which case the Planning Commission makes a recommendation to the City Council. The approving body must make the following findings prior to approval, pursuant to Section 20.520.040 of the Zoning Ordinance:

- Approval of the CUP would not result in detrimental impacts to adjacent properties or the character and function of the neighborhood;
- The design, development, and conditions associated with the CUP are consistent with the goals, policies, and intent of the General Plan, the purpose and intent of the applicable zone, and the character of any applicable Specific Plan; and
- The land use allowed in conjunction with the CUP is compatible with the existing and future land uses of the applicable zone, and the general area in which the proposed use is to be located.

These findings apply to all uses that require a CUP; no special or unique findings are required for residential uses.

Late Hits Prevention and Resolution Policy

To provide a reasonable level of certainty to customers processing land development projects in the City, the City recognizes that it is important to identify project issues and requirements early in the review and to consistently apply codes and policies in addressing those issues throughout the permitting and inspection process.

In partnership with the Development Services Department (DSD) applicants are responsible for ensuring that projects are designed to meet the regulations contained within the San Marcos General Plan, SMMC, California Building Code, Fire Code and other applicable policies and regulations, and that submittal applications will be complete as prescribed in the Application Guide, and as necessary to allow for thorough and complete review by City staff. Licensed professionals involved in project design are expected to be well versed with practical expertise in San Marcos codes and regulations, and permit processing requirements.

During the review process, it is the DSD's goal and expectation that all staff will provide complete comments and explanations every time we communicate with our customers. Staff will strive to identify all apparent project issues and requirements at the outset of the project and communicate those issues and requirements at the conclusion of the first review cycle. City departments are committed to minimizing "late hits" to the extent possible and to avoid applying additional requirements late in the review process whenever it is within our control.

All DSD staff are responsible for ensuring that each project review is conducted in a complete and timely manner. To service our customers most appropriately and efficiently, the initial review cycle is intended to be comprehensive and include all plan check comments for the project as it is currently proposed. Subsequent plan checks are intended to address corrections made pursuant to the initial review or to address plan changes initiated by the applicant, or as directed or advised by City staff. Subsequent plan checks are not intended to provide an opportunity to perform further in depth review that should have been performed in the initial submittal or to second guess the original plan review. The goal of this "No Late Hits" policy is to eliminate instances where comments that should have been

addressed in the initial review are added in subsequent plan reviews.

The City's "Late Hit Policy", established in 2018, is intended to define a late hit and establish a process for applicants to follow once a legitimate late hit is identified. This policy shall apply to all DSD staffing in their capacity as reviewers of privately initiated land development projects.

A "Late Hit" occurs when a project issue or requirement is missed during the initial project review and caught during subsequent analysis. This typically results in additional costs and schedule delays. Some "late hits" are under the control of the City, while other "late hits" arise from situations that the City cannot control.

Generally, a late his is defined as: when a City reviewer fails to timely raise an issue related to project omission, inadequacy, or mitigation requirement, and as a result, additional review or project changes are required which cause a project delay.

If during the processing or construction of a project, staff identifies an omission, inadequacy, or mitigation requirement that qualifies as a late hit pursuant to this policy, they must immediately advise their manager. Both the staff and manager must bring the matter to the attention of the Director of DSD for a discussion and resolution.

Staff will strive to resolve the late hit issue to the satisfaction of the applicant with the least amount of impact in cost and time; however, all projects must continue to comply with appropriate Municipal Code and health and safety standards. These issues will be elevated to the Project Issue Resolution Panel and resolved in an expedited fashion (see Project Issue Resolution policy). Staff will take into consideration DSD's role in the late hit when deciding. Ultimately, the purpose of this policy is to raise awareness of when a late hit is identified so that executive management can consider the situation and decide the best course of action for the applicant, City, and general public.

Project Issue Resolution (PIR) Policy

To further streamline Project reviews and increase consistency in application of City codes, policies, and processing procedures, the Development Services Department has established an efficient and cost-effective process to resolve differences of opinion or conflicts between Development Services Staff and project applicants regarding specific issues associated with land development projects (this Process include Grading Permit processing). This process is only available to project applicants and is not available for project opponents.

This Process is referred to as Project Issue Resolution ("PIR"). A primary component of PIR is the establishment of the PIR Conference Panel which will consider project issues brought before it and make decisions in one of four ways:

- Agree with the position or interpretation of the Applicant;
- Agree and maintain the position or interpretation of Staff;
- Develop an alternative approach or position or craft a compromise;
- Request additional information or analysis from either the Staff or Applicant which would lead to resolution of the issue.

Differences of opinion or conflicts are, for the purposes of this Policy, considered to be disagreements over an interpretation or application of written policies, codes or regulations, procedures, findings, project conditions, or processing schedules.

The PIR process will help ensure consistency in the application of City policies and regulations and in the overall exercise of its authority over land development projects. It will also expedite project processing by avoiding recurring comments in successive project review letters; by promoting creative solutions and compromise solutions that are in compliance with City regulations by drawing upon the expertise and experience of senior management of the Department; and by reducing the number issues confronting decision-makers occurring later in the approval process.

Issues associated with discretionary land development projects are eligible for a PIR Conference for which a qualifying PIR Request Form has been completed and submitted. The City has established prerequisites to accept a PIR Conference request, which include a number of items generally related to the status of the permit application, history of past discussion between the City's project manager and the Applicant, length of time of impasse, diligent efforts to resolve the issue collaboratively, timely request for meetings, and complete paperwork to facilitate the request (among others).

A Conference Panel, made up of the Development Services Director and respective discipline Director or Managers, is established by the PIR. This Panel provides the forum for evaluating the difference in opinion or interpretation between staff and applicant and is charged with reaching a final position of the Department with regard to the project issue.

Required in attendance are the City's Project Manager and supervisor and if necessary, other Staff with expertise on the issue to be considered; the Applicant; and the Applicant's consultant(s) having expertise and/or responsibility on the issue. The City Attorney or designee may attend should the Applicant indicate on the PIR Conference Request Form that an attorney representing the Applicant will be attending. The PIR Conference shall be scheduled within ten (10) calendar days following submittal of the PIR Conference Request Form by the Applicant.

Decisions reached by the Panel are intended to resolve differences in interpretation or application of City codes, policies, and processes, so that processing of projects may continue as expeditiously as possible. These determinations do not represent project approvals or decide conditions and are not binding on any decision-making body. PIR Conferences are not to be utilized to change or amend a formal recommendation previously made to a decision-making body. In some cases, the Panel may defer its decision pending additional information or analysis from Staff or the Applicant before reaching its decision.

When the PIR Panel decision is made, the City Project Manager is responsible to provide written notice of the Panel's decision to the Applicant within two (2) working days following the Conference. The City Project Manager, Supervisor and Panel will make every effort to identify the need for and request any additional information, or perform necessary research, prior to the Conference. In the event that a decision is deferred pending further information the City Project Manager shall indicate this in the written notice. Upon receipt of the requested information and after internal consultation, the PIR Conference Panel will notify the City Project Manager of the determination. The Project Manager shall provide written notice to the Applicant within two (2) working days of this determination.

No fees will be charged for the PIR Conference.

Process for Requesting Reasonable Accommodations

The City's process for providing reasonable accommodations allows individuals, or their representatives, to make requests for reasonable accommodations for persons with disabilities as part of the permit process. No additional permits are required or additional fees charged by the City. Requests for reasonable accommodations to meet the needs of persons with disabilities are generally

approved administratively, and a use permit is not required. An exception would be a use (in contrast to an accessory structure or appurtenance) that requires a discretionary (use) permit, such as a residential care facility of seven or more persons. City staff is available to provide assistance regarding the processing of requests for the construction of accessory structures. Information regarding the approval of these structures is included within all public notices and agendas, as applicable.

Facilitated Environmental Review

The City has adopted uniform procedures for complying with the requirements of the California Environmental Quality Act (CEQA) for assessing the potential environmental impacts of those development applications determined to be “a project” as defined by Public Resources Code 21000-21177. Environmental review is required for most discretionary actions including Subdivision Maps, Site Development Plan Reviews, Major Use Permits, and legislative actions including zone changes, general plan amendments, and code amendments. The environmental review occurs while the application is processed. The environmental determination by staff for a project is made to prepare the appropriate environmental document that can be considered by the decision making authority with the legislative or discretionary application staff recommendation.

In addition to the requirements of CEQA, the City of San Marcos Municipal Code contains additional environmental standards for the City environmental review process in Municipal Code Title 18.

Streamlining Approvals

Lower Income Sites Included in Previous Elements

While the site plan review process is not considered a constraint to housing, Program 21 has been provided to comply with Government Code 65583.2. This program will provide for ministerial approval (e.g., Planning Division Director’s approval of site plan review and entitlements other than a subdivision map) of housing projects with a minimum of 20 percent of units affordable to lower income households and will increase certainty for affordable and multifamily developers related to residential sites throughout the community, as identified in Appendix A.

SB 35

SB 35 provides provisions for streamlining projects based on a jurisdiction’s progress towards its RHNA and timely submittal of the Housing Element Annual Progress Report. When jurisdictions have insufficient progress toward their above moderate income RHNA and/or have not submitted the latest Housing Element Annual Progress Report, these jurisdictions are subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 10% affordability.

HCD reviews the annual progress report deadlines and RHNA progress on an annual basis. San Marcos is currently subject to SB 35 streamlining provisions when proposed developments include 50% affordability. Program 21 has been provided to incorporate the mandatory streamlining provisions into the City’s Zoning Code. These streamlining provisions will reduce approval requirements for projects that include a minimum of 50 percent of units affordable to lower income households and that meet the criteria specified by State law.

Flexibility in Development Standards

Development standards affect the financials of a residential project, both from the revenue side (through achievable density) and through the costs of accommodating specific development standards. However, there is no specific threshold that determines whether a particular standard or combination constrains the affordability or supply of housing. Many factors determine project feasibility. Moreover, during the building boom of the 2000s, few development standards or fees appeared to be a constraint.

While prior sections discussed how to reduce development costs, the following describes ways that the Zoning Ordinance offers flexibility in development standards.

Density Bonus Ordinance

The City of San Marcos' Density Bonus Ordinance (Chapter 20.305 of the Municipal Code) is intended to provide incentives for the production of housing for very low, low and moderate income households, and senior citizen households in accordance with the State's density bonus laws (Sections 65915 through 65918 of the California Government Code). In enacting this Ordinance, it is the intent of the City to encourage and facilitate the development of affordable housing and to implement the goals, objectives, and policies of the City's Housing Element. The Ordinance applies when an applicant seeks a density bonus for a housing development within the City or for the donation of land for housing within the City. The City shall provide the applicant with incentives or concessions for the production of housing units and child care facilities as prescribed in Government Code Section 65915. The granting of the density bonus shall not be interpreted to require a General Plan amendment, Zone change, or other discretionary approval. The amount of density increase to which the applicant is entitled shall vary according to the amount by which the percentage of affordable housing units exceeds the percentage established in Government Code Section 65915. An applicant or housing developer seeking a density bonus pursuant to this chapter may submit a proposal to the City for any of the following: (i) specific concessions or incentives; (ii) waivers or reductions of development standards; and/or (iii) parking ratios. The applicant or housing developer requesting the additional incentives may also request a meeting with the City to discuss such additional incentives. The Density Bonus Ordinance is consistent with California Government Code Section 65915 through 65918.

Planned Residential Development (PRD)

PRDs allow flexibility in residential development and design to supplement the development standards of the residential zones, subject to approval of a Conditional Use Permit (CUP). The PRD standards in Chapter 20.435 of the Municipal Code are intended to encourage and facilitate the use of contemporary best practices for the development of innovative, compact single-family and multi-family residential neighborhoods in a range of configurations, which may include standard subdivision, alley-loaded, cluster or small-lot development, or courtyard site plans. Developers who apply for a PRD may deviate from the height, setback, building separation, and parking requirements of the base zone.

Lot Averaging

Lot averaging may be applied for single-family residential development of five or more units in the A-1, A-2, A-3, R-1-20, R-1-10, and R-1-7.5 zones to reduce the minimum lot size required by the applicable zone, subject to a CUP. Lot averaging is intended to reduce the amount of required grading, thereby leaving more natural ungraded slopes in the project area.

Inclusionary Housing

The City's Inclusionary Housing Ordinance, established in May 2000, requires housing developers of one or more units to contribute to housing for extremely low, very low, low, and moderate income households as defined by the U.S. Department of Housing and Urban Development. Developers of for-sale single-family projects and rental projects of six or fewer units may pay an in-lieu fee in accordance with Section 20.310.050 of the Municipal Code. In-lieu fees are deposited into an interest-accruing account to provide housing opportunities for target households. The City has the discretion to accept an irrevocable dedication of land or other non-monetary contribution that is not less in value than the otherwise required in-lieu fee if the non-monetary alternative furthers the goals and policies of the Housing Element. Rental projects of 6 or more units may set-aside at least 15 percent of the units for the target households.

The Inclusionary Housing Ordinance exempts the following projects:

- Projects developed pursuant to the terms of a development agreement that existed prior to the adoption of the Inclusionary Housing Ordinance;
- Non-residential uses, except in the case of SROs;
- Construction of a new structure that replaces a residential construction that was destroyed or demolished within two years prior to the application of a building permit, provided that the number of residential units is not increased;
- Second dwelling units;
- Density bonus units; and
- New residential rental projects, unless the developer has otherwise agreed by contract with the City to build affordable housing.

The impact on the cost of inclusionary housing certainly is arguable. The high and rapidly appreciating housing market in San Marcos and the San Diego region suggests that it is highly unlikely that the City's inclusionary programs substantially impact the price of market rate housing. The market is a very important determinant of the price, the inclusionary "costs" would likely be absorbed as part of market pricing mechanisms. The impact would be to somewhat diminish the profit margin on a highly profitable enterprise without much impact on the overall cost. For Housing Element purposes, the program is seen less as a cost factor and more as an essential program for the development of affordable housing, not unlike other housing related requirements (parking or open space). Moreover, the City is very transparent regarding its Inclusionary Housing Ordinance and provides information to interested developers upon request. The City has not heard significant opposition from the development community and is not aware of any projects that did not move forward due to the City's Inclusionary Housing Ordinance.

Short-term Rentals

The City does not have an ordinance that addresses short-term rentals. There are several dozen rentals listed on Airbnb.com and/or VRBO.com; some listings are for the entire home while others are for a single room or guest house. Although some homes are available for rental periods of just a few days, many homes listed on these sites indicate a minimum rental period of at least 7 nights. A significant amount of short-term rentals in a community has the potential to impact the amount of housing stock available for permanent occupancy, and this will be an issue that San Marcos continues to monitor to ensure that it does not negatively impact permanent housing options in the City.

Growth Management

The City's Growth Management Ordinance (Chapter 20.315 of the Municipal Code) was adopted to implement the General Plan and to the projected growth of residential, industrial, and commercial development. The ordinance requires that all new development bear the cost of providing the public facilities and services needed to effectively serve the new development. The Growth Management Ordinance does not limit density of development or cap the number of residential building permits that can be issued within the planning period. To the contrary, the ordinance will ensure that public facilities and services are, or will be, provided to serve future residential development anticipated by the RHNA.

Building Codes and Enforcement

New construction in San Marcos, including additions and remodels, must comply with the 2019 California Building Standards Code, California Code of Regulations, Title 24. The California Building Code establishes construction standards necessary to protect public health, safety and welfare, and

the local enforcement of this code does not unduly constrain development of housing. The 2019 California Building Code, California Code of Regulations, Title 24, Part 2, Volumes 1 and 2, Chapters 1 through 35 and Appendices C, F, G, H, and I, published by the International Code Council, were adopted by the City by reference as Chapter 17.08 of the City's Municipal Code and subject to the amendments contained in that Chapter. In particular, the City of San Marcos and the San Marcos Fire Protection District has many large hillsides covered with extensive vegetation. The City is also subject to Santa Ana conditions of gusty winds and low humidity that predisposes the hillsides to extreme fire hazard. The City Council specifically found that these climatic and topographic conditions necessitate greater fire protection than that provided by the 2019 California Building Code. Therefore, the City's Municipal Code amends the California Building Code to require more fire resistive construction to lessen the spread of fire in these areas.

The City of San Marcos has also adopted minor amendments to following sections of the California Building Code to reflect local conditions:

- New Codes to Existing and New Developments: Section 102.7
- Moving of A Building Or Structure: Section 102.8
- Permit Administration: Section 105.2(1), Section 105.9, 105.10, 105.11
- Footing and Foundation Inspections: Section 110.3.1
- Authority to Disconnect Service Utilities: Section 112.3
- Board of Appeals: Section 113.1.1 (section added)
- Hours of Work: Section 115
- Fire Resistance Rating: Section 711.3
- Minimum Roofing Assemblies Required: Sections 1505.2 & 3
- Repairs: Section 405

No local amendment to the code has either been initiated or approved that directly impacts housing standards or processes. Code enforcement is conducted by the City and is based upon issues identified by the community and reported to City Staff. The City maintains general records of neighborhoods where code complaints are most prevalent and works proactively with these neighborhoods to address potential issues before they become significant concerns. The City enforces its code requirements equitably throughout the community, as necessary. Program 17 in the Housing Plan has been included to help support homeowners with rehabilitating substandard housing. The Code Compliance Section of the Housing and Neighborhood Services Division works with property owners and renters to assist in meeting state health and safety codes.

On/Off Site Improvement Requirements

Site improvements in the City consist of those typically associated with development for on-site improvements (fronting streets, curbs, gutters, sewer/water, and sidewalks), and off-site improvements (drainage, parks, traffic, schools, and sewer/water). These improvements are required dependent on the project. On- and off-site improvements add relatively little to total cost of housing, but are costs associated with the provision of services necessary for the health and safety of the public. Because residential development cannot take place without the addition of adequate infrastructure, site improvement requirements are not seen as a constraint to the development of housing.

San Marcos does not impose citywide or standardized infrastructure requirements. Adopted policies in other elements of the General Plan call for street and sidewalk improvement standards adequate to

serve and protect public safety, but are tailored to specific community and neighborhood design needs. This is expected to result in requirements less stringent and less costly than if citywide engineering requirements were imposed. The improvements and exactions required for residential development are limited to those improvements needed to allow the project based on its impacts.

The City does set urban street design criteria which can be considered as applicable to typical parcels identified in the City's site inventory to accommodate its RHNA. For example, the City's Mobility Element identifies Discovery Street and Craven Road, which serve parcels in the San Marcos Creek Specific Plan, as 4-lane major arterial roadways with Class II or II Bicycle Facilities and Sidewalks. In general, the desired curb-to-curb distance for this roadway type is 82 feet (with an 18 foot median) and the total right-of-way is 102 feet; on-street parking is not permitted. East Barham Drive, which provides access to parcels in the University District, is identified as a 6-lane major arterial with Class II or II Bicycle Facilities and Sidewalks. The typical curb-to-curb distance is 94 feet (with an 18 foot median) and the right-of-way is approximately 114 feet; on-street parking is not permitted. Residential streets are more likely to provide direct access to future residential development sites, although the exact design and location of these residential streets are not yet known. Residential streets are expected to handle approximately 1,000 daily trips, facilitate speeds of up to 25 miles per hour, provide a curb-to-curb of 40 feet and a right-of-way of 60 feet; on-street parking is acceptable on Residential streets.

For vacant single-family residential developments, examples of typical on-site improvements might include storm water detention facilities, roads, sidewalks, perimeter walls, fire hydrants and emergency access drives, and recreational trails. The Fire Department may require fire breaks and fuel management areas if a project is within or near brush areas. Multi-family developments also may include common open space and recreation areas, as well as lockable storage areas.

For residential projects, there is no fixed landscaping requirement as a percentage of the total site. However, projects subject to design review, such as single-family subdivisions and multi-family projects, are required to submit landscaping plans as part of the overall project. Multi-family projects are required to maintain a landscape buffer when adjacent to a rural residential or single-family zone. Specific landscaping requirements may vary from city-wide standards in the various specific plan areas. For projects not subject to design review (e.g., a new single-family home on an individual lot), an approved landscaping plan generally is not required.

Open space requirements will apply to residential projects under certain circumstances such as the presence of steep slopes, flood plains, sensitive habitat, or other environmentally constrained features. The purpose of such restrictions is to protect environmentally or geologically sensitive areas from the adverse effects of development.

Open space requirements can be applied through Lot Area Averaging and Planned Residential Development (PRD) projects. A primary purpose for lot averaging and PRD projects is to allow design flexibility to protect sensitive areas and significant topographic features while maintaining the ability to achieve planned densities. Open space reservations also provide a recreational amenity for the residents of such developments.

Typical off-site improvements for both single-family and multi-family developments might include new curbs, gutters, and sidewalks; recreational trail facilities; road improvements and traffic control needed to serve the development; street trees; and landscaping. Utilities may need to be upgraded or installed to serve the development, including water mains, sewer mains, storm water pollution prevention measures, and undergrounding of electric utilities.

Fees and Exactions

The City of San Marcos charges fees to process plans submitted for residential projects and to finance the provision of important services that are needed to accommodate housing and population growth. Fees and exactions are used to finance public facilities, roadways, water and sewer infrastructure, schools, and other community services. Nearly all these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or the extent of the benefit that will be derived. Failure to adequately plan for residential development is a key reason why jurisdictions are so financially constrained today. Furthermore, the City's fees have not been found to act as a constraint to the development of housing in San Marcos.

For new residential projects, developers in San Marcos may be required to pay one or more of the following fees depending on the location, type, and size of the project:

Planning, Building, and Environmental Fees: The City of San Marcos charges developers standard plan check fees, fees for processing applications, building permits, tentative tract maps, environmental initial study, variance, conditional use permit, or other permits to pay for the cost of processing applications and conducting inspections for specific projects. This does not include additional fees paid by the developer for project-specific environmental impact reports.

City Impact Fees: The City charges impact fees to finance new or expanded infrastructure and public facilities required to serve residents. The fee must have a reasonable relationship to the infrastructure costs and represent the marginal cost of improvements required to serve residents of the new residential projects. The City charges fees to offset impacts to public streets, drainage facilities, water quality, parks, and habitat. Other fees and assessments may apply depending on the location.

Regional Impact Fees: Regional impact fees include sewer/water fees collected by the water districts and school impact fees collected by San Marcos Unified School District, as allowed by State law to finance the construction and expansion of schools to accommodate student enrollment. The water and school districts have the authority to set the fee levels; the City does not have any ability to adjust these fees.

Planning and permitting fees are charged on an at-cost basis to cover staff services and administrative expenses for processing development applications. Development impact fees are required to provide essential services and infrastructure to serve new residents. Impact fees are governed by State law to demonstrate a nexus between development and potential impacts. State law also requires the proportionality test to ensure the pro rata share of costs to provide services and infrastructure by individual developments is reasonable. The City recognizes that planning/permitting and development fees add to the cost of residential development. To mitigate the impact of planning/permitting and impact fees on the cost of residential development, the City uses HOME, CDBG, and Inclusionary Housing In-Lieu funds, as well as other funding sources to gap-finance affordable housing development. A summary of the City's permit processing and development impact fee schedules is included in Table 57.

The City participated in the Building Industry Association (BIA) of San Diego's most recent survey of residential development fees (2020). Participating jurisdictions were asked to calculate the permit issuance, capacity and impact fees in their residential sector for 2020. The City's total permit fees for a single-family home in 2020 were approximately \$30,761.34; fees for multi-family units ranged from \$14,000 per apartment unit to \$25,588 for a 100-unit Type V townhome project (Table 58). San Marcos' fees are generally in line with those of other North County cities (Table 59). Through the policies and programs of the Housing Element, the City proposes to monitor all regulations, ordinances, departmental processing procedures, and residential fees to assess their impact on housing costs.

Table 57: Development Project Processing Fees - 2019

Permits/Entitlements	
Planning and Application Fees	
Variance	\$200 or \$564
Conditional Use Permit	\$3,4760
General Plan Amendment	\$2,500
Zone Change	\$872
Site Plan review	Single-family: \$2,470 Multi-family: \$3,430
Planned Unit Development	\$3,476
Specific Plan	\$2,860
Development Agreement	\$2,500
Substantial Conformance Review	\$500
Subdivisions	
Certificate of Compliance	\$750
Lot Line Adjustment	\$750
Tentative Parcel Map	\$2,090
Tentative Subdivision Map	\$2,690 + \$50/lot
Final Parcel Map	\$750 + \$40/lot
Final Subdivision Map	\$800 + \$50/lot
Environmental	
Initial Environmental Study	\$200
Environmental Impact Report	Cost + 25%
Negative Declaration	\$3,720
Mitigated Negative Declaration	\$3,720
Impact Fees	
Parks	\$6,251
SR-78 Interchanges	Single-Family: \$3,204/unit Multi-Family: \$1,923/unit
Circulation/Streets	Single-Family: \$6,747/unit Multi-Family: \$4,048/unit
NPDES	\$221
Drainage	\$3,625 – \$28,261/acre
Habitat Conservation	\$103
Tech Improvement	\$44
Water (3/4" Meter Size)	\$13,525/unit
Sewer	Single-Family: \$12,986/unit Mobile Home: \$10,389/unit Mixed Use: \$9,350/unit
School	\$4.44 per sf (level 2)

Source: City of San Marcos, 2020; Vallecitos Water District, 2020; and San Marcos Unified School District, 2020..

Table 58: San Marcos Residential Fee Summary

Permit Issuance Fee	Single Family Detached ¹	MFU Townhome (100 units) ²	MFU Condominium (250 units) ³	Apartment (250 units) ⁴
Plan Check	\$807	\$90	\$90	\$90
Building Permit	\$1,392	\$687.26	\$760.06	\$625.66
Energy	Included	Included		
Fire Plan Check	\$150	\$1.50	\$0.60	\$0.60
CBSC	\$13	\$6.80	\$6.79	\$6.79
Seismic	\$30	\$17	\$22.07	\$22.07
Traffic (including signal)	\$4,343	\$1,643.86	\$1,643.86	\$1,643.86
Parks	\$6,251	\$6,251	\$6,251	\$6,251
Fire/EMS	\$1,122	\$544	\$510	\$510
Drainage/Flood	\$1,298	\$2,272.20	\$51.94	\$259.68
Inclusionary Housing	\$9,300	\$9,300	\$9,300	
IT Improvement	\$44	\$44	\$44	\$44
Habitat Conservation	\$103	\$103	\$103	\$103
Stormwater	\$221	\$221	\$221	\$221
Traffic – SANDAG	\$2,483.48	\$2,483.48	\$2,483.48	\$2,483.48
Traffic – SR-78	\$3,204	\$1,923	\$1,923	\$1,923
Total Cost Per Unit	\$30,761.34	\$25,588.10	\$23,410.80	\$14,184.14

Source: BIA 2020 Survey. <https://www.biasandiego.org/wp-content/uploads/2020/09/2019-2020-BIA-FEE-SURVEY.pdf>

1. Prototype 4 bedroom, 3 bath single family detached residential dwelling unit with 2,700 square feet of living area, a 600 square foot garage, 240 square foot patio (cover and walls); fireplace; gas & electric hookups; type V, wood frame construction. Along with engineering and processing fees on a prototype 50 lot, 10 acre subdivision with 100,000 cu yds. of grading.
2. A Townhome community of 100 units, all 3 Bedroom, 2.5 Bath units at 1,600 sf., with a 400 sq. ft., 2 car attached garage, Type 5 wood frame construction and assumes a “smart growth” density of 18 du/acre. Figure 10 buildings with 10 units each.
3. A condo community of 250 units of 5 stories wood over 2 levels parking, type III construction, average unit size of 725 SF, subterranean parking, 1.5-2 acre site.
4. Fees are based on a prototype 3 story, garden style, 250 unit (950 square foot/unit) apartment complex, Type 5 wood frame construction, surface parked in 10 buildings over 10 acres.

Table 59: Residential Fee Comparison

Jurisdiction	Single Family	Multifamily
San Marcos	\$30,760	\$14,000-\$25,500
Carlsbad	\$42,600	\$16,700-\$23,000
Encinitas	\$22,900	\$15,000-\$16,000
Escondido	\$37,000	\$29,000-\$31,100
Oceanside	\$68,000	\$17,000-\$25,000
County of San Diego	\$21,800	\$10,000-\$12,000

Source: BIA 2020 Survey. <https://www.biasandiego.org/wp-content/uploads/2020/09/2019-2020-BIA-FEE-SURVEY.pdf>

5.2 Potential Non-Governmental Constraints

The City of San Marcos takes a number of proactive steps to address non-governmental constraints. This includes implementing the City's Inclusionary Housing Ordinance, providing a fee deferral program, and streamlining processes. The City regularly subsidizes affordable housing development through in-lieu fees as well as development and pre-development loans. The City is also enrolled in State programs to provide infrastructure financing loans for developers such as the Statewide Community Infrastructure Program (SCIP). Staff also streamline entitlement permitting with developers through the following approaches when applicable; allowing for concurrent processing once key project milestones are achieved (i.e., initiating grading and building plan processing prior to final entitlement), workshop style meetings with all disciplines represented to work through major design issues, standing meetings where needed on more complex developments, and expediting resolution of key project issues through decision-making sessions per the City's Project Issue Resolution policy.

Development Costs

Land Costs

The cost of to develop housing is influenced by the cost of the raw land, the cost of holding the land during the development process, and the cost of providing services to meet City standards for development. The cost of raw land is influenced by variables such as scarcity, location, availability of public utilities, zoning, general plan designation, and unique features like trees, water frontage, and adjoining uses. A review of lots for sale and recently sold indicates that land prices range from approximately \$60,000 to \$90,000 per acre for unentitled land to \$110,000 to \$180,000 per acre for land approved for single family development based on a review of Zillow and Loopnet listings. Although listings are limited, lots entitled for multi-family development or mixed-use development command a significant premium; for example, 245 S Rancho Santa Fe Road is listed for sale at \$1,870,814 per acre with an approved site development plan allowing for 36 units over 3 stories, including 4 commercial ground floor units.

Several underdeveloped parcels with a single family unit that could be redeveloped with single family homes have been sold for \$50,000 to \$150,000 per acre, largely depending on the location within the community and views of the region.

Cost of Construction

Construction cost is determined primarily by the cost of labor and materials. The relative importance of each is a function of the complexity of the construction job and the desired quality of the finished product. As a result, builders are under constant pressure to complete a job for as low a price as possible while still providing a quality product. This pressure has led (and is still leading) to an emphasis on labor-saving materials and construction techniques.

The International Code Council (ICC) provides estimates for the average cost of labor and materials for typical Type VA protected wood-frame housing. Estimates are based on "good-quality" construction, providing for materials and fixtures well above the minimum required by state and local building codes. In the 2018 edition of the Building Safety Journal, the ICC estimated that the average per square-foot cost for good-quality housing in the San Diego region was approximately \$113 for multi-family housing and \$125 for single-family homes. Although construction costs are a substantial portion of the overall development cost, they are consistent throughout the region and therefore are not considered a major constraint to housing production. The 2020 COVID-19 pandemic social distancing guidelines may increase constructions costs for an unknown period.

Construction cost increases, like land cost increases, affect the ability of consumers to pay for housing.

Construction cost increases occur due to the cost of materials, labor, and higher government imposed standards (e.g., energy conservation requirements). The development community is currently producing market rate for-sale housing that is affordable to moderate and above moderate income households.

Cost and Availability of Financing

Financing is critical to the housing market. Developers require construction financing, and buyers require permanent financing. The two principal ways in which financing can serve as a constraint to new residential development are the availability and cost of construction financing and the availability and cost of permanent financing.

- If financing is not easily available, then more equity may be required for developing new projects and fewer homebuyers can purchase homes, since higher down payments are required.
- Higher construction period interest rates for developers result in higher development costs. For homebuyers, higher interest rates translate into higher mortgage payments (for the same loan amount), and therefore reduces the purchasing power of homebuyers.

On February 25, 2021, the reported average rate for a 30-year mortgage was 2.97% with 0.6 points (FreddieMac, 2019). From 2005 through 2021, average monthly mortgage rates have ranged from a high of 6.76% in July 2006 to today's record lows. For homebuyers, it is necessary to pay a higher down payment than in the immediate past, and demonstrate credit worthiness and adequate incomes, so that loan applications meet standard underwriting criteria. While adherence to strict underwriting criteria was not required during the early and mid-2000s, the return to stricter standards is consistent with loan standards prior to 2001.

Approved and Built Densities

While the City's regulations identify minimum and maximum densities that may be developed in the City (exclusive of Specific Plans), individual developers may opt to build at the lower, mid-range, or higher end of allowed densities. Recent projects in San Marcos that are built or are under construction are consistent with the densities anticipated by the City's General Plan, Specific Plans, and Zoning Code and typically built within 5% of the maximum allowable density. The City has received feedback from the development community that the maximum density levels are realistic and achievable, and the City expects to continue to see projects built at or around the maximum allowable density.

Building Permit Timing

Typically, single family home developers apply for the first building permits for a subdivision upon receipt of a grading permit. For simple projects or projects that must remain static in their design, building permits may be processed concurrently with grading plan reviews. Building permits typically take 60-90 days, assuming two to three plan checks. Building permits can be issued in as few as 30 days if there are no corrections, but this is rarely the case for residential subdivision

s or multifamily projects. Typically, it takes approximately 6-18 months between approval of a project and request for/issuance of building permits. This varies widely depending on the complexity of the project and required permits or environmental review.

Affordable Housing Development Constraints

In addition to the constraints to market rate housing development discussed above, affordable housing projects face additional constraints. While there is a range of sites available for potential affordable housing projects, as well as projects that focus on special needs populations, financial assistance for

the development of affordable housing is limited and highly competitive.

Multiple funding sources are needed to construct an affordable housing project, since substantial subsidies are required to make the units affordable to extremely low, very low, and low income households. It is not unusual to see five or more financing sources required to make a project financially feasible. Each of these sources may have different requirements and application deadlines, and some sources may require that the project has already successfully secured financing commitments. Since financing is so critical and is also generally competitive, organizations and agencies that provide funding often can effectively dictate the type and sizes of projects. Thus, in some years senior housing may be favored by financing programs, while in other years family housing may be preferred. Target income levels can also vary from year to year.

This situation has worsened in recent years. Federal and state funding has decreased and limited amounts of housing funds are available and the process to obtain funds is extremely competitive. Tax credits, often a fundamental source of funds for affordable housing, are no longer selling on a one for one basis. In other words, once a project has received authorization to sell a specified amount of tax credits to equity investors, the investors are no longer purchasing the credits at face value, but are purchasing them at a discount. (Tax credits are not worth as much to investors if their incomes have dropped.)

5.3 Environmental Constraints

The City has identified areas within San Marcos where land development should be carefully controlled. For example, future residential development can be constrained in areas with known or potential sensitive habitat, hillsides with steep slopes, prominent ridgelines, flood prone areas, and geologic hazards, and areas along the urban/wildland interface.

Biological Resources

Although the extent of native habitat in San Marcos is limited, several local natural communities support unique habitats like vernal pools and sensitive plant and wildlife species endemic to the region. Even the lush landscaping and ornamental plantings in suburban areas can provide greenbelts of vegetative cover and separation between developed urban and suburban areas and natural communities.

The U.S. Fish and Wildlife Service has identified critical habitat to protect four species: the thread-leaved brodiaea, the spreading navarretia, the San Diego fairy shrimp, and the coastal California gnatcatcher. Portions of the City's planning area, which includes the Sphere of Influence, are identified as a subarea in SANDAG's Multiple Habitat Conservation Program (MHCP). In addition, other portions of the planning area occur within the boundaries of the County of San Diego's North County Multiple Species Conservation Plan (MSCP).

Sensitive habitats and sensitive species are federal-, state- or local-listed species that are afforded a higher level of protection because of their status. Applications for development with potential to impact these habitats will have to demonstrate that proposed projects will not impact biological resources or implement mitigation measures for any possible negative effects. Permit authorization from regulatory agencies and mitigation would be required if a proposed project were to have the potential to impact sensitive biological resources. Costs related to obtaining permit authorization and mitigating impacts could be significant.

Hillsides and Steep Slopes

Where steep slopes (typically greater than 25 percent) are evident, development difficulties often include the provision of proper access, utility service, and site improvements. Development in these areas, where possible, must retain the natural skyline, ridges, drainage courses, and natural outcrops. All significant development is subject to environmental impact review procedures and the City's Ridgeline Protection and Management Overlay Zone development standards and regulations (Municipal Code Chapter 20.260).

Flood Hazard Areas

Although some areas of San Marcos are determined to be within a Federal Emergency Management Agency (FEMA)-designated 100-year floodplain, 100-year floodway, and/or 500-year floodplain, flood hazards are not anticipated to be a significant constraint on residential development in the Housing Element planning period. Most of the land within a FEMA 100-year floodplain is located in areas designated for business or industrial development. Furthermore, future development will be subject to the City's Flood Damage Prevention Overlay Zone, which is intended to mitigate or avoid potential flood hazard impacts (Municipal Code Chapter 20.255). This issue is also addressed in the General Plan Safety Element.

Geologic Hazards

Geologic and seismic conditions in San Marcos are similar to conditions in other local municipalities that lie inland from the coast and west of the mountains of Cleveland National Forest. No active or potentially active faults traverse the City; however, nonactive faults may be present and potential surface and blind thrust faults may impact the City. Earthquake ground-shaking potential from surface faults in the region is relatively low. Impacts of an earthquake include potential liquefaction in relatively small but populous portions of the City identified in the General Plan. An evaluation of these areas is recommended to be included in a required environmental review prior to development and, as appropriate, avoidance or mitigation measures would be required to reduce any potential hazard.

Wildland Fires

Much of the land within the San Marcos city limits is characterized by wildland/urban interface (WUI). WUI areas have steep slopes, limited precipitation, and plenty of available fuel/combustible plant material. To reduce the threat posed by wildland fire events, the San Marcos Fire Department completed a comprehensive assessment of WUI fire hazards and prepared a Community Wildfire Protection Plan (CWPP). In accordance with the CWPP and Zoning Ordinance, all new development in identified community hazard areas requires a Fuel Management Plan. This includes clearing and maintaining defensible space of 100 to 150 feet around structures, depending on the structure and vegetation type. Safety development and fuel reduction zones will continue to be addressed by developers and the Fire Department as outlined by the CWPP or applicable City ordinances. This issue is also addressed in the Safety Element.

5.4 Infrastructure Constraints

Another factor adding to the cost of new construction is the provision of adequate infrastructure: major and local streets; curbs, gutters, and sidewalks; water and sewer lines; storm drains; and street lighting. All these improvements are required to be built or installed in conjunction with new development. In most cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The cost of these facilities is borne by developers, added to the cost of new housing units, and eventually passed on to the homebuyer or property owner. As noted in the Resources section of this Housing Element, public infrastructure and services are available, or are programmed to be made available, for all the sites included in the inventory, including the capacity to accommodate its total share of the regional housing need (RHNA).

Water and Sewer

San Marcos' water supply and services are provided primarily by Vallecitos Water District (VWD). Limited portions of the Business/Industrial District and College Area Neighborhood are served by Vista Irrigation District (VID), and a very small portion of the planning area is served by Olivenhein Municipal Water District (OMWD) and Rincon Water District (RWD). VWD buys water from SDCWA, which is the largest purchaser of water from the Metropolitan Water District of Southern California (MWD). MWD owns and operates the Colorado River Aqueduct and buys the most water from the State Water Project for the delivery of Sacramento-San Joaquin Delta water to Southern California. An additional water purchase agreement for desalinated water from the future Carlsbad Seawater Desalination Facility is in place, which will eventually comprise 35 percent of VWD's supply at current demand levels.

Future water demand for VWD was calculated in its 2015 Urban Water Management Plan (UWMP) up to the year 2035. The ultimate future (i.e. beyond 2035) built-out water demand projection for VWD is approximately 12,520 million gallons per year, nearly three times that of its delivery of potable water in 2015. As of 2015, VWD obtained 100 percent of its water supply from the San Diego County Water Authority (SDCWA), either directly or indirectly. This reliance on the SDCWA for the majority of VWD's water supply is anticipated by VWD for the foreseeable future.

If VWD demand projections as outlined in its 2015 UWMP are correct, there was anticipated to be a shortage in the supply capabilities of VWD starting in the year 2020. VWD planned to implement demand-reduction actions and conservation measures in its 2015 UWMP to account for this shortage. These projections are also qualified because they are projected according to normal water years. According to models used during preparation of the SDCWA's 2015 UWMP, water demand is expected to increase in the dry years above normal-year demands by 7 percent, which would further increase the shortage in water supply VWD has to offer. Since the Vallecitos Water District is the primary supplier of water across the Planning Area, the projected water supply shortage identified in the 2015 VWD UWMP will likely prove to be a challenge for San Marcos as it plans for future growth. The City has established goals, policies, and actions in its General Plan and adopted Specific Plan to promote water conservation, and together with coordination between the City and VWD, the City is confident it can attain its reduced consumption targets and meet San Marcos' future land use needs, including its 2021-2029 RHNA.

Wastewater services for the majority of the planning area are provided by VWD. VWD utilizes two wastewater treatment facilities, a land outfall, and a sludge pipeline to treat and convey wastewater flows: the Encina Water Pollution Control Facility (EWPCF) and the Meadowlark Water Reclamation Facility (MRF). The Vallecitos Water District Master Plan projects that wastewater generation from land uses consistent with the City's recently adopted General Plan would exceed the district's current treatment capacity. These needs are addressed through master planning and phasing efforts. General

Plan policies aimed at reducing the impacts on wastewater quality standards and wastewater facilities direct the City to work closely with local service providers to ensure that an adequate wastewater system for existing and future development is in place, and ensure development approval is related to commitments for the construction of primary wastewater systems. Furthermore, will-serve letters cannot be issued for development unless treatment facilities are in place. With VWD coordinating its planning and construction consistent with General Plan land use policy, future needs, including the 2021-2029 RHNA, can be met.

Senate Bill 1087 (enacted 2006) requires that water providers develop written policies that grant priority to proposed development that includes housing affordable to lower income households. The legislation also prohibits water providers from denying or conditioning the approval of development that includes housing affordable to lower-income households, unless specific written findings are made. Senate Bill 1087 also mandates priority sewage collection and treatment service to housing developments providing units affordable to lower income households. The Development Services Department will provide a copy of the adopted 2021-2029 Housing Element to the VWD, VID, RWD, and OMWD within 30 days of adoption. The Development Services Department will continue to coordinate with the VWD, VID, RWD, and OMWD to ensure priority service provision to affordable housing developments.

Community Facilities Districts

On June 7, 1988, voters in San Marcos approved Proposition “R” to ensure that adequate public facilities and services are available to meet the needs created by new development. To finance these facilities and services, it became necessary for the City to form Community Facilities Districts (CFDs). The City has several CFDs to finance a variety of public facilities required to serve new development, including street improvements, sewer lines, water lines and facilities, drainage facilities, schools, parks, lighting and landscaping, and congestion management. Although the costs associated with CFDs could increase the overall cost to provide new housing in San Marcos, implementation provides a means of orderly and efficient provision public facilities to serve new development. Therefore, the benefits of Public Facilities Financing Plan for new development greatly outweigh the cost constraints.

6 Housing Resources

This section of the Housing Element describes resources available for housing development. Resources include land designated for housing development and financial resources to assist with the development of housing.

6.1 Regional Housing Needs Allocation (RHNA)

California General Plan law requires each city and county to have land zoned to accommodate its fair share of the regional housing need. HCD allocates a numeric regional housing goal to the San Diego Association of Governments (SANDAG). SANDAG is then mandated to distribute the housing goal among the city and county jurisdictions in the region. This share for the SANDAG region is known as the Regional Housing Needs Allocation, or RHNA. The major goal of the RHNA is to assure a fair distribution of housing among cities and the County within the San Diego region so that every community provides for a mix of housing for all economic segments. The housing allocation targets are not building requirements; rather, they are planning goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to assure that adequate sites and zoning are made available to address anticipated housing demand during the planning period.

The final RHNA for the SANDAG region was adopted on July 10, 2020. This RHNA covers a 9-year planning period (April 15, 2021 through April 15, 2029) and is divided into four income categories: very low, low, moderate, and above moderate. Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low income households (0-30% AMI). In estimating the number of extremely low income households, a jurisdiction can use 50% of the very low income allocation; therefore, the City's very low income RHNA of 728 units can be split into 364 extremely low income and 364 very low income units.

As determined by SANDAG, the City of San Marcos' fair share allocation is 3,116 new housing units during this planning cycle, with the units divided among the four income categories as shown in Table 60.

Table 60: RHNA 2021-2029

Income Group	Total Housing Units Allocated	Percentage of Units
Extremely/Very Low	728	23%
Low	530	17%
Moderate	542	17%
Above Moderate	1,316	43%
Total	3,116	100%

Source: San Diego Association of Governments, 2020

Progress Towards the RHNA

Since the RHNA uses June 30, 2020 as the baseline for growth projections for the 2021-2029 planning period, jurisdictions may count toward the RHNA housing units that have been developed, are under construction, and/or have received their building permits after June 30, 2020. Since this time, 546 housing units have been developed, are under construction, or have received their building permits in San Marcos (Table 61).

Jurisdictions may also count projects that are approved/entitled but not yet built or under construction; 1,039 units across all income categories have been approved/entitled and are expected to be

developed within the planning period. These credits towards meeting the City's RHNA are specified in Table 61, and the relative affordability of each unit type/project is described in the following sections.

Table 61: Credits Towards the RHNA

	Extremely and Very Low income (0-50% AMI)	Low income (51-80% AMI)	Moderate income (81-120% AMI)	Above Moderate income (121%+ AMI)	Total
Units Constructed/Under Construction/Building Permits Issued since June 30, 2020					
Various Single-Family Units				9	9
Various Condos/Duplex/Townhomes			201*		201
North City (University District SP) - Block K			68*		68
Vidler Estates				19	19
Montiel Road 9				9	9
Villa Serena**	7	5			12
Brookfield Residential - Multifamily MU-4			220*		220
Accessory Dwelling Units				8	8
Subtotal	7	5	489*	45	546
Approved/Entitled Units Not Yet Under Construction					
El Dorado II, LP (new units)	37	34		1	72
Mariposa Phase 1**	44	16			60
Mission 316 West			67*		67
Mission 24			24*		24
Pacifica San Marcos			31*		31
San Elijo Hills			12*		12
San Marcos Highlands				189	189
Discovery Village South				220	220
The McDonald Group (SDP17-0006)			82*		82
The Sunrise Project			193*		193
Murai				89	89
Subtotal	81	50	409	499	1,039
Total	88***	55***	898	544	1,585

Source: City of San Marcos, 2020.

*Note: These units do not have affordability restrictions. Market rate rents and sale prices for apartments and condominiums fall within levels affordable to the households earning moderate incomes (81-120% AMI) and are allocated as such.

**Note: Villa Serena was entitled in February 2017 and includes demolition of 136 existing apartments and construction of 147 new deed-restricted affordable units and one market-rate manager's unit, for a net gain of 12 units. This project is under construction. Affordability levels are based on the overall affordability structure of the project, which includes 60% of units for Very Low income households and 40% of units for Low income Households. Mariposa Phase 1 was entitled in May 2019 and includes demolition of 40 existing apartments and construction of 99 new deed-restricted affordable units and one market-rate manager's unit, for a net gain of 60 units. This project is not yet under construction. Affordability levels are based on the overall affordability structure of the project, which includes 74% of units for Very Low income households and 26% of units for Low income Households.

***Note: Units identified as affordable to extremely and very low and low income households are all deed restricted.

Affordability of Units Credited Towards the RHNA

Units credited towards the RHNA are distributed among the four affordability groups (extremely/very low, low, moderate, and above moderate) based on affordability restrictions (as is the case with affordable housing projects) or housing cost for those specific types of units based on real home rental/sale rates and established affordability levels. For example, the market rate rents and sale prices for apartments and condominiums in San Marcos fall within levels affordable to households earning moderate incomes (81-120% AMI) and are allocated as such, as discussed in the above Housing Affordability by Income Level discussion. San Marcos has also assumed that accessory dwelling units (ADUs) are affordable to above-moderate income households. In practice, it is likely that some of the City's ADUs are affordable at lower income categories, however, in the absence of substantial evidence, it is assumed that ADUs assist with meeting the City's above-moderate housing targets. Looking forward to the next planning period, the City has included a program to specifically track the rental rates of existing and new ADUs and encourage production of ADUs affordable to lower-income levels.

According to the 2019 San Diego County Apartment Association Spring Vacancy and Rental Rate Survey, the weighted average rents reported for San Marcos were \$1,905 for studio apartment units, \$2,030 for 1-bedroom apartments, \$2,089 for 2-bedroom apartments, and \$2,297 for apartments with three or more bedrooms. Based on this data and the housing affordability thresholds shown in Table 24 of the Needs Assessment, these apartment unit sizes are affordable to 3-person moderate income (81-120% AMI) households (where the affordable monthly rent is \$2,504), and the smaller apartment units (studios and 1-bedroom units) are affordable to low income (51-80% AMI) households. However, because it cannot be guaranteed that approved/entitled projects will deliver these smaller unit sizes at rents affordable to low income families, all multifamily rental units are credits towards meeting the City's moderate income RHNA (even though some units may ultimately be affordable to lower-income households).

Condominium units are considered entry-level homes and based on pricing are allocated as affordable to moderate income households. According to Zillow.com, in November 2020 the median price for condominiums sold in the City was \$501,000. This price is well within the affordability level for a 3-person, moderate income family and is allocated as such. As the maximum affordable price for a 3-person, moderate income family to purchase a home (as shown in Table 24, of the Needs Assessment) is \$615,800, even if the condominiums were priced significantly higher, they would still be considered affordable. The market rate cost of single-family units and ADUs (described in further detail in a later section) is considered affordable to above moderate income households.

Units Constructed or Under Construction

According to City building permit records, since June 30, 2020, 546 new units have been constructed, are under construction, or have building permits pulled in San Marcos, of which 7 are affordable to extremely low/very low income households, 5 are affordable to low income households, 489 units are affordable to moderate income households based on market rate rents, and the remaining 45 units are affordable to above-moderate income households. Constructed/under construction/building permits pulled units include the following projects:

North City (University District SP) – Block K | 200 E. Barham Drive

Building permits have been issued for Block K, part of the University District Specific Plan. Block K is located along the east side of Campus Way and south of Carmel Street and consists of a five-story, 68 unit, market-rate apartment building. This development is assumed to be affordable to moderate income households as market-rate rents in San Marcos are typically affordable to moderate income households.

Vidler Estates | 824 N. Twin Oaks Valley Road

Approved by City Council in April 2015, the Vidler Estates project will construct a 19-lot subdivision on a 4.90-acre property on the west side of N. Twin Oaks Valley Road, between Windy Way and Legacy Drive. These market-rate single family homes are anticipated to be affordable to above moderate income households. This project is under construction.

Montiel Road 9 | Montiel Road

The Montiel Road 9, LLC project would subdivide 2.74 acres into nine residential lots. These market-rate single family homes are anticipated to be affordable to above moderate income households. Grading plans are currently being processed for this project.

Villa Serena | 340 Marcos Street

Villa Serena was approved by City Council in February 2017 and is currently under construction. Villa Serena is a National CORE project and included demolition of 136 existing apartment units in the Richmar neighborhood and construction of 146 new affordable units, including 1-, 2- and 3-bedroom units, and 2 market rate manager's units (for total of 148 new units). Construction of the project is underway and will result in a net gain of 12 units to the City. All of the 136 affordable units will be deed-restricted to lower-income households. Among the 136 deed-restricted units, 60% are designated to be affordable for extremely low/very low income households and the remaining 40% are designated to be affordable to low income households. Using this distribution pattern, the affordability level of the net "new" 12 units is distributed as: 7 units for extremely low/very low income and 5 units for low income.

Brookfield Residential – Multifamily MU-4 | Twin Oaks Valley Road

Brookfield Residential is a recently approved a\ Specific Plan Amendment, General Plan Amendment, Tentative Subdivision Map, and Multi-family Site Development Plan to allow for the construction of 220 residential condominium units on 23.22 acres. This development is assumed to be affordable to moderate income households as market-rate rents in San Marcos are typically affordable to moderate income households. Building permits are currently being processed for this project.

Units Approved/Entitled

Based on City records, 1,039 units have been approved in San Marcos; these units are not currently under construction but are expected to come online during the planning period. Of these 1,039 units, 81 will be deed-restricted affordable to extremely low/ very low income households, 50 will be deed-restricted to low income households, 409 units are affordable to moderate income households (based market rate rents that fall within affordable levels), and 499 are affordable to above-moderate income households. Projects that are approved but not yet constructed include the following:

El Dorado II, LP (new units) | West side of Pleasant Way, between Mission Road/Richmar Avenue

The El Dorado II, LP project consists of a 3.68-acre mixed use development including the new construction of 71 deed-restricted affordable apartment units, new construction of 1 manager's unit (assumed to be suitable for above-moderate income), and 1,970 square feet of commercial space; remodel of an existing 12-unit affordable apartment building (303-305 Richmar Avenue); and a 0.56-acre community open space with playground equipment, picnic area, and small soccer field in the El Dorado Specific Plan Area (SPA). Project includes the demolition of 3 existing buildings. Credits towards meeting the City's RHNA have been taken for the new construction of 72 units, including 37 very low and 34 low income deed-restricted affordable units 1 moderate income unit for the on-site manager.

Mariposa Phase 1 | 604 W. Richmar Avenue

The first phase of the Mariposa project was approved by City Council in May 2019 and includes demolition of 40 existing apartments and construction of 99 new deed-restricted affordable units and one market rate manager's unit, for a net gain of 60 units to the City. Grading and building plans have been submitted. All of the 99 affordable units will be deed-restricted to lower-income households. Among the 99 deed-restricted units, 74% are designated to be affordable for extremely low/very low income households and the remaining 26% are designated to be affordable to low income households. Using this distribution pattern, the affordability level of the net "new" 60 units is distributed as: 44 units for extremely low/very low income and 16 units for low income.

Mission 316 West | Mission Rd. at Woodward St.

The Mission 316 West project consists of development of 67 multi-family dwelling units on approximately 3.71 acres in the Heart of the City/Richmar Specific Plan Areas. This development is assumed to be affordable to moderate income households as market-rate rents in San Marcos are typically affordable to moderate income households.

Mission 24 | 1210 E. Mission Road

The Mission 24 project consists of demolition of an existing commercial building and construction 4 two-story buildings containing a total of 24 condominium ("townhome") units. This development is assumed to be affordable to moderate income households as townhome purchase prices in San Marcos are typically affordable to moderate income households.

Pacifica San Marcos | S. Rancho Santa Fe Road

Pacifica San Marcos is a three-story, mixed-use development with approximately 5,000 square feet commercial/retail space on the ground floor and approximately 31 residential units on the upper floors. The proposed project is located at S. Rancho Santa Fe Road between Creek and Cherokee Streets. The project will also include improvements to Rancho Santa Fe Road and build-out of Creek Street between Pawnee Street and Rancho Santa Fe Road. This development is assumed to be affordable to moderate income households as market-rate rents in San Marcos are typically affordable to moderate income households.

San Elijo Hills | 1084 San Elijo Road

Located along San Elijo Road, east of Rancho Santa Fe Road, San Elijo Hills is a master-planned community. With a maximum of 3,466 total homes, the community has nearly been built out. The City has approved an Administrative Amendment to the San Elijo Hills Specific Plan and Site Development Plan for the final phase (Phase 2) of the San Elijo Hills Town Center. The final phase of the town center is located on the northerly edge of the town center and consists of two (2) commercial buildings with a combined square footage of 11,972 square feet and 12 residential townhomes. This development is assumed to be affordable to moderate income households as townhome purchase prices in San Marcos are typically affordable to moderate income households.

San Marcos Highlands | Las Posas Road

The San Marcos Highlands project proposed a Specific Plan Amendment/Tentative Map/Prezone and General Plan Amendment to build a 189-unit single-family residential community and open space on 265 acres within the San Marcos Highlands Specific Plan Area, plus an additional 27.5 acres of contiguous open space, at the northern end of Las Posas Road. These market-rate single family homes are anticipated to be affordable to above moderate income households.

Discovery Village South | Discovery Street

The Discovery Village South project proposed a General Plan Amendment, Specific Plan, Tentative Subdivision Map, and Development Agreement to rescind and replace the Scripps Medical Hospital Campus Specific Plan and construct 230 residential units on 38 vacant acres. The application will address modifying or rescinding the existing Development Agreement. The Scripps Specific Plan is approved for 80 acres, with the future Discovery Street bisecting the 80 acre site.

The McDonald Group (SDP17-0006) | 1100 West San Marcos Boulevard

This McDonald Group project has an approved Tentative Subdivision Map for the creation of residential condominium units for an already approved but not yet constructed mixed-use development (SDP17-0006) consisting of 82 residential units and 5,000 square feet of commercial floor area, up to 5 commercial units. This development is assumed to be affordable to moderate income households as condominium prices in San Marcos are typically affordable to moderate income households.

The Sunrise Project | Barham Drive, West of Myers Avenue

The Sunrise Project included a Pre-Zone, General Plan Amendment, Multi-Family Site Development Plan, Tentative Subdivision Map, Specific Plan, Conditional Use Permit, and Grading Variance for the purpose of changing the land use from Light Industrial, Single-family, and Mobile home Park to Multi-family Residential, to allow construction of 192 multi-family dwelling units with passive and recreational open space on 14.4-acres situated at the City of San Marcos' southeastern limits. The project area is currently within portions of two jurisdictions; the City of San Marcos and the County of San Diego, however the entirety of the project resides within the City of San Marcos' Sphere of Influence and will be constructed within San Marcos upon the annexation of the site to the City. The City approved the project and it has been annexed into the City of San Marcos. This development is assumed to be affordable to moderate income households as market-rate rents in San Marcos are typically affordable to moderate income households.

Murai | Las Posas Road

The Murai project proposes an 89-unit single family residential subdivision at the west side of the northern end of Las Posas Road. These market-rate single family homes are anticipated to be affordable to above moderate income households.

Remaining RHNA

The City has already achieved approximately half of its overall RHNA with housing units constructed, under construction, or approved/entitled or under review (1,585 units). With these units taken into account, the City has fulfilled its allocation of moderate income units and has a remaining RHNA of 1,531 units (640 extremely low/ very low income units, 475 low income units, and 416 above-moderate income units after accounting for the surplus of moderate income units).

Table 62: Remaining 6th Cycle RHNA

Status	Extremely Low/Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	728	530	542	1,316	3,116
Constructed, Under Construction/Permits Issued (Since 6/30/2020)	7	5	489	45	546
Units Approved/Entitled	81	50	409	499	1,039
Remaining Allocation	640	475	0 (with a surplus of 356 units)	416 (772 minus the surplus in the moderate income category)	1,531 ¹

Source: City of San Marcos, 2021, San Diego Council of Governments, 2020

1. The City has a surplus of units that have been built or are in the pipeline that are affordable to moderate income households, which can be used to accommodate a portion of the unmet need for above moderate income households.

6.2 Residential Sites Inventory

Housing element law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction's share of the regional housing need, including housing to accommodate the needs of all household income levels.

This section provides an analysis of the land available within the City for residential development. In addition to assessing the quantity of land available to accommodate the City's total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs.

This Housing Element identifies vacant sites that would accommodate residential uses within San Marcos. It is noted that San Marcos also has several underutilized sites (sites where a significant portion of the property is vacant and there is a potential for additional residential units) which may be suitable to accommodate future residential development; however, these sites are not necessary to accommodate the City's RHNA and are not included in this inventory.

A citywide parcel database, aerial photos, and General Plan GIS data were used to locate parcels for this update. This update also considered the viability of sites identified in the prior planning period, many of which continue to be suitable sites for future development due to their proximity to transit, public services, goods, amenities, and activity centers. Parcel acreages by land use designation are based on assessor and GIS data.

Housing Affordable to Lower-Income Households

The California Government Code states that if a local government has adopted density standards consistent with the population based criteria set by State law (at least 30 units per acre for San Marcos), HCD is obligated to accept sites with those density standards (30 units per acre or higher) as appropriate for accommodating the jurisdictions share of regional housing need for lower-income households. Per Government Code Section 65583.2(c)(3)(B), the City's Mixed Use and Medium High Density and High Density designations are consistent with the default density standard (30 units per acre) for metropolitan jurisdictions such as San Marcos and therefore considered appropriate to accommodate housing for lower-income households. Therefore, the capacity of sites that allow development densities of at least 30 units per acre are credited toward the lower-income RHNA based on State law.

As previously described, the City has also adopted 48 Specific Plans to guide growth and development across the community. Two of these Specific Plans—the San Marcos Creek District and the University District Specific Plan—are comprised of mostly vacant land and together lay the foundation for the development of up to 5,700 units in mixed-use and multifamily formats (single-family detached homes are not permitted in either Specific Plan). While both Specific Plans use form-based standards to regulate development, each Specific Plan was adopted to encourage higher-density residential development in mixed-use formats, either by combining uses into one single building (vertical mixed-use) or ensuring that complementary uses are located adjacent to each other (horizontal mixed-use). Moreover, since these Specific Plans were adopted, projects have been proposed and developed in both project areas with product types and densities consistent with providing housing affordable to lower-income households. Additionally, the City owns considerable property in both project areas, and based on its history of producing and supporting the production of affordable housing, San Marcos is confident that vacant parcels within these two Specific Plan areas can be developed at densities of at least 30 du/ac to satisfy the City's remaining extremely very low and low income RHNA. These Specific Plans are described in more detail later in this chapter.

Sites to Accommodate Remaining RHNA

The City of San Marcos' 6th Cycle residential sites fall into four categories:

- 1) Proposed development sites
- 2) Accessory dwelling units
- 3) Residentially zoned vacant land exclusive of Specific Plan areas, and
- 4) Mixed use sites in Specific Plans,

As described throughout this section, the City has sufficient land appropriately zoned for residential uses throughout community to accommodate its RHNA for the 2021-2029 planning period. Moreover, San Marcos has a proven track record of supporting the development of affordable projects, working with affordable housing developers, promoting home types that are affordable to lower-income households including multifamily projects and mixed-use developments, and addressing needs of the community's vulnerable populations including seniors and farmworkers. These sites are illustrated on Figure 19, Housing Sites Inventory, and detailed in Appendix A.

Proposed Development Sites

Five projects in various stages of planning are included as sites. The densities and unit counts proposed by these projects are realistic and consistent with similar projects which have been approved and successfully developed in San Marcos. The four sites are expected to yield 805 units, 49 of which will be affordable to extremely low/very low income households, 187 to low income households, 561 units will be affordable to moderate income households, and 8 units affordable to above-moderate income households. The status of the following projects is as of February 2021. The projects are summarized below and quantified in Table 63.

Lanikai Senior Residential Facility | E. Mission Road & Woodward Street

The Lanikai Senior Residential Facility applicant is requesting a Site Development Plan, Specific Plan Amendment, and General Plan Amendment to develop 115 age-restricted residential apartment units in the Heart of the City/Richmar Specific Plan Area. The City has a long history of senior housing development in the community, and rents for age-restricted apartments continually meet the income levels established as affordable for 2-person moderate income households (the typical household size for age-restricted units). The City is home to a project called Coastal Living San Marcos, another age-restricted apartment community with rents which are demonstrated to be affordable to 2-person moderate income households. Thus, it is appropriate for the City to expect that the rents established for the proposed Lanikai Senior Residential Facility will also be affordable to two-person moderate income households.

Main Square | 1167 W. San Marcos Boulevard

Located in the San Marcos Creek District at 1167 W. San Marcos Boulevard, Main Square is a proposed mixed-use development with 44,007 square feet of commercial space, 446 apartments (including 22 live/work units), and 800 surface and underground parking spaces on 4.5 acres.

The applicant is requesting a modification of the previously approved Site Development Plan to accommodate a new "multi-way boulevard" for San Marcos Boulevard, reflect the new parking standards for the Creek District, and to modify the second floor of the project from office/storage uses to multi-family residential apartments and live-work units.

The City has a proven history of mixed-use development with residential units affordable to moderate income households. As described in previous sections, for-sale or for-rent multifamily units are easily affordable to moderate income households, and even if rents or home prices were to increase, the City could still expect these unit types to remain affordable at this income level.

Mariposa Phase 2 | 604 W. Richmar Avenue

The second phase of the Mariposa project is under consideration and includes demolition of 30 existing apartments and construction of 96 new affordable units, for a net gain of 66 units to the City of San Marcos. All of the 66 affordable units will be deed-restricted to lower-income households. While the exact distribution of income levels is not yet confirmed, it can be expected that Mariposa Phase 2 will generally follow the prior income-level distribution of Mariposa Phase 1, which restricted 74% of the units for extremely low/very low income households and 24% for low income households. Using this distribution pattern, the affordability level of the "new" 66 units is distributed as: 49 units for extremely low/very low income and 17 units for low income.

Sandy Lane Estates | Sandy Lane

The Sandy Lane Estates project proposes to subdivide a vacant 8.19 acres into 8 single-family residential lots. These units are expected to be affordable to above-moderate income households.

TPC Housing (SDP20-0004) | 263 E. Carmel Street

The City is reviewing a Site Development Plan to allow the construction of a six (6) story, 170-unit multifamily residential building (100% deed-restricted affordable). The project location and the property is within the Heart of the City/University District Specific Plan Area. The Applicant, TPC Housing, is committed to developing affordable workforce housing throughout the western United States. Although the exact affordability level is not yet confirmed, the City expects that all units will be affordable to at least low income households, and potentially extremely/very low income households. However, in the absence of confirmed income levels, the City has elected to identify all 170 units as affordable to low income households, even though some will most certainly be restricted to extremely low/very low.

Table 63: Summary of Residential Capacity on Proposed Development Sites

	Extremely and Very Low income (0-50% AMI)	Low income (51-80% AMI)	Moderate income (81-120% AMI)	Above Moderate income (121%+ AMI)	Total
Lanikai Senior Residential Facility			115*		115
Main Square			446*		446
Mariposa Phase 2	49	17			66
Sandy Lane Estates				8	8
TPC Housing (SDP20-0004)		170			170
Total	49	187	561*	8	805

Source: City of San Marcos, 2020.

*Note: These units do not have affordability restrictions. Market rate rents and sale prices for apartments and condominiums fall within levels affordable to the households earning moderate incomes (81-120% AMI) and are allocated as such.

Accessory Dwelling Units

As of January 2020, newly adopted State of California legislation pertaining to Accessory Dwelling Units (ADUs) went into effect. The legislation changes specifically amended Government Code Sections 65852.2 and 65852.22. In response to these legislative changes, the City of San Marcos updated its zoning ordinance to be consistent with State law.

ADUs are allowed on any lot that is zoned for single-family or multifamily dwelling residential use, including lots that are zoned for such use within a Specific Plan Area (SPA). ADUs can be attached to the primary dwelling or detached in a freestanding building. ADUs are allowed in the side and rear yards but are not allowed in the front yard. In the side and rear yards, ADUs must meet a minimum four (4) foot setback from property lines and must be located at least ten (10) feet from other structures (eave to eave). Junior Accessory Dwelling Units (JADUs) are only allowed on lots that are zoned for single-family residential use, as they must be contained entirely within an existing or proposed single-family residence. One detached ADU and one JADU is permitted on a single-family lot. Up to two (2) detached ADUs can be located on a multifamily site and portions of the ADU not used as livable space may be converted into attached ADUs.

A building permit is required for an ADU or JADU. Plans will need to be prepared by a licensed design professional, such as an architect or engineer, and submitted for review to the City's Building Division. All ADU projects are subject to Plan Check, Permit Issuance, and possible outside agency fees such as utilities or school districts. ADU projects are also subject to Public Facilities Fees (PFF), unless the ADU is smaller than 750 square feet in size, and may be subject to Community Facilities District (CFD) Fees. Fees are specific to the scope of your project, so reach out to a City staff member at the time of application for details.

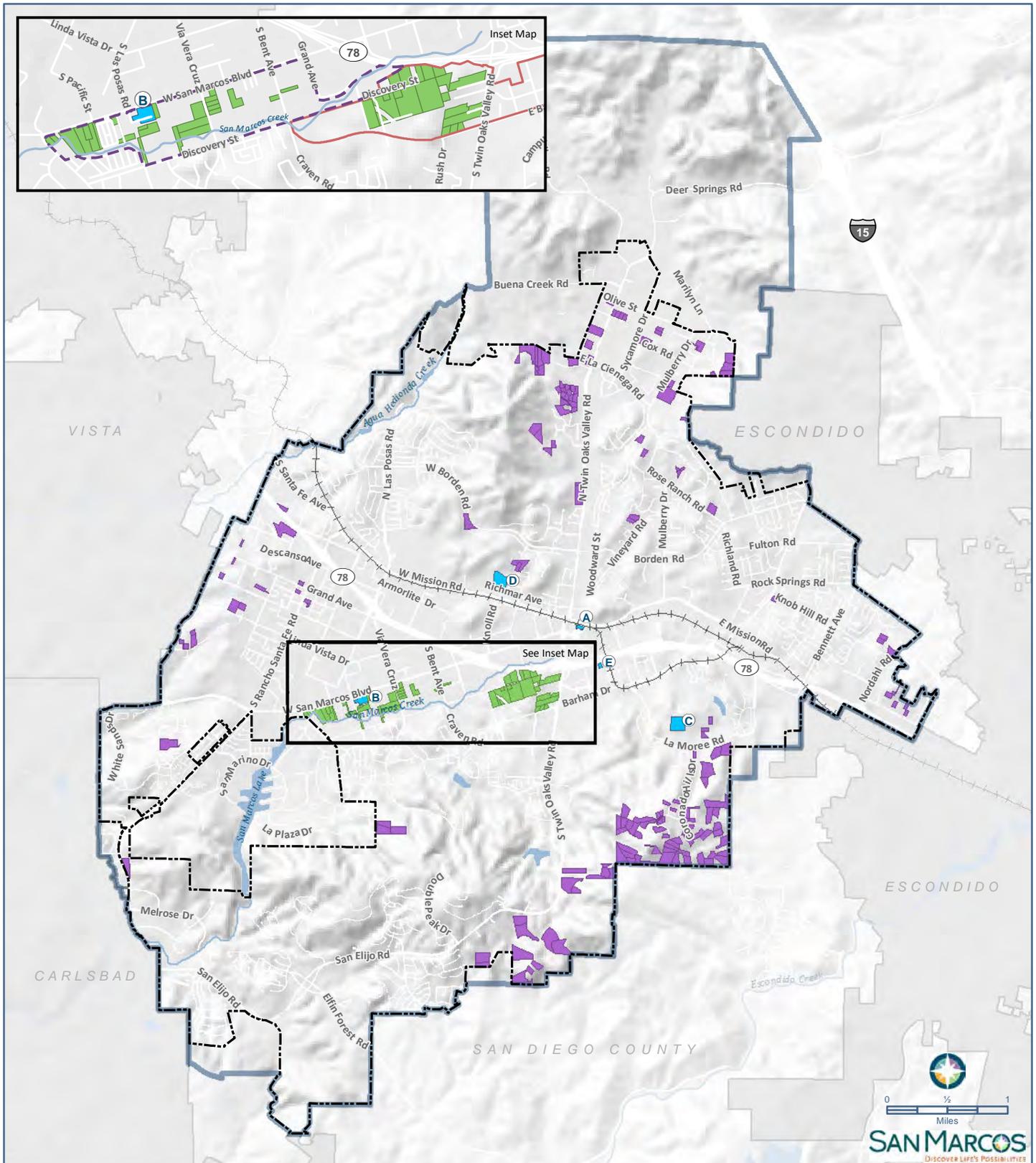
A minimum of one (1) on-site paved parking space is required for a new ADU except if the ADU is located, among other instances, within one-half mile walking distance of public transit. Additionally, when a garage, carport, or covered parking structure is demoed or modified to accommodate construction of or conversion to an ADU, the city does not require that any of the demolished off-street parking spaces be replaced. However, any pre-existing driveway parking spaces must be maintained. No additional parking is required for a JADU.

There are no owner occupancy requirement on ADU projects from January 1, 2020 until January 1, 2025. This restriction is not retroactive and does not affect existing ADUs that have an owner occupancy requirement. JADUs are subject to owner-occupant requirements.

The City of San Marcos approved 4 ADUs in 2018, 5 ADUs in 2019, and at least 8 ADUs in 2020. Now that ADUs are explicitly allowed within a SPA (San Marcos has 48 Specific Plans), it can be reasonably expected that the development of ADUs in San Marcos will continue to accelerate. Moreover, the City has taken significant proactive steps to advertise the opportunity for residents to construct ADUs, including preparing a topic area fact sheet (available in English and Spanish), hosting presentations to the Planning Commission and City Council, and answering the public's questions in-person at City Hall and over the phone.

San Marcos has used a conservative estimate to establish a number of ADUs which will be identified as meeting a portion of the City's above-moderate income need. The City has taken an average of the annual number of ADUs constructed over the past three years, and multiplied that by 8 years to arrive at a reasonable expectation of how many new ADUs will likely be constructed during the planning period, at a minimum.

The average annual number of units developed from 2018-2020 was 5.66 units, multiplied by 8 (the duration of the planning period), yields the expectation of 45 new ADUs constructed between 2021 and 2029. This is a conservative estimate and as new data is available for future years, the City may identify additional capacity through this product type.



LEGEND

- City of San Marcos
- Planning Area/Sphere of Influence
- Neighboring City
- Unincorporated San Diego County
- Lake or Pond
- Creek
- Railroad
- Vacant Land (exclusive of SPA)
- Vacant Land Mixed Use Specific Plans
- Proposed Development
- Specific Plan Area (Inset Map)
- University District
- A Lanikai
- B Main Square
- C Sandy Lane Estates
- D Mariposa Phase II
- E TPC Housing

Figure 19

2021-2029 Housing Element Site Inventory

Data sources: City of San Marcos; SANGIS; CalAtlas. Map date: February 16, 2021.

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REVISED DRAFT - MAY 2021

Vacant Land Inventory (Exclusive of Specific Plan Areas)

The inventory of vacant residential land between 0.50 acres and 10 acres in size (exclusive of those in proposed/tentative developments and specific plan areas) in San Marcos totals 379.4 acres. The majority of these vacant parcels are designated for above-moderate development. These vacant properties, identified in Table 64, have the potential to yield 648 units, 67 of which can accommodate lower-income housing.

Table 64: Summary of Residential Capacity on General Vacant Sites

General Plan	Zoning	Max Density	Acres	Realistic Capacity (units)*	Affordability
Agricultural/Residential	A-1	1 du/ac	299.5	239	Above Mod
Rural Residential	R-1-20	2 du/ac	108.4	173	Above Mod
Very Low Density Residential	R-1-10	4 du/ac	26.9	86	Above Mod
Low Density Residential	R-1-7.5	8 du/ac	7.9	51	Above Mod
Low Medium Density Residential	R-2	12 du/ac	3.4	32	Above Mod
Mixed Use 1	MU-1	30 du/ac	2.8	67	Very Low/ Low**
Total			448.8	648	

Notes:

* Potential Units do not reflect straight application of maximum density to vacant land. A realistic density calculation of 80 percent of the maximum density has been applied to all vacant sites. This estimate is based on existing patterns of development in residential areas.

** Affordability is allocated to the very low and low income categories (50% split).

Vacant Land in Mixed-Use Specific Plans

Several Specific Plans in San Marcos have remaining residential capacity. Two Specific Plans offer residential development opportunities in a higher-density, mixed use environment: the San Marcos Creek District Specific Plan and the University District Specific Plan. Although the two specific plans combined offer opportunities for development of up to 5,700 units, for the purpose of this Housing Element and reflecting the remaining units needed to meet the City’s assigned housing need, only vacant residential mixed use parcels greater than 0.50 acres and less than 10 acres within the Plan boundaries are included in this portion of the sites inventory.

Moreover, although a density of at least 30 du/ac is permitted throughout the Specific Plan areas, only 50% of the total potential yield has been identified to accommodate the City’s RHNA to account for the potential for mixed-use and non-residential development on a portion of the sites. For example, a vacant 6-acre parcel in one of the two identified Specific Plans (the Creek District or the University District), which allows for a minimum density of 30 du/ac for a total yield of 180 units, the City has only assumed that 50% of the potential units (in this case, 90 units) would be counted towards meeting its RHNA. By building in this generous buffer, the City puts itself in a position to accommodate development at levels higher than those identified in the Housing Element while also recognizing that this conservative approach will help ensure sufficient site availability at lower-income levels for the duration of the planning period.

Table 65 summarizes the City’s inventory of sites with approved projects and sites that are vacant both outside and inside approved Specific Plans. Available sites are shown in Figure 19 and are described in detail in Appendix A.

The majority of vacant sites planned for residential development are in specific plans, as shown in Table 65. These sites were anticipated to develop with residential uses at densities consistent with the approved specific plans and are consistent with the capacities of each specific plan. Vacant sites that are not in specific plans are located throughout the community.

Table 65: Summary of Residential Capacity on Vacant Mixed-Use Specific Plan Sites

General Plan	General Plan/Zoning	Density*	Vacant Acres	Realistic Capacity (units)**	Affordability Level
San Marcos Creek District	SPA	30 du/ac	42.7	641	Very Low/Low
University District	SPA	30 du/ac	63.4	951	Very Low/Low
Total			106.1	1,592	

Notes:

*Development within the San Marcos Creek and University Districts is regulated by a form-based code. No densities are established for residential uses within the two areas. The 30 du/ac realistic density is based on the City's history of mixed use developments.

** In the event that only a fraction of this development occurs, it will still yield sufficient sites to fulfill and exceed the City's allocated housing need. For this reason, only half of the overall realistic yield will be used to meet the RHNA allocation.

To encourage the development of vibrant activity centers in the Creek and University Districts, the City's Specific Plans do promote, and in some cases require, commercial and residential uses be integrated into the same project (in either horizontal or vertical configurations). The intent of this requirement is to activate the street scene with commercial uses thereby create a more pedestrian-friendly and sustainable project area. The Specific Plans governing these areas identify specific streets and/or blocks where ground-floor commercial uses are required. However, in the vast majority of both project areas 100% residential projects are allowed, and the City has seen numerous 100% residential projects as well as mixed-use residential/commercial projects developed successfully in the City and surrounding areas. All proposed and/or approved projects in mixed-use areas must include a residential component and the City has never approved a project that is 100% commercial development in a mixed-use zone. Moreover, the development community has not expressed any issue or concern with the limited areas where commercial development is required, and the commercial uses which have been developed under these requirements are occupied and operating successfully in concert with the residential developments above and around the commercial uses.

Over the past 20 years, the City has seen increasing interest in mixed use development. To help facilitate mixed use development in San Marcos, the City has adopted a number of Specific Plans which provide opportunities for vertical and horizontal mixed use development patterns. In particular, the Creek Specific Plan and University Specific Plan, where most of the City's new residential development is expected to occur and where most of the City's housing element sites are located, highlight the community's vision to see mixed use development in these largely undeveloped project areas. To support this vision, these Specific Plans set appropriate land use and mobility guidance to foster mixed use development. In both of these Specific Plan areas, no minimum or maximum density is dictated, however the other development standards that are proposed (for example, height, setbacks, and building separations) are not conducive to lower density development and the City has not seen any projects proposed in these mixed use areas at densities below 15 du/ac.

Based on a history of mixed use development in San Marcos, the densities of development in areas with mixed use zoning range from 15 du/ ac to 141 du/ ac. These projects are summarized below:

- Block K: proposed density of 106 du/ac (no max density)

- Block C: proposed density of 141 du/ac (no max density)
- Eastgate: proposed density of 15 du/ac (no max density)
- Creekside Promenade: proposed density of 21 du/ac (no max density)
- The Marc: proposed density of 35 du/ac (no max density)
- Palomar Station: proposed density of 26 du/ac (no max density)
- Shane Park Plaza: proposed density of 27 du/ac (max density of 30 du/ac)
- Sears Site: proposed density of 29 du/ac (max density of 30 du/ac)

Both the San Marcos Creek District and University District Specific Plan are governed by form-based codes. Form based codes have produced higher densities in the City of San Marcos than most other areas. The University District Specific Plan Area and Creek District Specific Plan areas are each approximately 200 acres in size and include a dense, walkable mixed-use core area. The University District allows for 2,600 residential dwelling units and 800 units of student housing. The Creek District Specific Plan allows for approximately 2,300 residential dwelling units.

Both plans contain extensive regulating standards that guide the development patterns and facilitate higher density housing, including building profile and height allowances, building placement and setbacks, as well as other design regulations. These plans also have relatively low or shared parking requirements that are conducive to higher density development.

In the University District, two residential developments of high density have been constructed; Block C (traditional mixed-use with ground floor retail) and Block K (residential only). These density of these developments are 141 du/ac and 106 du/ac, respectively.

Two affordable housing developments have been constructed to date within the Creek District Specific Plan Area. These are the Creekside Promenade and Eastgate developments. These developments were constructed at densities of 21 du/ac and 15 du/ac, respectively.

In conclusion, based on typically proposed and built densities, projects developed under the City's form-based code requirements average a density of approximately 50 du/ac, which is substantially higher than that which is considered in order to demonstrate the City's ability to accommodate its RHNA at all income categories. Based on the City's successful history of development at densities of at least 30 du/ac or higher, as described above, the City is confident that the densities assumed for development of sites identified in Appendix A are realistic and feasible and represent appropriate capacities.

Environmental Constraints

The sites inventory analysis reflects land use designations and densities established in the recently adopted Land Use and Community Design Element. Thus, any environmental constraints that would lower the potential yield (e.g., steep slopes) have already been accounted for. Any additional constraints that would occur on a more detailed site review basis would be addressed as part of the individual project review process. In the San Marcos Creek and University Districts, a strong emphasis has been placed on preserving and enhancing important natural resources such as the San Marcos Creek that runs through portions of both Districts. In the Creek District, significant flood control improvements are planned.

The City's capacity to meet its regional share and individual income categories are not constrained by any environmental conditions.

Adequacy of Sites for RHNA

As described in the previous section, the City was allocated 3,116 housing units by the SANDAG Regional Housing Needs Allocation (RHNA) for 2021 through 2029. The City’s progress to date includes 546 units that have been constructed, are under construction, or have received building permits since June 30,2020. The City also has an additional 1,039 units that have been approved/entitled. The City has 1,531 units remaining to be accommodated (after adjusting for the surplus of moderate income units).

As is shown in Table 66, the City has adequate sites to accommodate the RHNA for all income levels. For lower income units (extremely low income, very low income, and low income), the City has a remaining allocation of 1,115 units and can accommodate 1,893 units on sites that allow densities of at least 30 units per acre, consistent with the assumptions for lower income sites established by Government Code Section 65583.2(c)(3)(B)(iii) and that are further supported by the City’s history of successful mixed-use and affordable projects. The City also has a surplus of sites for moderate and above moderate income units.

Table 66: Comparison of RHNA Candidate Sites Realistic Capacity and RHNA

Candidate Sites	Extremely and Very Low income (0-50% AMI)	Low income (51-80% AMI)	Moderate income (81-120% AMI)	Above Moderate income (121%+ AMI)	Total
Remaining 6th Cycle RHNA (Table 62)	640	475	0	416	1,531
Proposed Developments (Table 63)	49	187	561	8	805
ADUs	-	-	-	48	48
Vacant Land Inventory (exclusive of SPAs) (Table 64)	33	34	-	581	648
Vacant Land in Mixed-Use Specific Plans (Table 65)	796*	796*	-	-	1,592
Total	+238 (surplus)	+542 (surplus)	+561 (surplus)	+221 (surplus)	+1,562 (surplus)

Notes:

*The realistic capacity analysis of vacant land in mixed-use specific plans assumes that only 50% of the potential capacity of development at 30 du/ac would be realized. If the sites develop closer to their full capacity, which has been realized as part of past projects, the City’s surplus of units affordable to lower-income households would be significantly higher.

6.3 Adequacy of Site Infrastructure and Services

Site development potential analyzed indicated in the sites inventory is consistent with (and in most cases lower than) the development capacity reported in the Land Use and Community Design Element. Full urban-level services are available throughout the City and specifically to each site in the inventory through either existing infrastructure facilities or programs which will provide the connects at such time development is approved. The City’s existing and planned services are more than adequate for the potential unit yield on each site. Specifically, water and sewer service are available or are programmed to be made available for all the sites included in the inventory, including the capacity to accommodate

its total share of the regional housing need (RHNA). The City's General Plan Mobility Element and Land Use and Community Design Element include specific goals, policies and actions to address the provision of adequate site infrastructure to all developable parcels throughout the City.

The City of San Marcos prepared an Infrastructure Analysis Background Report in 2020 as part of its comprehensive General Plan Update (which was put on hold due to impacts related to the COVID-19 pandemic). The analysis included in Report is the basis for the following discussions regarding water, sewer, and stormwater facilities and their ability to adequately serve future development. The purpose of the Background Report is to describe the existing conditions of the water, wastewater, and storm water infrastructure within San Marcos, identify and summarize major infrastructure issues or upgrade improvement needs, and present the past and anticipated future water demands and wastewater flows.

The City of San Marcos does not directly provide water service, wastewater collection, or wastewater treatment to its residents. Rather, five separate, independent utility districts provide these services to residents within San Marcos. Most residents are provided water and sewer services by the Vallecitos Water District (VWD) Residents in two "island" areas of San Marcos are provided water services by Vista Irrigation District (VID). A very small section of residents in the southeastern part of San Marcos are served water by Rincon Del Diablo Municipal Water District (Rincon). The Olivenhain Municipal Water District (OMWD) also serves a small area located at the southern end of the city. The City of Vista provides sewer services for a small area in the City of San Marcos along the western boundary.

The most recent water and wastewater master plans from VWD, VID, and the City of Vista were reviewed to evaluate how water and sewer utility services are provided within San Marcos. VWD's latest update to its Water, Wastewater, and Recycled Water Master Plan (VWD 2018 Master Plan) was completed in 2018. VID'S Potable Water Master Plan was most recently updated in 2017. The City of Vista's Comprehensive Sewer Management Plan was updated in 2017. These master plans were also reviewed to more accurately determine projected water demands and supply.

Roads

The City strives to "right size" the transportation system for all modes of travel. This "right sizing" includes providing the most appropriate system to integrate the adjacent land uses with the public realm, provide choices for all modes of travel, provide sufficient capacity (without over-supplying the system), and maximizing the efficiency of the system. This enables the City to maximize the use of each of its mobility investments. New development is required to finance and construct internal adjacent roadway circulation and City-wide improvements as necessary to mitigate project impacts, including roadway, transit, pedestrian and bicycle facilities. New development is also required to prepare and implement Transportation Demand Management (TDM) programs to minimize vehicle trip generation and promote alternative modes of travel within the City.

The City of San Marcos uses a multi-modal level of service (LOS) technique to evaluate transportation facilities. This approach the following minimum service levels by mode type: a LOS of D or better for vehicles (when they are a prioritized mode), a LOS of D or better for bicycles, a LOS of C or better for pedestrians, and a LOS of D or better for transit. The City allows for flexibility of service levels in key activity areas, including the urban code, or when improvements are financially infeasible.

The City of San Marcos Capital Improvement Plan (CIP) provides the City with a financial strategy for implementing infrastructure improvements. In particular, the CIP keeps a list of projects programmed for funding from identified funding sources for a five-year period. Several projects are underway in the city, including road widenings, road improvements, street realignments, traffic signal timing plans, sidewalk installation, and bikeway installation. Current and upcoming projects include interchange

improvements, street improvements, park improvements, road widenings and interchange reconstruction.

Water

This section discusses the City's ability to provide adequate water service to future planned development. Water resources in San Marcos include imported water resources such as the Second San Diego Aqueduct connections to the Vallecitos Water District, Vista Irrigation District, Olivenhain Municipal Water District, Rincon del Diablo Municipal Water District (Rincon Water District), and the siphon Vista Canal. Other local groundwater and surface water resources include Discovery Lake, South Lake, privately owned and operated Lake San Marcos, and multiple wells.

VWD and VID's 2015 Urban Water Management Plans (UWMP) were reviewed to determine how projected water demand compared to the projected available supply for each utility district. VID's 2017 Potable Water Master Plan and VWD's 2018 Master Plan were also used as references for supply and demand projection updates.

Vallecitos Water District

Future water use projections were developed in the VWD 2018 Master Plan through the planning horizon year 2035 and through ultimate buildout conditions utilizing the following steps:

- Approved land use coverage and zoning maps (through June 20, 2014) were provided by the land use agencies, including the County of San Diego and the Cities of San Marcos, Carlsbad, Escondido and Vista.
- In VWD's Geographic Information System (GIS) database, all parcels in VWD's service area were attributed with their approved land use condition and unit water demands.
- Ultimate demand projections were then estimated by applying the appropriate unit water demands, based on validated data, to all parcels identified as being served by VWD, or another agency through an exchange agreement.
- Interim period demand projections for years 2020, 2025, 2030 and 2035 were developed by applying the SANDAG Regional Growth Forecast Series 13 Update coverage to these ultimate demand projections

The 2015 UWMP developed future water supply projections for the entire water district. These supply projections included purchased/imported water from SDCWA, desalinated seawater purchased from SDCWA, and supply from existing reservoirs.

Vista Irrigation District

VID's projected water use is based on and is consistent with the SDCWA's demand forecast for VID. As stated in the SDCWA's 2015 UMWP, SANDAG's 2050 Regional Growth Forecast was used to forecast water demands ensuring there is a link between local jurisdictions' general plans and projected water demands.

According to VID's 2015 UWMP, VID currently has several water sources including imported water, local surface water, and groundwater. However, due to limitations on the latter two sources, the SDCWA, which is the source of purchased water, will provide a growing percentage of VID's supply to meet future water demands. The SDCWA, in turn, currently purchases about half of its water from Metropolitan but is pursuing projects to further diversify its supplies.

Projected Water Demand and Supply

The totaled projections for potable water demand and supply can be found in Table 67. Based on

current projections of demand and supply VWD and VIS are projected to have enough supply to demand through 2035 and 2040, respectively.

Table 67: Projected Potable Water Demand vs. Supply Average Day Demand (MGD)

Utility District	Current Demand (Year) ³	Projected Demand (Year) ³	Projected Supply (Year) ³
VWD ¹	15.5 (2013)	19.2 (2035)	25.2 (2035)
VID ²	14.0 (2015)	20.8 (2040)	20.8 (2040)

¹ VWD water demand is based on the VWD's 2018 Master Plan Report, and supply on the 2015 VWD UWMP Report.

² VID water demand and supply are based on the 2015 UWMP.

³ Projected demands and supplies include those areas served by both VWD and VID that lie outside the City of San Marcos.

Planned Water Infrastructure Improvements

As part of its 2018 Master Plan, VWD updated its hydraulic model to evaluate the system under normal operational, maximum day, fire, and emergency and conditions for existing, intermediate future phases, and ultimate buildout scenarios. The 2018 Master Plan identified numerous Capital Improvement Program (CIP) projects that are primarily driven by the need to meet projected growth. These improvement needs include additional storage and pumping capacity as well as new pipelines. CIP projects include new facilities within VWD's existing system, connections to new development areas, and replacement of existing facilities with larger capacity ones. In summary, VWD's proposed CIP through buildout conditions include:

- 10 storage projects that would increase the total capacity by approximately 38.9 MG.
- Seven proposed pumping station improvements. In addition, some changes to pumping operations and possibly capacities to some stations may be made in the future as VWD adjusts to changes in the off-peak and semi-peak pumping restrictions imposed by San Diego Gas and Electric.
- 11 pipelines totaling 55,900 feet ranging in size from 12 to 20-inches.

VID's 2017 Potable Water Master Plan outlines various recommended CIP projects. However, no recommended CIP projects fall within San Marcos' sphere of influence.

Wastewater

This section discusses the City's ability to provide adequate wastewater service to future planned development. . The City of San Marcos does not own or operate a sanitary sewer (wastewater) system. San Marcos's sewer services are provided by three utility districts – Vallecitos Water District, the City of Vista, and Buena Sanitation District. Among the three entities, there are approximately 211 miles of sewer mains within the borders of the Planning Area.

Vallecitos Water District

According to VWD's 2018 Master Plan, VWD has approximately 1.35 million feet (255 miles) of gravity sewer mains ranging in size from 4-inches to 42-inches in diameter. The oldest pipelines were installed in 1956 and consist of vitrified clay pipe (67 percent of pipes) and poly-vinyl chloride pipe (25 percent of pipes). VWD operates four wastewater dry-well/wet well lift stations and utilizes two wastewater treatment facilities, a land outfall, and a sludge pipeline to failsafe pipeline to treat and convey wastewater flows.

The Encina Wastewater Authority (EWA) is the primary wastewater treatment provider utilized by VWD and was established to provide for the day-to-day operation of the EWPCF. The EWPCF also serves

the City of Carlsbad, City of Encinitas (Encinitas Sanitary Division), Leucadia Wastewater District and Buena Sanitation District (City of Vista).

City of Vista & Buena Sanitation District

The Vista Sanitary District was originally formed in 1928 to provide sewer service to a small area of downtown Vista. As unincorporated areas develop, the densified land uses require public services, and cities annex these areas to provide those services, to expand the revenue base, and to regulate development in accordance with the general plan. However, physical geography does not typically heed jurisdictional boundaries. Natural drainage across jurisdictional boundaries has led to joint ownership of sewer facilities and sewer flow transfer agreements between the City of Vista and Buena Sanitation District, and the City of San Marcos, City of Carlsbad, City of Oceanside, San Diego County and VWD.

According to the 2017 City of Vista Comprehensive Sewer Management Plan, the City of Vista’s combined system contains approximately 317 miles of pipeline and four pump stations. However, only a small portion of the system is located on the western edge of San Marcos. The City of Vista’s combined system convey sewage to the EWPCF for treatment. With the recently completed Phase V Expansion, the combined systems have liquids and solids capacity rights of 13.67 MGD, with 10.67 MGD owned by the City and 3.0 MGD owned by the Buena Sanitation District. In 2016, total wastewater flows from all agencies to the EWPCF averaged 20.76 MGD with approximately 33 percent of that flow originating from the City of Vista’s combined system.

Projected Wastewater Flows

In the VWD 2018 Master Plan, the wastewater flow under the buildout scenario was calculated based on the established unit rates and the approved planned land use data. Interim flow projections (2020-2035) were estimated based upon SANDAG’s growth forecasts for VWD. As show in Table 68, the projected average annual flow under ultimate buildout conditions is 14.4 MGD. This total represents the potential flow based on allowable land uses and existing flows. The VWD 2018 Master Plan also noted that continued conservation and water use efficiencies could delay reaching ultimate buildout condition flows.

Some areas along the west edge of the City of San Marcos are served by the City of Vista’s combined system. Table 68 shows the City of Vista’s projected wastewater flow through buildout conditions for city’s combined system.

Table 68: Projected Sewer Flow vs. Treatment Capacity (MGD)

Utility District	Projected Buildout Flow ³	Current Liquid Treatment Capacity ³	Current Total Solid Treatment Capacity ³
VWD ¹	14.4	7.67	10.47
VID ²	18.8	13.67	13.67

1 VWD wastewater flow and treatment capacity is based on the VWD’s 2018 Master Plan.

2 City of Vista wastewater flow is based 2017 Sewer Master Plan, and the treatment capacity is the sum of the Buena Sanitation District and City of Vista capacities according to the 2018 VWD Master Plan.

3 Projected flow and treatment capacity include those areas served by both VWD and the City of Vista that lie outside the City of San Marcos.

Planned Wastewater Infrastructure Improvements

As part of its 2018 Master Plan, VWD utilized a hydraulic model to understand current and anticipated deficiencies within the system and to identify key capacity improvement needs. Lift station capacity requirements were analyzed based on model flow projections and VWD’s lift station and force main design criteria. Gravity main capacity deficiencies were identified as those pipelines which could not

convey peak wet weather wastewater flows at acceptable depth-to-diameter ratios (d/D) of less than 75 percent for pipes larger than 12-inches in diameter, and less than 50 percent for pipes 12-inches and smaller in diameter. An extended period simulation using diurnal flow patterns was used to determine peak operating conditions. Deficiencies within the system are summarized below:

- The Montiel Lift Station was shown as deficient under the Ultimate Dry and Wet Weather Conditions. This station will require an additional 175 GPM of capacity to accommodate Ultimate Peak Wet Weather Flows. VWD has also experienced odor issues from this lift station, likely caused by low velocities in the force main and nightly retention in the wet well. These factors may warrant replacement of the existing pump station rather than rehabilitation. Another alternative is to re-investigate a gravity flow option under State Route 78 and an interagency agreement with the City of Escondido.
- The pipeline capacity assessment identified approximately 13 miles (not including land outfall improvement needs) of existing sewers requiring improvement by ultimate conditions. VWD's CIP included a 24 sewer pipeline improvement projects totaling approximately 74,000 feet and ranging in size from 8 to 21 inches in diameter. Improvement needs to the land outfall were identified where the ultimate wet-weather flow exceeds the estimated full flow capacity for each segment, which includes both gravity and siphon sections. The VWD 2018 Master Plan proposes five improvement projects, which include replacement of existing lines with new pipelines as well as adding parallel lines to increase capacity. These five CIP projects total approximately 34,000 feet of pipeline ranging in size from 30 to 48 inches in diameter.

VWD's ability to meet projected growth plans will require VWD to increase its treatment capacity of both liquid and solid flows. Note that while continued increases in water conservation could reduce water demand and sewage flow in the future, conservation does not necessarily decrease the solids loading to sewers. VWD's 2018 Master Plan projects that VWD would need to acquire an additional 1.73 MGD of liquids treatment and an additional 3.93 MGD of solids handling capacity in the EWPCF to meet buildout conditions.

While VWD's 2018 Master Plan does not include an evaluation to identify improvements that would be needed to provide a sewer system to the NTA, the Master Plan did conduct a brief assessment of increased treatment capacity needs should the NTA connect to the EWPCF. If the NTA ultimately sewers to the EWPCF, the District would need to acquire a total of 2.53 MGD of liquids treatment and an additional 4.73 MGD of solids handling capacity at the EWPCF based on current land use plans for the NTA.

None of the improvements identified in the City of Vistas' 2017 Sewer Management Plan are within San Marcos' sphere of influence. However, the "EX_B2" project recommended improvements to help convey sewerage out of San Marcos. This improvement project downstream of the City of San Marco area and consists of upsizing 1,768 feet of pipe on Poinsettia Ave between Mimosa Ave. and Smilax Rd. from 8 to 10-inches.

Stormwater Management

The City of San Marcos Stormwater Division is responsible for managing the public storm drain system within the city limits and ensuring that an adequate level of service is provided to protect the public from excessive surface flooding conditions. As described in this section, the City has invested \$100 million dollars into the Creek District to address localized issues with seasonable flooding. This project represents the City's commitment to delivering on its infrastructure plans and helping to attract private investment to this opportunity area.

Stormwater within the City is primarily tributary to San Marcos Creek, discharging to Lake San Marcos located within the Carlsbad Watershed. Lake San Marcos is privately owned by Pacifica Enterprises, which is a property developer and manager. The overall watershed is comprised of six hydrologic basins: San Marcos Creek – North Basin, San Marcos Creek – East Basin, San Marcos Creek – Main Basin, Las Posas Basin, North Outlying Basin, and South Outlying Basin.

The primary purpose of the public storm drain system is to facilitate the conveyance of drainage water from rainfall events away from urban areas. In addition, the facilities are designed to mitigate the increase in runoff volumes and velocities to downstream areas and drainages to prevent flooding of public and private facilities and urbanized areas. The drainage system includes any roads with drainage infrastructure, catch basins, natural and artificial channels, aqueducts, canyons, stream beds, gullies, curbs, gutters, ditches, natural and artificial channels, and storm drains.

As part of the 2019 Drainage Master Plan, hydrologic and hydraulic modeling were performed on 619,271 LF of existing pipes to determine the conveyance capacity of the pipes and to identify deficient entities. The 619,271 LF of existing pipes do not include channels, ditches, or culverts within the FEMA floodplain. Channels and ditches were modeled but were not analyzed for deficiencies. Analysis of deficiencies was focused on storm drain infrastructure and considered the General Plan's land use for the hydrologic modeling parameters.

For a 100-year 24-hour storm event, 44,220 LF of a total 188,185 LF of pipeline was identified as deficient due to upstream surcharging. 50,683 LF of pipeline was identified as deficient due to downstream surcharging. 93,232 LF of pipeline was identified as deficient pipe due to both upstream and downstream surcharging. A total of 1,102 of 5,483 junctions were identified as being surcharged by 1 foot or more. Channel or ditch confluences were modeled but not considered for this analysis.

Based on identified deficiencies, the City of San Marcos identified 13 capital improvement projects, which aim to increase conveyance efficiency within the drainage system. The projects are inclusive of providing new infrastructure and replacing or realigning existing infrastructure. In addition to the drainage improvement projects, regional improvement projects are suggested to improve water quality and utilize flood storage benefits.

In early 2020, the City of San Marcos initiated construction on significant infrastructure improvements to the City's Creek District designed specifically to mitigate flooding. The \$100 million Creek District project will improve mobility, add bridges to prevent flooding, build a new park, add 1.2 miles of trails and preserve more than 70 acres of habitat in the Creek area, which is prone to seasonal rain. Construction is expected to last two years and will energize the entire project area by making development more financially feasible and by creating a unique set of amenities important to the community.

At both Bent Avenue and Via Vera Cruz, the City will construct new bridges to allow the creek to flow freely. Discovery Street will be widened to four lanes with a new bike lane and walking trail. Via Vera Cruz will also be expanded and new multimodal facilities. The San Marcos Creek Promenade, a new park and trail, will be constructed between Via Vera Cruz and Bent Avenue. The Promenade will also provide new vistas and gathering spaces, creating new access points for the community and improving the livability of the Creek District.

6.4 Housing, Financial, and Services Resources

Federal and State Programs

Affordable Housing and Sustainable Communities Program (AHSC) funds land use, housing, transportation, and land preservation projects that support infill and compact development and reduce greenhouse gas (GHG) emissions. Funds are available in the form of loans and/or grants in two kinds of project areas: Transit Oriented Development (TOD) Project Areas and Integrated Connectivity (ICP) Project Areas. There is an annual competitive funding cycle.

Community Development Block Grants (CDBG) funds are awarded to the City of San Marcos, an entitlement community, on a formula basis for housing, community development, and economic development activities. Activities eligible for CDBG funding include acquisition, rehabilitation, economic development and public services.

HOME Investment Partnership funds are granted by a formula basis from HUD to increase the supply of decent, safe, sanitary, and affordable housing to lower income households. Eligible activities include new construction, acquisition, rental assistance and rehabilitation. The City participates in the San Diego County-administered HOME Program, which administers HOME funds to projects in participating jurisdictions. County-administered HOME funds for first time homebuyer assistance are made available to residents or employees of the local jurisdictions participating in the HOME program. New development projects are typically allocated funding on a competitive basis.

Housing Choice Voucher Program (formerly Section 8) provides monthly rental assistance payments to private landlords on behalf of low income families who have been determined eligible by the San Diego Housing Authority. The program's objective is to assist low income families by providing rental assistance so that families may lease safe, decent, and sanitary housing units in the private rental market. The program is designed to allow families to move without the loss of housing assistance. Moves are permissible if the family notifies the Housing Authority ahead of time, terminates its existing lease within the lease provisions, and finds acceptable alternate housing.

Project Based Housing Voucher program is a component of the former Section 8 Housing Choice Voucher program funded through HUD. The program's objective is to induce property owners to make standard housing available to low income families at rents within the program limits. In return, the Housing Authority or HUD enters a contract with the owner that guarantees a certain level of rents.

Section 811/202 Program (Supportive Housing for Persons with Disabilities/Elderly) – Non-profit and consumer cooperatives can receive no interest capital advances from HUD under the Section 202 program for the construction of Very-Low income rental housing for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities and immediate care facilities. Eligible activities include acquisition, rehabilitation, new construction and rental assistance.

California Housing Finance Agency (CalHFA) Multifamily Programs provide permanent financing for the acquisition, rehabilitation, and preservation or new construction of rental housing that includes affordable rents for Low and Moderate income families and individuals. One of the programs is the Preservation Acquisition Finance Program that is designed to facilitate the acquisition of at-risk affordable housing developments and provide lowcost funding to preserve affordability.

CalHOME Program provides grants to local public agencies and non-profit developers to assist households in becoming homeowners. CalHome funds may be used for predevelopment, development, acquisition, and rehabilitation costs as well as downpayment assistance. While CalHOME funding has

been limited to disaster assistance in recent years, this would be an appropriate program for the City to pursue to begin to develop a local portfolio of housing assistance programs and funds.

California Housing Finance Agency (CHFA) offers permanent financing for acquisition and rehabilitation to for-profit, non-profit, and public agency developers seeking to preserve "at-risk" housing units. In addition, CHFA offers low interest predevelopment loans to nonprofit sponsors through its acquisition/rehabilitation program.

Emergency Housing and Assistance Program (EHAP) provides funds to local government agencies and non-profit corporations for capital development activities and facility operation for emergency shelters, transitional housing and safe havens that provide shelter and supportive services for homeless individuals and families. No current funding is offered for this program.

Emergency Shelter Grant (ESG) Program provides emergency shelter and related services to the County's homeless populations. Eligible activities include: the rehabilitation and conversion of buildings for use as emergency shelters; the provision of essential services to the homeless; operating support for emergency shelters; and homeless prevention/rapid rehousing activities.

Federal Home Loan Bank System facilitates Affordable Housing Programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. very low income households must occupy at least 20% of the units for the useful life of the housing or the mortgage term.

Housing for a Healthy California (HHC) provides funding on a competitive basis to deliver supportive housing opportunities to developers using the federal National Housing Trust Funds (NHTF) allocations for operating reserve grants and capital loans. The Department will also utilize from a portion of moneys collected in calendar year 2018 and deposited into the Building Homes and Jobs Trust Fund to provide funding through grants to counties for capital and operating assistance. Funds will be announced through a Notice of Funding Availability.

Infill Infrastructure Grant Program (IIG) funds infrastructure improvements to facilitate new housing development with an affordable component in residential or mixed use infill projects and infill areas. If an affordable or special needs housing developer is interested in developing in the City's urban core, this program could be useful to fund infrastructure improvements.

Joe Serna Jr. Farmworker Housing Grant Program finances the new construction, rehabilitation and acquisition of owner- and renter-occupied housing units for agricultural workers, with a priority for lower income households. No current funding is offered for this program.

Low income Housing Tax Credits. The California Tax Credit Allocation Committee (CTCAC) administers the federal and state Low income Housing Tax Credit Programs. Both programs were created to encourage private investment in affordable rental housing for households meeting certain income requirements. Under these programs, housing tax credits are awarded to developers of qualified projects. 20% of federal credits are reserved for rural areas, and 10% for non-profit sponsors. To compete for the credit, rental housing developments must reserve units at affordable rents to households at or below 46% of area median income. The assisted units must be reserved for the target population for 55 years. The federal tax credit provides a subsidy over ten years towards the cost of producing a unit. Developers sell these tax benefits to investors for their present market value to provide up-front capital to build the units. Credits can be used to fund the hard and soft costs (excluding land costs) of the acquisition, rehabilitation, or new construction of rental housing. Projects not receiving

other federal subsidy receive a federal credit of 9% per year for ten years and a state credit of 30% over four years (high cost areas and qualified census tracts get increased federal credits). Projects with a federal subsidy receive a 4% federal credit each year for ten years and a 13% state credit over four years. The CTCAC also administers a Farmworker Housing Assistance Program and a Commercial Revitalization Deduction Program.

Low income Housing Preservation and Residential Home Ownership Act (LIHPRHA) requires that all eligible HUD Section 236 and Section 221(d) projects “at-risk” of conversion to market-rate rental housing through the mortgage prepayment option be subject to LIHPRHA Incentives. The incentives to owners include HUD subsidies which guarantee owners an 8% annual return on equity. Owners must file a Plan of Action to obtain incentives or offer the project for sale to a) non-profit organizations, b) tenants, or c) public bodies for a 12 month period followed by an additional three-month sale to other purchasers. Only then are owners eligible to prepay the subsidized mortgages.

Mobilehome Park Rehabilitation and Resident Ownership Program (MPRRP) makes short- and long-term low interest rate loans for the preservation of affordable mobilehome parks for ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies. MPRRP also makes long-term loans to individuals to ensure continued affordability. Funds are made available through a periodic, competitive process. MPRRP is currently accepting applications on an over-the-counter basis.

Multifamily Housing Program (MHP) provides low interest loans to developers of affordable rental and transitional housing projects. Funds may be used for new construction, rehabilitation, acquisition and rehabilitation, or conversion of non-residential structures.

National Housing Trust Fund is a permanent federal program with dedicated sources of funding not subject to the annual appropriations. The funds can be used to increase and preserve the supply of affordable housing, with an emphasis on rental housing for extremely low income households. California is receiving approximately \$10.1 Million for the program in 2019. Funds will be made available through a competitive process and will be announced through a Notice of Funding Availability.

Preservation Interim Repositioning Program (PIRP) is a short-term loan program designed to preserve housing at risk of conversion to market rates. Only non-profits, dedicated to the provision of affordable housing, may apply. Local matching funds, together with PIRP funds, may not exceed 20% of total costs. No current funding is offered for this program.

SB 2 Planning Grants Program provides one-time funding and technical assistance to all eligible local governments in California to adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production. Eligible activities include updating a variety of planning documents and processes such as general plans and zoning ordinances, conducting environmental analyses, and process improvements that expedite local planning and permitting. The planning grants program is funded through the Building Homes and Jobs Act Trust Fund (SB 2, Chapter 364, Statutes of 2017). The City is eligible to receive funds through this program and this program should be considered to develop an affordable housing program for the City.

California Community Reinvestment Corporation (CCRC) is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for Low income families, seniors and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation and acquisition of properties.

Supplement Security Income (SSI) is a federal welfare program for persons 65 and over and for blind or disabled persons of any age. "Disabled" means that you have a physical or mental disability that is expected to keep you from working for 12 months or longer, or will result in death. Medicare is a federal health insurance program for people who are 65 and over, for some younger people with permanent disabilities, and for people with end-stage kidney disease. SSI may provide total monthly income or it may supplement a low income. In addition to cash payments, SSI recipients are automatically covered by Medi-Cal, the state health insurance plan.

6.5 Administrative Resources

Agencies with administrative capacity to implement programs contained in the Housing Element include the City of San Marcos and local and regional nonprofit private developers. The City of San Marcos Planning, Housing and Neighborhood Services Division, and Building Divisions take the lead in implementing Housing Element programs and policies. The City also works closely with non-profit developers to expand affordable housing opportunities in San Marcos.

Development Services Department

The Development Services Department consists of five divisions with various branches: Planning, Engineering, Building and Safety, Administration and Housing. The department coordinates development activity within the City to ensure the planned orderly growth. The Planning Division administers the General Plan and zoning and environmental regulations, and provides primary staff assistance to the Planning Commission. The Housing Division manages the City's affordable housing programs.

Non-Profit Developers

The City collaborates with a number of affordable housing developers and service providers to accommodate the housing needs of San Marcos residents. The following are housing developers and service providers active in the City; several are included in the State's list of entities with the legal and managerial capacity to acquire and manage at-risk projects.

- Affirmed Housing Group (for-profit)
- Bridge Housing
- C&C Development
- County of San Diego Department of Housing and Community Development
- Enhanced Affordable Development
- Hitzke Development Corporation
- Mariman & Co.
- National Community Renaissance (National CORE)
- Opportune Companies
- Orange Housing Development Corporation

7 Other Requirements

7.1 Consistency with General Plan

Government Code Section 65300.5 states: “In construing the provisions of this article, the Legislature intends that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency.” Additionally, *Government Code Section 65583 (c)(7)* requires the identification of “means by which consistency will be achieved with other general plan elements and community goals.”

The Housing Element of a general plan sets out a city's overall long-range planning strategy for providing housing for all segments of the community. The California Government Code requires general plans to contain an integrated, consistent set of goals and policies. The Housing Element is, therefore, affected by policies contained in other elements of a general plan. The housing element is most intricately related to the land use element. The Land Use Element establishes the framework for development of housing by laying out the land use designations for residential development and indicating the type and density permitted by a city.

Working within this framework, the City of San Marcos' Housing Element identifies priority goals, objectives, and program actions for the 2021-2029 planning period that directly address the housing needs of San Marcos' existing and future residents. The policies contained in other elements of the City's General Plan affect many aspects of life that residents enjoy such as the amount and variety of open space; the preservation of natural, historic and cultural resources; permitted noise levels in residential areas; and the safety of the residents in the event of a natural or man-made disaster. The Housing Element has been reviewed for consistency with the City's other General Plan Elements and the policies and programs in this Element do not conflict with the policy direction contained in other parts of the General Plan.

As the General Plan Update proceeds and as portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained. The General Plan Update will address all requirements of State law related to the scope and content of a General Plan, including updated goals, policies, and programs to address complete streets, environmental justice, climate adaptation and resiliency, and air quality.

7.2 Relationship to Other City Plans and Policies

The Housing Element identifies priority goals, objectives, policies, and action programs for the next five years that directly address the housing needs of San Marcos. The City's other plans and policies including its Municipal Code, Zoning Code, Master Plan, and Specific Plans must all remain consistent with the Housing Element. As revisions are considered to the City's Code and various plans, each revision will be reviewed to ensure that no conflicts with the Housing Element occur.

7.3 Priority for Water and Sewer

Per Chapter 727, Statutes of 2004 (SB 1087), upon completion of an amended or adopted housing element, a local government is responsible for immediately distributing a copy of the Element to area water and sewer providers. Water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. As the responsible agency, the City of San Marcos will supply a copy of the adopted housing element to the San Marcos Public Works Department (LPWD), as well as to all water and sewer providers serving the City.

7.4 Energy Conservation

Energy-related housing costs can directly impact the affordability of housing. While State building code standards contain mandatory energy efficiency requirements for new development, the City and utility providers are also important resources to encourage and facilitate energy conservation and to help residents minimize energy -related expenses. Efficient energy use can be encouraged by changing customer behavior, rewarding use of energy-saving appliances, and employing building design and construction approaches that reduce electric power and natural gas usage. The primary sources of energy in San Marcos are electricity and natural gas from SDG&E. SDG&E provides technical assistance and incentives for residents and businesses to increase energy efficiency through energy audits, appliance rebate programs, and smart energy metering.

New Development

The City encourages energy conservation in residential projects. New subdivision and parcel reviews are considered in terms of street layout and lot design. Residential structures must meet the requirements of Title 24 (CalGreen) relating to energy conservation features of the California Building Standards Code.

The City promotes sustainable building practices for affordable housing developments. All affordable housing in the City is required to be built to LEED Silver standards (certification is not required). The 100-unit Autumn Terrace is one of the first LEED certified affordable housing projects in San Diego County. Platinum is the highest rating in the LEED green building rating system. Building projects that have attained this rigorous level of certification are among the greenest in the world. Project features include solar panels, special windows, lowenergy appliances, drought-resistant plants, and non-toxic pest control in order to meet the stringent LEED Platinum standards.

Retrofit

There are a number of methods available to improve conditions of existing structures and to decrease their energy demand, all of which fall under the general label of “retrofit.” Among the most common techniques for increasing building efficiency are: insulation of ceilings, heating-ventilating air conditioning ducts and hot water heaters; weather stripping and caulking; night setback thermostats; spark ignited pilot lights; lowflow shower heads; window treatment to provide shade; and furnace efficiency modifications. The City of San Marcos monitors such modifications on substantial rehabilitation projects pursuant to the California Building Standards Code.

Weatherization in existing dwellings can greatly cut down heating and cooling costs. Weatherization is generally done by performing or improving attic insulation, caulking, weather stripping and storm windows, furnace efficiency modifications, and certain mechanical measures to heating and cooling systems. The U.S. Department of Energy allocates money to states for disbursement to community-based organizations.

Other means of energy conservation in residential structures includes proper design and location of windows, window shades, orientation of the dwelling in relation to sun and wind direction, and roof overhang to let the winter sun in and block the summer sun out.

The City encourages maintenance and rehabilitation of housing to maximize energy efficiency. The City’s residential rehabilitation programs provides funding assistance for lower income households to rehabilitate their home and provide weatherization and energy retrofit improvements.

San Diego Gas & Electric offers an Energy Savings Assistance program that offers income-qualified households assistance to:

- Install improvements to help make the home more energy efficient;
- Help understand the best ways to save energy around the home; and
- Determine whether some of the appliances are eligible for free repairs or replacement.

Examples of free home improvements offered by SDG&E include: attic insulation; door weatherstripping and caulking; lowflow showerheads and faucet aerators; water heater blankets; energy efficient lighting; and assistance in selecting energy-efficient appliances. The City can help publicize this program to its residents.

Reduction of Vehicle Miles Traveled (VMT)

In 2016 the San Diego Housing Federation prepared a report titled “Location Matters: Affordable Housing and VMT Reduction in San Diego County”, which found that lower-income households are more likely to live in transit-rich areas, own fewer cars, and are likely to live in larger building and smaller units, all factors that make affordable housing near transit a key greenhouse gas reduction strategy. The City’s Climate Action Plan supports this finding and promotes development standards and land use patterns that encourage long-term environmental sustainability. To implement the goals of the Climate Action Plan and Land Use Element of the City’s General Plan, the site identified in this Housing Element to accommodate the City’s very-low and low RHNA units are located in existing and planned activity centers (the Creek District and University District) with good access to transit, goods, services and jobs. By encouraging the development of new units, especially new affordable units, in more dense mixed-use environments, the City is promoting a land use pattern that supports reduction of vehicle miles traveled (VMT), which is a key strategy to achieve reduced greenhouse gas emissions and improved air quality.

City Energy Policies

The City's commitment to energy conservation and addressing climate change is also reflected in the General Plan. The primary avenues to address climate change in San Marcos are through lowering of transportation emissions (through better use of transit and walkable residential and commercial environments) and encouraging energy conservation and efficiency (through energy efficient appliance, green building, and sustainable water policies).

Specific programs in the San Marcos General Plan Conservation and Open Space Element direct the City to:

- Encourage energy conservation and the use of alternative energy sources within the community (Policy COS-4.5)
- Promote efficient use of energy and conservation of available resources in the design, construction, maintenance and operation of public and private facilities, infrastructure and equipment (Policy COS-4.6)
- Requires City facilities and services to incorporate energy and resource conservation standards and practices as they are constructed or upgraded (Policy COS-4.7)
- Encourage and support the generation, transmission and use of renewable energy (Policy COS-4.8).

The Land Use and Community Design Element and the Mobility Element provide further guidance for sustainable and energy efficient future development. These elements establish policies and programs that encourage new development near transit and in areas with existing transportation infrastructure; promote the location of housing, jobs and recreation uses close to transit lines, bicycle routes and pedestrian improvements; and strive to develop complete mixed-use streets that are safe for pedestrians, bicyclists, and all travel modes.

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APPENDIX A SITE INVENTORY



REVISED DRAFT - MAY 2021

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address	5 Digit ZIP Code	Assessor Parcel ID	Consolidated Sites	General Plan Designation (Current)	Zoning Designation	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Units/Parcel	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information 1	Optional Information 2	Optional Information 3	
SAN MARCOS	794 ALDA DR	92069	11844905		Low Medium Density Residential	Residential-2	8.1	12	1.95824813	Vacant	YES	Current	Available				19					
SAN MARCOS	1468 RICHMOND RD	92069	18212211		Agricultural/Residential	Agricultural-1	4.1	0	9.74828803	Vacant	YES	Current	Available				8					
SAN MARCOS	1277 DISCOVERY DR	92078	22100205		Specific Plan Area	Specific Plan Area - UM	0	0	1.98318387	Vacant	YES	Planned	Available				150				2023 TCAC/HCD High Resource Zone	
SAN MARCOS	511 WASHINGTONIA DR	92078	22221007		Agricultural/Residential	Agricultural-1	0	1	0.89029519	Vacant	YES	Current	NO - Privately Owned	Available				0				
SAN MARCOS	1200 MICHIGAN DR	92069	12000120		Specific Plan Area	Specific Plan Area - Sal	0	0	0.92981917	Vacant	YES	Current	Available				14				Used in Two Consecutive Prior Housing Elements - Vac	
SAN MARCOS	576 YAMABEE LN	92078	22101226		Specific Plan Area	Specific Plan Area - Sal	0	0	0.76310971	Vacant	YES	Planned	YES - City Owned	Available				11				Used in Two Consecutive Prior Housing Elements - Vac
SAN MARCOS	226 TWIN DAMS VALLEY RD	92078	22110104		Specific Plan Area	Specific Plan Area - UM	0	0	4.91621966	Vacant	YES	Planned	YES - City Owned	Available				74				2023 TCAC/HCD Moderate Resource Zone
SAN MARCOS	Sanford & Banta	92069	12001133		Single Residential	Residential-1	0	1	1.09417458	Vacant	YES	Current	Available				0					2023 TCAC/HCD High Resource Zone
SAN MARCOS	Shelley Dr & Brentschel Ln	92069	21810226		Low Medium Density Residential	Residential-2	8.1	12	1.99872604	Vacant	YES	Current	NO - Privately Owned	Available				0				
SAN MARCOS	Plan Alto Ct & Greenloch Ct	92069	22001215		Low Density Residential	Residential-2	4.1	8	4.10710131	Vacant	YES	Current	NO - Privately Owned	Available				13				
SAN MARCOS	Camery Dr & Greenloch Ct	92069	22001209		Low Density Residential	Residential-2	4.1	8	4.02513678	Vacant	YES	Current	NO - Privately Owned	Available				0				
SAN MARCOS	Kennington Dr & Grand Ave	92078	21941023		Mixed Use 1	Mixed-Use-1	20	80	0.92507907	Vacant	YES	Current	NO - Privately Owned	Available				22				2023 TCAC/HCD Moderate Resource Zone
SAN MARCOS	Kennington Dr & Miley	92078	21907309		Mixed Use 1	Mixed-Use-1	20	80	0.88190403	Vacant	YES	Current	NO - Privately Owned	Available				18				2023 TCAC/HCD Moderate Resource Zone
SAN MARCOS	Private Rd & Boulder Rd	92069	22041078		Low Density Residential	Residential-1	4.1	8	1.02663817	Vacant	YES	Current	NO - Privately Owned	Available				0				
SAN MARCOS	Sayles Ct & Lindley Park Dr	92069	22610124		Very Low Density Residential	Residential-1	2.1	4	1.49007663	Vacant	YES	Current	NO - Privately Owned	Available				0				
SAN MARCOS	1816 KN09 HILL RD	92069	22610125		Very Low Density Residential	Residential-1	2.1	4	1.3999977	Vacant	YES	Current	NO - Privately Owned	Available				0				
SAN MARCOS	261 CAMEL ST	92078	22011329		Specific Plan Area	Specific Plan Area - UM	0	0	6.69577502	Vacant	YES	Planned	Pending Project				170				IP: Housing-Deed	2023 TCAC/HCD High Resource Zone
SAN MARCOS	Private Rd & Discovery St	92078	22018139		Specific Plan Area	Specific Plan Area - UM	0	0	2.46294812	Vacant	YES	Planned	NO - Privately Owned	Available				37				2023 TCAC/HCD High Resource Zone
SAN MARCOS	Private Rd & Discovery St	92078	22018140		Specific Plan Area	Specific Plan Area - UM	0	0	1.40917954	Vacant	YES	Planned	NO - Privately Owned	Available				23				2023 TCAC/HCD High Resource Zone
SAN MARCOS	Private Rd & Discovery St	92078	22018145		Specific Plan Area	Specific Plan Area - UM	0	0	1.13994213	Vacant	YES	Planned	NO - Privately Owned	Available				48				2023 TCAC/HCD High Resource Zone
SAN MARCOS	Private Rd & Discovery St	92078	22018136		Specific Plan Area	Specific Plan Area - UM	0	0	2.50368353	Vacant	YES	Planned	NO - Privately Owned	Available				38				2023 TCAC/HCD High Resource Zone
SAN MARCOS	State Route 78 Ramp & State	92078	22018140		Specific Plan Area	Specific Plan Area - UM	0	0	2.45448292	Vacant	YES	Planned	NO - Privately Owned	Available				36				2023 TCAC/HCD High Resource Zone
SAN MARCOS	State Route 78 Ramp & State	92078	22018140		Specific Plan Area	Specific Plan Area - UM	0	0	1.55727271	Vacant	YES	Planned	NO - Privately Owned	Available				23				2023 TCAC/HCD High Resource Zone
SAN MARCOS	State Route 78 Ramp & State	92078	22110004		Specific Plan Area	Specific Plan Area - UM	0	0	5.18020423	Vacant	YES	Planned	NO - Privately Owned	Available				78				2023 TCAC/HCD High Resource Zone
SAN MARCOS	Private Rd & Montrose Rd	92069	22018105		Very Low Density Residential	Residential-1	2.1	4	0.24262017	Vacant	YES	Current	NO - Privately Owned	Available				0				
SAN MARCOS	Private Rd & Discovery St	92078	22018109		Specific Plan Area	Specific Plan Area - UM	0	0	0.95805538	Vacant	YES	Planned	NO - Privately Owned	Available				14				2023 TCAC/HCD High Resource Zone
SAN MARCOS	Private Rd & Discovery St	92078	22018114		Specific Plan Area	Specific Plan Area - UM	0	0	1.63306830	Vacant	YES	Planned	NO - Privately Owned	Available				0				2023 TCAC/HCD High Resource Zone
SAN MARCOS	Private Rd & Discovery St	92078	22110004		Very Low Density Residential	Residential-1	2.1	4	0.98921143	Vacant	YES	Planned	NO - Privately Owned	Available				15				
SAN MARCOS	Private Rd & Discovery St	92078	22110004		Specific Plan Area	Specific Plan Area - UM	0	0	2.98724987	Vacant	YES	Planned	YES - City Owned	Available				45				2023 TCAC/HCD High Resource Zone
SAN MARCOS	Private Rd & Discovery St	92078	22110009		Specific Plan Area	Specific Plan Area - UM	0	0	0.98921143	Vacant	YES	Planned	NO - Privately Owned	Available				0				2023 TCAC/HCD High Resource Zone
SAN MARCOS	Private Rd & Discovery St	92078	22110009		Very Low Density Residential	Residential-1	2.1	4	0.99956140	Vacant	YES	Current	NO - Privately Owned	Available				0				
SAN MARCOS	Private Rd & Discovery St	92078	22110024		Specific Plan Area	Specific Plan Area - UM	0	0	0.76527194	Vacant	YES	Planned	NO - Privately Owned	Available				11				2023 TCAC/HCD High Resource Zone
SAN MARCOS	Private Rd & Discovery St	92078	22110024		Specific Plan Area	Specific Plan Area - UM	0	0	0.93926413	Vacant	YES	Planned	NO - Privately Owned	Available				0				2023 TCAC/HCD High Resource Zone
SAN MARCOS	Private Rd & Discovery St	92078	22110033		Specific Plan Area	Specific Plan Area - UM	0	0	1.07825576	Vacant	YES	Planned	YES - City Owned	Available				16				2023 TCAC/HCD High Resource Zone
SAN MARCOS	Montrose Rd & Kaylin Way	92069	22813017		Very Low Density Residential	Residential-1	2.1	4	0.79515903	Vacant	YES	Planned	NO - Privately Owned	Available				0				
SAN MARCOS	Sanford & Banta	92069	12001134		Single Residential	Estate	0	1	6.91496813	Vacant	YES	Current	Available				0					Handy Lane, SF subdivision
SAN MARCOS	Silver Shadow Dr & Sage	92078	22000143		Rural Residential	Estate	0	2	1.48025263	Vacant	YES	Current	NO - Privately Owned	Available				0				
SAN MARCOS	Sandy Ln & Caminito a Casa	92078	22001810		Rural Residential	Estate	0	2	1.16893607	Vacant	YES	Current	NO - Privately Owned	Available				0				
SAN MARCOS	La Morena Rd & Camino De La	92078	22020208		Agricultural/Residential	Agricultural-1	0	1	2.86179804	Vacant	YES	Current	NO - Privately Owned	Available				0				
SAN MARCOS	La Morena Rd & Camino De La	92078	22020207		Agricultural/Residential	Agricultural-1	0	1	4.07793327	Vacant	YES	Current	NO - Privately Owned	Available				0				
SAN MARCOS	La Morena Rd & Camino De La	92078	22020209		Rural Residential	Estate	0	2	1.09246912	Vacant	YES	Current	NO - Privately Owned	Available				0				
SAN MARCOS	Via Del Campo & Coronado	92078	22460001		Agricultural/Residential	Agricultural-1	0	1	2.86969612	Vacant	YES	Current	NO - Privately Owned	Available				0				
SAN MARCOS	Village Pl Dr & Cycled Dr	92078	22460016		Agricultural/Residential	Agricultural-1	0	1	8.37570519	Vacant	YES	Current	NO - Privately Owned	Available				0				
SAN MARCOS	Washington Dr & Phoenix	92078	22221023		Agricultural/Residential	Agricultural-1	0	1	0.8336518	Vacant	YES	Current	NO - Privately Owned	Available				0				
SAN MARCOS	Washington Dr & Phoenix	92078	22221014		Agricultural/Residential	Agricultural-1	0	1	0.93077239	Vacant	YES	Planned	NO - Privately Owned	Available				0				
SAN MARCOS	Private Rd & Cocos Dr	92078	22324024		Agricultural/Residential	Agricultural-1	0	1	4.00846079	Vacant	YES	Current	NO - Privately Owned	Available				0				
SAN MARCOS	Washington Dr & Phoenix	92078	22221025		Agricultural/Residential	Agricultural-1	0	1	0.73310873	Vacant	YES	Current	NO - Privately Owned	Available				0				
SAN MARCOS	Village Pl Dr & Cycled Dr	92078	22220037		Agricultural/Residential	Agricultural-1	0	1	2.56149176	Vacant	YES	Current	NO - Privately Owned	Available				0				
SAN MARCOS	Village Pl Dr & Cycled Dr	92078	22220038		Agricultural/Residential	Agricultural-1	0	1	3.42770083	Vacant	YES	Current	NO - Privately Owned	Available				0				
SAN MARCOS	Washington Dr & Phoenix	92078	22221010		Agricultural/Residential	Agricultural-1	0	1	0.71311131	Vacant	YES	Current	NO - Privately Owned	Available				0				
SAN MARCOS	Washington Dr & Cocos Dr	92078	22221009		Agricultural/Residential	Agricultural-1	0	1	0.82835678	Vacant	YES	Current	NO - Privately Owned	Available				0				
SAN MARCOS	Private Rd & Cocos Dr	92078	22221007		Agricultural/Residential	Agricultural-1	0	1	2.39216328	Vacant	YES	Current	NO - Privately Owned	Available				0				
SAN MARCOS	Washington Dr & Phoenix	92078	22221006		Agricultural/Residential	Agricultural-1	0	1	0.72584044	Vacant	YES	Current	NO - Privately Owned	Available				0				
SAN MARCOS	854 COCOS DR	92078	22224026		Agricultural/Residential	Agricultural-1	0	1	3.82066109	Vacant	YES	Current	NO - Privately Owned	Available				0				
SAN MARCOS	Washington Dr & Phoenix	92078	22220001		Agricultural/Residential	Agricultural-1	0	1	2.22468028	Vacant	YES	Current	NO - Privately Owned	Available				0				
SAN MARCOS	Village Pl Dr & Cycled Dr	92078	22220006		Agricultural/Residential	Agricultural-1	0	1	0.76806648	Vacant	YES	Current	NO - Privately Owned	Available				0				
SAN MARCOS	Washington Dr & Jason Ln	92078	22324008		Agricultural/Residential	Agricultural-1	0	1	2.40797086	Vacant	YES	Current	NO - Privately Owned	Available				0				
SAN MARCOS	Private Rd & Cocos Dr	92078	22324023		Agricultural/Residential	Agricultural-1	0	1	0.49887638	Vacant	YES	Current	NO - Privately Owned	Available				0				
SAN MARCOS	Washington Dr & Jason Ln	92078	22324025		Agricultural/Residential	Agricultural-1	0	1	3.22615571	Vacant	YES	Current	NO - Privately Owned	Available				0				
SAN MARCOS	Coronado Hills Dr & Pebble	92078	22220029		Agricultural/Residential	Agricultural-1	0	1	2.38864989	Vacant	YES	Current	NO - Privately Owned	Available				0				
SAN MARCOS	Cycad Dr & Coronado Hills	92078	22220028		Agricultural/Residential	Agricultural-1	0	1	0.89384528	Vacant	YES	Current	NO - Privately Owned	Available				0				
SAN MARCOS	Washington Dr & Umanah	92078	22324011		Agricultural/Residential																	

Jurisdiction Name	Site Address/Location	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information 1	Optional Information 2	Optional Information 3		
SAN MARCOS	Low Chaparral Pt & Low Chaparral Pt	92069	1823051		Agricultural/Residential	Agricultural-1	0	0	0.04670024	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	0				
SAN MARCOS	N Twin Oaks Valley Rd & E 132069	92069	18208134		Agricultural/Residential	Agricultural-1	0	1	0.54882288	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	0				
SAN MARCOS	N Twin Oaks Valley Rd & E 132069	92069	1821035		Rural Residential	Estates	0	2	2.16816073	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	0				
SAN MARCOS	1830 TWIN OAKS VALLEY RD	92069	1821501		Rural Residential	Estates	0	2	0.68525088	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	1				
SAN MARCOS	1709 BIRCHWOOD DR	92069	1823000		Agricultural/Residential	Agricultural-1	0	1	3.77952954	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	3				
SAN MARCOS	Low Rd & Birchwood Dr	92069	1823001		Agricultural/Residential	Agricultural-1	0	1	8.72339867	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	3				
SAN MARCOS	Cow Rd & Birchwood Dr	92069	1823007		Agricultural/Residential	Agricultural-1	0	1	0.99666295	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	1				
SAN MARCOS	Richland Rd & Mulberry Dr	92069	1821218		Agricultural/Residential	Agricultural-1	0	1	2.37806943	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	2				
SAN MARCOS	Richland View Ct & Birchwood Dr	92069	18212025		Agricultural/Residential	Agricultural-1	0	1	0.17273472	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	1				
SAN MARCOS	Red Fox Ln & Duskwalk Rd	92069	21831018		Agricultural/Residential	Agricultural-1	0	1	4.54407841	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	4				
SAN MARCOS	Red Fox Ln & Duskwalk Rd	92069	21831016		Rural Residential	Estates	0	2	2.92512814	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	5				
SAN MARCOS	Red Fox Ln & Duskwalk Rd	92069	18801309		Rural Residential	Estates	0	2	4.80149240	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	5				
SAN MARCOS	Red Fox Ln & Duskwalk Rd	92069	21831006		Rural Residential	Estates	0	2	2.26029513	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	2				
SAN MARCOS	Red Fox Ln & Duskwalk Rd	92069	21831024		Rural Residential	Estates	0	2	1.74651500	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	2				
SAN MARCOS	Private Hwy & Mulberry Dr	92069	21801130		Rural Residential	Estates	0	2	1.36382973	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	2				
SAN MARCOS	Robin Hill Dr & Elm Tree Ln	92069	21807334		Rural Residential	Estates	0	2	0.52312960	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	1				
SAN MARCOS	Robin Hill Dr & Elm Tree Ln	92069	21807333		Rural Residential	Estates	0	2	0.37612362	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	1				
SAN MARCOS	Robin Hill Dr & Elm Tree Ln	92069	21807335		Rural Residential	Estates	0	2	0.68722133	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	1				
SAN MARCOS	Private Rd & N Twin Oaks	92069	21811002		Rural Residential	Estates	0	2	0.73546892	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	0				
SAN MARCOS	N Twin Oaks Valley Rd & E 132069	92069	21811003		Rural Residential	Estates	0	2	0.34427985	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	10				
SAN MARCOS	Unnamed 68th Rd & Private	92069	21720101		Low Density Residential	Residential-1	4.1	8	3.42122005	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	8				
SAN MARCOS	Chancellor Ave & Heathcote	92078	21720208		Very Low Density Residential	Residential Low	2.1	4	7.98928863	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	26				
SAN MARCOS	Hwy 15 & La Mirada Dr	92078	21908117		Rural Residential	Estates	0	2	1.92513981	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	3				
SAN MARCOS	Descanso Ave & Alamosos	92078	21722131		Rural Residential	Estates	0	2	0.614656184	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	1				
SAN MARCOS	Virginia Pl & La Mirada Dr	92078	21905023		Very Low Density Residential	Residential Low	2.1	4	0.53959713	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	3				
SAN MARCOS	Virginia Pl & Grand Ave	92078	21905045		Rural Residential	Estates	0	2	0.56237951	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	1				
SAN MARCOS	Private Rd & Cassow Meadows	92069	18211041		Agricultural/Residential	Agricultural-1	0	1	1.133447389	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	1				
SAN MARCOS	Private Rd & Cooper Dr	92078	21928008		Agricultural/Residential	Agricultural-1	0	1	2.48849982	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	1				
SAN MARCOS	Private Rd & Olive St	92069	18210144		Agricultural/Residential	Agricultural-1	0	1	1.15152152	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	1				
SAN MARCOS	Private Rd & Olive St	92069	18210143		Agricultural/Residential	Agricultural-1	0	1	1.156387708	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	1				
SAN MARCOS	Private Rd & Cassow Meadows	92069	18211033		Rural Residential	Estates	0	2	4.83979844	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	5				
SAN MARCOS	Private Rd & Cassow Meadows	92069	18211037		Rural Residential	Estates	0	2	3.8054784	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	5				
SAN MARCOS	381 LA CINELGA RD	92069	18211036		Rural Residential	Estates	0	2	2.64022212	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	4				
SAN MARCOS	Private Rd & Cassow Meadows	92069	18211038		Rural Residential	Estates	0	2	3.8211269	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	4				
SAN MARCOS	604 RICHMAR AVE	92069	22002205		Medium Density Residential	Residential-3D	15.1	20	8.27718891	Residential_3D	YES	Current	NO	Privately Owned	Pending Project	Not Used in Prior Housing Element	66	0	0	66	Managers Phase 2, 2021 TCAC/HCD Moderate Resource Zone		
SAN MARCOS	Unger Ln & Linda Vista Dr	92078	21906132		Rural Residential	Estates	0	2	0.7124277	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	2				
SAN MARCOS	W San Marcos Blvd & Pacer Dr	92078	21907163		Specific Plan Area	Specific Plan Area - Sd	0	No max	0.99729123	Vacant	YES	Planned	YES	City-Owned	Available	15	0	0	15				
SAN MARCOS	Linda Vista Dr & Hillhaven Dr	92078	21902207		Rural Residential	Estates	0	2	2.76703109	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	4				
SAN MARCOS	Linda Vista Dr & Hillhaven Dr	92078	21902243		Rural Residential	Estates	0	2	0.9948388	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	2				
SAN MARCOS	Linda Vista Dr & Hillhaven Dr	92078	21902333		Rural Residential	Estates	0	2	1.05584606	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	2				
SAN MARCOS	Linda Vista Dr & Hillhaven Dr	92078	21902246		Rural Residential	Estates	0	2	1.06576059	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	2				
SAN MARCOS	Linda Vista Dr & Hillhaven Dr	92078	21902248		Rural Residential	Estates	0	2	1.88266254	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	2				
SAN MARCOS	Sandy Ln & Camille A Casa	92078	21908147		Rural Residential	Estates	0	2	1.355824076	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	2				
SAN MARCOS	Via Del Campo & Coronado	92078	22090024		Rural Residential	Estates	0	2	7.08818239	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	11				
SAN MARCOS	Via Montecito & Via Las Bnms	92069	18211030		Agricultural/Residential	Agricultural-1	0	1	1.33818654	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	1				
SAN MARCOS	Mulberry Dr & Jesencia Ln	92069	18212031		Agricultural/Residential	Agricultural-1	0	1	0.525138051	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	0				
SAN MARCOS	Via Montecito & Via Las Bnms	92069	18221030		Rural Residential	Estates	0	2	1.879151245	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	2				
SAN MARCOS	Via Montecito & Via Las Bnms	92069	18230001		Rural Residential	Estates	0	2	0.98484061	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	2				
SAN MARCOS	Via Montecito & Via Las Bnms	92069	18230002		Rural Residential	Estates	0	2	1.13449333	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	2				
SAN MARCOS	Via Montecito & Via Las Bnms	92069	18230003		Rural Residential	Estates	0	2	1.02519117	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	2				
SAN MARCOS	Via Montecito & Via Las Bnms	92069	18230004		Rural Residential	Estates	0	2	1.70350011	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	2				
SAN MARCOS	Via Montecito & Via Las Bnms	92069	18230005		Rural Residential	Estates	0	2	1.113174605	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	2				
SAN MARCOS	Via Montecito & Via Las Bnms	92069	18230006		Rural Residential	Estates	0	2	1.00050993	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	2				
SAN MARCOS	Via Montecito & Via Las Bnms	92069	18230007		Rural Residential	Estates	0	2	1.09987317	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	2				
SAN MARCOS	Via Montecito & Via Las Bnms	92069	18230008		Rural Residential	Estates	0	2	1.06512122	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	2				
SAN MARCOS	Via Montecito & Via Las Bnms	92069	18230009		Rural Residential	Estates	0	2	1.30516208	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	2				
SAN MARCOS	Via Montecito & Via Las Bnms	92069	18230010		Rural Residential	Estates	0	2	1.02014362	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	2				
SAN MARCOS	Via Montecito & Via Las Bnms	92069	18230011		Rural Residential	Estates	0	2	1.0989925	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	2				
SAN MARCOS	Via Montecito & Via Las Bnms	92069	18230012		Rural Residential	Estates	0	2	1.79755882	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	3				
SAN MARCOS	Del Roy Dr & Deerbrook Dr	92069	21831118		Rural Residential	Estates	0	2	3.85184195	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	6				
SAN MARCOS	Rowena Ave & Del Roy Dr	92069	21831117		Rural Residential	Estates	0	2	1.07544123	Vacant	YES	Current	NO	Privately Owned	Available	0	0	0	2				
SAN MARCOS	Bella Via Way &																						

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1	Optional Information2	Optional Information3
SAN MARCOS																					
SAN MARCOS																					
SAN MARCOS																					
SAN MARCOS																					
SAN MARCOS																					

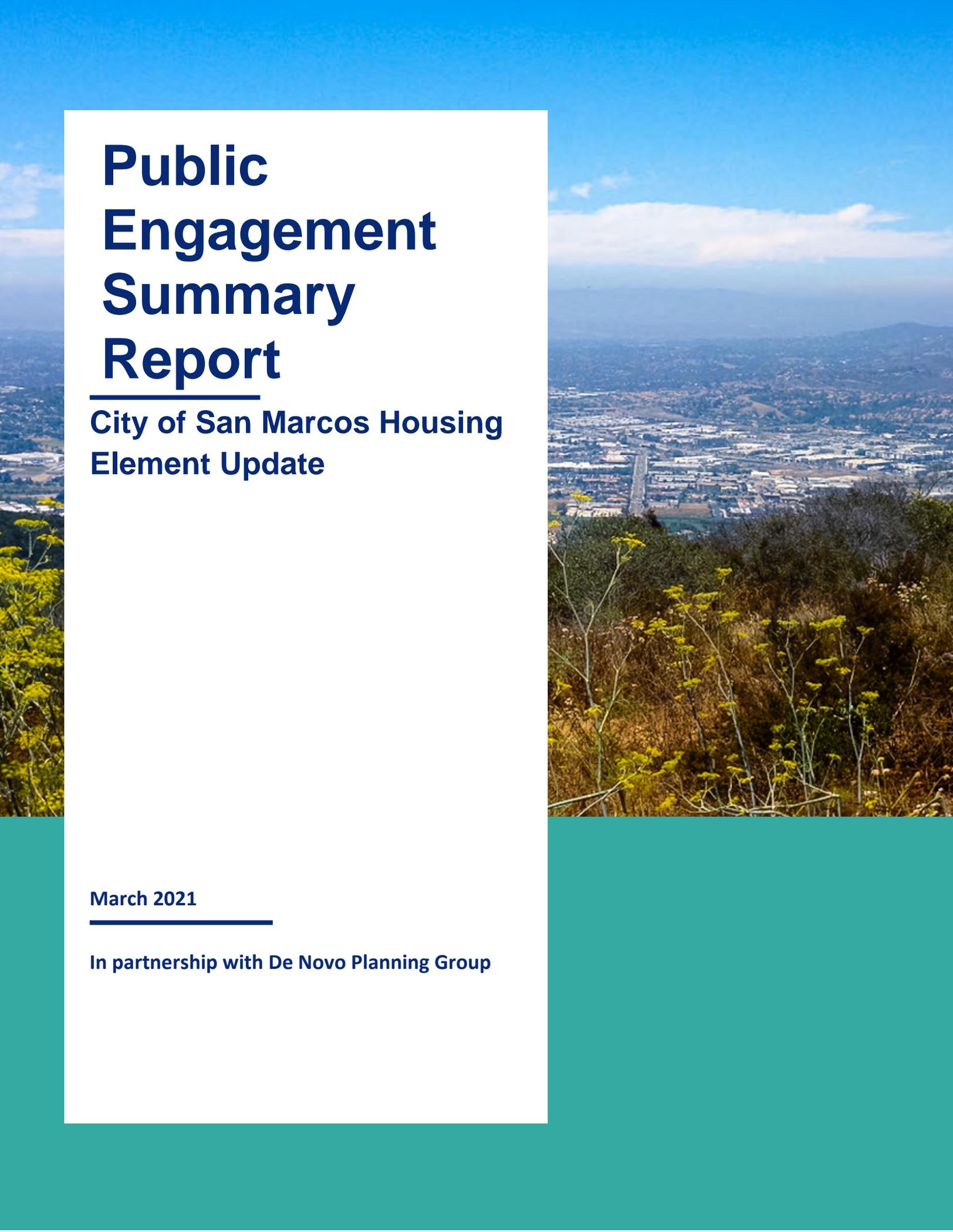
Table C: Land Use, Table Starts in A2

Zoning Designation (From Table A, Column G)	General Land Uses Allowed
Estate	Single-family detached homes on lots of 20,000 sf+ SMMC: 20.215.020
Agricultural 1	Low-density residential hillside development SMMC: 20.210.020
Residential Low	Single-family detached homes on lots 10,000 sf+ SMMC: 20.215.020
Residential-1	Single-family detached homes on lots 7,500 sf+ SMMC: 20.215.020
Residential-2	Low-density, single-family attached homes SMMC: 20.215.020
Residential-3-10	Medium-density multifamily living in settings close to services and transit lines SMMC: 20.215.020
Mixed-Use-1	Multifamily urban residential development in vertical or horizontal mixed-use formats SMMC: 20.225.040
Specific Plan Area - Heart of the City	A range of residential uses including single-family detached and attached units and multifamily units SMMC: 20.250.020; also see Heart of the City Specific Plan at www.san-marcos.net
Specific Plan Area - San Marcos Creek	Multifamily residential development SMMC: 20.250.020; also see San Marcos Creek Specific Plan at www.san-marcos.net
Specific Plan Area - University District	Multifamily residential development SMMC: 20.250.020; also see University District Specific Plan at www.san-marcos.net



**APPENDIX B
PUBLIC ENGAGEMENT
SUMMARY**

REVISED DRAFT - MAY 2021

A scenic view of a city, likely San Marcos, California, seen from a hillside. The foreground is filled with dry, yellowish-brown brush and some green plants. In the middle ground, a dense residential and commercial area is visible, with a prominent tall, thin tower. The background shows rolling hills and mountains under a clear blue sky with a few wispy clouds. A solid teal bar runs horizontally across the bottom of the image.

Public Engagement Summary Report

**City of San Marcos Housing
Element Update**

March 2021

In partnership with De Novo Planning Group

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Introduction

The City of San Marcos is updating its Housing Element as part of the 2021-2029 Housing Element Cycle (Cycle 6). San Marcos is dedicated to meeting the future housing needs of its residents. The Housing Element Update process is a unique opportunity to connect with residents of San Marcos and learn more about residents' values, priorities, concerns, and ideas.

The City's public engagement program connected to the Housing Element Update began in early 2020, prior to the COVID-19 pandemic. At that time, the City had just initiated a comprehensive update to its General Plan, including the Housing Element. However, in order to best support the community through the COVID-19 pandemic, and to appropriately assess the changes to our world resulting from this event, the General Plan Update project was temporarily suspended. Although the comprehensive General Plan Update was suspended, the City continued to update the Housing Element (and Safety Element while also addressing Environmental Justice) as required by state law. As such, some of the initial outreach efforts, including general advertisements and an in-person Vision and Values Workshop (hosted in early-March 2020) addressed topics related to the Housing Element as well as other General Plan Elements. Starting in April 2020, the public engagement program more specifically focused on community input regarding housing issues and priorities, as described in detail in this Public Engagement Summary.

Throughout the process, the City supported bilingual (English and Spanish) public engagement by sending direct advertisements, posting to social media, hosting surveys, facilitating workshops, and sharing summaries of feedback to validate what we heard. Looking forward to the public review period of the Draft Housing Element, the City will continue to engage the community to seek feedback on the goals, policies, and programs included in the Housing Plan as well as input regarding key issues and challenges identified in the Background Report, including the City's plan to accommodate its fair share of future regional housing growth.

The following activities have been conducted in support of the Housing Element Update and are summarized in this document; copies of key advertisements and presentations are included at the end of this document and are also available on the project website at <https://sanmarcos.generalplan.org/>.

- General Education and Advertisements
- Project Website
- Vision and Values Workshop
- Virtual Workshop
- Community Meeting
- Fair Housing Survey
- Public Review of Draft 2021-2029 Housing Element

General Education and Advertisements

The City engaged in a multifaceted campaign to advertise, initially, the comprehensive General Plan Update, and then later, the focused update to the City’s Housing Element.

Direct Mailer

The City sent bilingual direct mailers to every postal address in the City of San Marcos to encourage community members to visit the General Plan Website and advertise three Visioning Workshops (the first of which was held in-person in early March 2020 while the later two were suspended due to the COVID-19 pandemic). The mailer was delivered to over **36,600 addresses** and upon their delivery a significant number of recipients visited the General Plan website, reviewed the available material, and registered their email address for future updates.



BE A PART OF THE SAN MARCOS GENERAL PLAN UPDATE

The City of San Marcos is embarking on a General Plan Update and invites you to help shape the Plan. The General Plan serves as the guiding document for achieving the community’s vision for the future. The General Plan Update process will provide residents and businesses the opportunity to provide input to help shape the direction of the City going forward.

The General Plan addresses a range of important community topics like land use, housing, economic development, transportation, parks and recreation, community health, public safety, environmental justice, and more. City staff, elected and appointed officials, business owners, developers, and residents can reference the General Plan for guidance on what our community values and prioritizes.

Because most cities only update their General Plan every 20 years, this is a unique opportunity help envision and shape the future of our community. We need your participation in order to make the General Plan a success.

LEARN HOW YOU CAN GET INVOLVED

Visit the project website at www.SanMarcos.GeneralPlan.org to learn more and to sign up to receive news and updates delivered straight to your inbox.

Future updates will include input opportunities regarding:

- Property change requests
- Community values
- Future participation options



UPCOMING GENERAL PLAN WORKSHOPS

Please join us to provide your input! Spanish-speaking facilitators will be present at the workshops.

Workshop #1
Values, Vision and Opportunities
 Wednesday, March 11, 2020
 6:30- 8:30 a.m.
 San Marcos Senior Activity Center
 111 Stehmar Avenue
 San Marcos, CA 92069

Workshop #2
Land Use and Housing
 Wednesday, March 25, 2020
 6:30- 8:30 a.m.
 San Marcos Community Center
 3 City Center Drive
 San Marcos, CA 92069

Workshop #3
Circulation and Mobility
 Thursday, April 9, 2020
 6:30- 8:30 a.m.
 San Eljo Recreation Center
 10511n Forest Road

Social Media

The City of San Marcos maintains various social media accounts including Facebook, Nextdoor, and Instagram. Starting in February 2020 and continuing throughout the project, the City posted updates to its social media platforms advertising opportunities to provide input and alerting the public to upcoming meetings and workshops.

Flyers

Flyers in English and Spanish were prepared to advertise the General Plan Update and Visioning Workshops; these flyers were made available on the City’s municipal website as well as at key locations around the community.



**We Need Your Help
Shaping the Future of
San Marcos!**

THE CITY OF SAN MARCOS IS EMBARKING ON A GENERAL PLAN UPDATE AND INVITES YOU TO HELP SHAPE THE PLAN!

REFRESHMENTS WILL BE PROVIDED AND ALL AGES ARE WELCOME TO ATTEND

The General Plan serves as the guiding document for achieving the community’s vision for the future. The General Plan addresses a range of important community topics like land use, housing, economic development, transportation, parks and recreation, community health, public safety, environmental justice, and more.

- What do YOU love about San Marcos?
- What is YOUR vision for the future of our City?
- What opportunities and challenges do YOU think face San Marcos as it grows over the next 20 years?

PLEASE JOIN US AT OUR UPCOMING VISIONING WORKSHOPS TO SHARE YOUR IDEAS!

Visioning Workshops

<p>1 Values, Vision and Opportunities</p> <p>Wednesday, March 11, 2020 6:30- 8:30 pm</p> <p>San Marcos Senior Activity Center 111 Richmar Avenue San Marcos CA 92069</p>	<p>2 Land Use and Housing</p> <p>Wednesday, March 25, 2020 6:30- 8:30 pm</p> <p>San Marcos Community Center 3 Civic Center Drive San Marcos, CA 92069</p>	<p>3 Circulation and Mobility</p> <p>Thursday, April 9, 2020 6:30- 8:30 pm</p> <p>San Elijo Recreation Center 1105 Elfin Forest Rd, San Marcos, CA 92078</p>
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Find out more at www.sanmarcos.generalplan.org





¡NECESITAMOS SU AYUDA PARA FORMAR EL FUTURO DE SAN MARCOS!

¡LA CIUDAD DE SAN MARCOS SE ESTÁ EMBARCANDO EN UNA ACTUALIZACIÓN DEL PLAN GENERAL Y LO INVITA A AYUDAR A FORMAR EL PLAN!

HABRÁ REFRESCOS Y TODAS LAS EDADES SON BIENVENIDAS.

El Plan General sirve como documento guía para lograr la visión de la comunidad para el futuro. El Plan General incluye una variedad de temas comunitarios importantes como el uso de la tierra, la vivienda, el desarrollo económico, el transporte, los parques y la recreación, la salud comunitaria, la seguridad pública, la justicia ambiental y más.

- ¿Qué te gusta de San Marcos?
- ¿Cuál es SU visión para el futuro de nuestra ciudad?
- ¿Qué oportunidades y desafíos cree USTED que enfrenta San Marcos en los próximos 20 años?

¡ÚNASE A NOSOTROS EN NUESTROS PRÓXIMOS TALLERES DE VISIÓN PARA COMPARTIR SUS IDEAS!

TALLERES DE VISIÓN

<p>1 VALORES, VISIÓN Y OPORTUNIDADES</p> <p>Miércoles 11 de marzo de 2020 6:30- 8:30 pm</p> <p>San Marcos Senior Activity Center 111 Richmar Avenue San Marcos CA 92069</p>	<p>2 USO DE TIERRA Y VIVIENDA</p> <p>Miércoles 25 de marzo de 2020 6:30- 8:30 pm</p> <p>San Marcos Community Center 3 Civic Center Drive San Marcos, CA 92069</p>	<p>3 CIRCULACIÓN Y MOVILIDAD</p> <p>Jueves 9 de abril de 2020 6:30- 8:30 pm</p> <p>San Elijo Recreation Center 1105 Elfin Forest Rd, San Marcos, CA 92078</p>
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Obtenga más información en www.sanmarcos.generalplan.org



Emails

The project team compiled a database of community members and stakeholders who registered to be notified via email of future public engagement opportunities and key deliverables. Direct emails were sent to these individuals to advertise the Housing Element Community Meeting, the Online Workshop, the Fair Housing Survey, and the Public Review Draft 2021-2029 Housing Element.

Project Website

A dedicated project website (<https://sanmarcos.generalplan.org/>) serves as the main conduit of information for individuals who can access material online (in nearly all cases, material has also been made available in hard copy for people with limited internet access, but the temporary closure of public facilities and other gathering places due to the COVID-19 pandemic has limited opportunities for members of the public to access hard-copy materials). The project website launched in January 2020 and is regularly updated to reflect ongoing community input opportunities, advertise draft work products, and answer commonly asked questions. The project website includes the following pages:

- Home Page: Introduction about the project
- FAQ: A presentation of common questions and answers including an overview of why public feedback is important and how it will be used to shape the work products
- Survey: Dedicated page to host open surveys
- Meetings & Events: Information regarding upcoming and past meetings and events, including public workshops, open houses, and hearings
- Documents & Maps: Library of relevant documents and maps prepared for the project as well as links to the City's Planning Division webpage which hosts additional City documents
- Contact Us: Project team contact information and a fillable form to submit comments on an ongoing basis and register to receive future project updates

In 2020, the project website received over 2,000 views from 1,600 unique visitors resulting in a total of 3,900 pageviews. The peak of activity happened around the in-person workshop in February and the online workshop in August. In 2021, the website has received 400 visits from 360 unique visitors resulting in 660 page views; this pattern of access is expected because for the beginning of 2021, the City has been working to prepare the Public Review Draft Housing Element, and in March will initiate a robust advertisement campaign in association with public release of that document.



Vision and Values Workshop

The City hosted an in-person Visioning Workshop on March 11, 2020 at the San Marcos Senior Activities Center. The meeting was facilitated in English and Spanish and over 100 participants attended the Workshop. The Workshop included an overview of the project, a description of the public engagement process, and a series of small group activities to seek input on the community's identification of assets and challenges, the community's vision for the future of San Marcos, and identification of areas of the City that warranted special land use attention. While intended to gather general feedback relevant to the comprehensive General Plan Update, the presentation and discussion included significant input regarding housing priorities and perceived concerns regarding additional development (i.e., traffic impacts, community design implications, quality of life expectations, etc.). A copy of the presentation of this Workshop is presented as an Attachment to his Summary.



Note: The Vision and Values workshop pictured above took place on March 11, 2020 prior to the implementation of social distancing requirements related to the COVID-19 pandemic

Virtual Community Workshop

As part of the community outreach, a virtual community workshop was conducted to educate the community about housing issues and opportunities facing San Marcos and gather input on housing-related topics. The virtual workshop was hosted on the project website from August 10, 2020 through September 30, 2020. The extended timeframe was intended to allow community members and stakeholders to participate at their leisure and in accordance with their schedule and availability. The Virtual Community Workshop consistent of three parts:

Part A: [Overview video](#) (narrated in English and subtitled in Spanish) describing Housing Elements and why they are important

Part B: PowerPoint presentation describing existing conditions in San Marcos and the City’s Housing Element Update process ([English](#) and [Spanish](#) versions)

Part C: Three surveys (in English and Spanish) to gather information on housing-related issues. Survey #1 focused on issues of home maintenance, affordability, home types, and living conditions in San Marcos as well as demographic questions. Survey #2 focused on community priorities related to housing. While Survey #3 looked at potential locations for future housing growth. This section includes a summary of the responses received and the general themes that emerged. The English and Spanish versions of all three surveys are provided as an Attachment to this document.

- Survey #1 was 14 questions long. It had a 94% completion rate and 124 total responses.
- Survey #2 was 2 questions long. It had an 87% completion rate and 69 total responses.
- Survey #3 was 2 questions long. It had a 100% completion rate and 53 total responses.

Virtual Open House #1: Housing Priorities (Completed)

The City of San Marcos welcomes you to share your ideas about housing in our community. What made you decide to call San Marcos home? Or, if you don't already live in San Marcos, are there certain opportunities and challenges preventing you from living here? We want to learn more about your existing housing options, your housing priorities, and where you think San Marcos' share of new regional housing growth can be best accommodated.

Using the material below, we also encourage you to consider this "Virtual Open House" on Housing Priorities as a "three step" process that replicates the traditional "in-person" workshop format in a new virtual way. This includes:

- Step 1: Watch the video below to learn more about Housing Elements and why we are updating ours
- Step 2: Review the Housing in San Marcos guide (pdf) to better understand how we're addressing the housing needs of current and future residents
- Step 3: Share your ideas about housing by answering some or all of the questions linked below

The City also hosted a "live" virtual presentation online using Zoom Meetings on Tuesday September 29 at 6:00 PM based on the material provided below. The meeting was facilitated in English and Spanish and the project team was available to answer questions from the public.

Step 1: What is a Housing Element? (Closed captions are available)



Step 2: What are the Housing Needs of Our Community?



Step 3: Share Your Ideas

Input in English



Entrada En Español



Virtual Workshop Executive Summary (English)

The survey results from Survey #1 showed that 85% of respondents own their own home, and only 12% of respondents rent. This demographic difference influences how respondents answered questions; the survey results show that the experience for homeowners is different than the experience for renters.

HOMEOWNERS

What made you decide to live here?

 Affordability (54%)

How satisfied are you with your current housing situation?

 I am very satisfied (67%)
I am somewhat satisfied (20%)
I am somewhat dissatisfied (11%)
I am dissatisfied (2%)

How would you rate the physical condition of residence you live in?

 **Excellent condition (60%)**
Shows signs of minor deferred maintenance (32%)
Needs one or more modest rehabilitation improvements (5%)
Needs one or more major upgrades (2%)
Other (1%)

RENTERS

What made you decide to live here?

 Proximity to job/work (69%)

How satisfied are you with your current housing situation?

 I am very satisfied (7%)
I am somewhat satisfied (47%)
I am somewhat dissatisfied (33%)
I am dissatisfied (13%)

How would you rate the physical condition of residence you live in?

 Excellent condition (27%)
Shows signs of minor deferred maintenance (47%)
Needs one or more modest rehabilitation improvements (20%)
Needs one or more major upgrades (6%)
Other (0%)

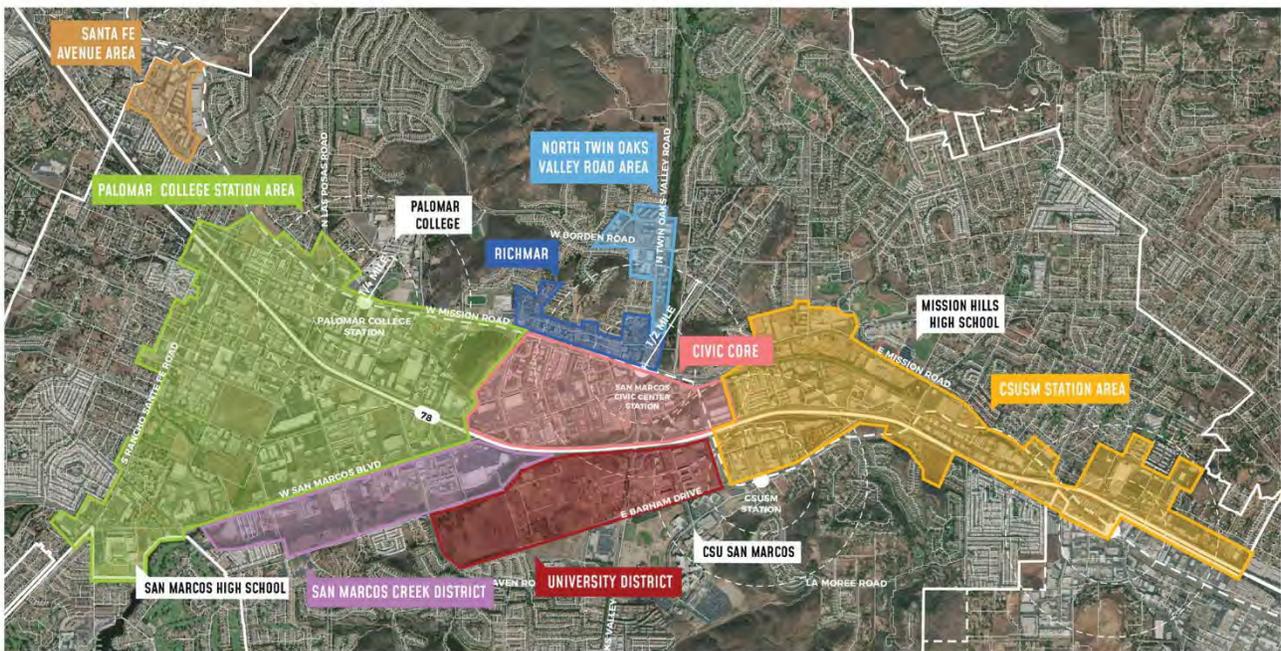
THINGS MOST RESIDENTS HAD IN COMMON:

 They care about quality schools (53%)	 Many respondents have children under age 18 (44%)
 They care about neighborhood safety (48%)	 Think San Marcos needs more single family homes (55%)

Survey #2 examined respondents priorities and what they valued most in regards to housing opportunities in San Marcos. When asked, “How important are the following housing priorities to you and your family?” the top priorities listed as either “very important” or “somewhat important” were:

	Rehabilitate existing housing (89%)		Support fair/equitable housing opportunities and programs to maintain and secure neighborhoods that have suffered foreclosures (81%)
	Ensure that children who grow up in San Marcos can afford to live in San Marcos (86%)		Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs (81%)
	Housing affordable to working families (83%)		

Survey #3 examined potential development areas. Respondents were shown a map of San Marcos and asked to give feedback regarding various locations. When asked, “Please rank the order of the potential new development areas, with #1 being the most favorable location and #8 being the least favorable location,” respondents ranked the locations as follows (from most favorable to least favorable):



- | | |
|------------------------------|-------------------------------------|
| 1. San Marcos Creek District | 5. Palomar College Station Area |
| 2. University District | 6. Civic Core |
| 3. CSUSM Station Area | 7. North Twin Oaks Valley Road Area |
| 4. Richmar | 8. Santa Fe Avenue Area |

Virtual Workshop Executive Summary (Spanish)

Los resultados de la encuesta #1 mostraron que el 85% de los encuestados son dueños de su propia casa, y sólo el 12% de los encuestados alquilan. Esta diferencia demográfica influye en la forma en que los encuestados respondieron a las preguntas; los resultados de la encuesta muestran que la experiencia de los propietarios es diferente a la de los que son inquilinos.

PROPIETARIOS DE VIVIENDAS

¿Qué te hizo decidirte a vivir aquí?



Asequibilidad (54%)

¿Qué tan satisfecho está con su situación de vivienda actual?



Estoy muy satisfecho (67%)
 Estoy algo satisfecho (20%)
 Estoy algo insatisfecho (11%)
 Estoy insatisfecho (2%)

¿Cómo calificaría la condición física de la residencia en la que vive?



Excelente estado (60%)
 Muestra signos de necesitar un mantenimiento mínimo (32%)
 Necesita una o más mejoras mínimas de rehabilitación (5%)
 Necesita una o más modernizaciones importantes (2%)
 Otros (1%)

INQUILINOS

¿Qué te hizo decidirte a vivir aquí?



Proximidad al trabajo/trabajo (69%)

¿Qué tan satisfecho está con su situación de vivienda actual?



Estoy muy satisfecho (7%)
Estoy algo satisfecho (47%)
 Estoy algo insatisfecho (33%)
 Estoy insatisfecho (13%)

¿Cómo calificaría la condición física de la residencia en la que vive?



Excelente estado (27%)
Muestra signos de necesitar mantenimiento mínimo (47%)
 Necesita una o más mejoras mínimas de rehabilitación (20%)
 Necesita una o más modernizaciones importantes (6%)
 Otros (0%)

COSAS QUE LA MAYORÍA DE LOS RESIDENTES TIENEN EN COMÚN:



Se preocupan por la calidad de las escuelas (53%)



Muchos de los encuestados tienen hijos menores de 18 años (44%)



Se preocupan por la seguridad del vecindario (48%)

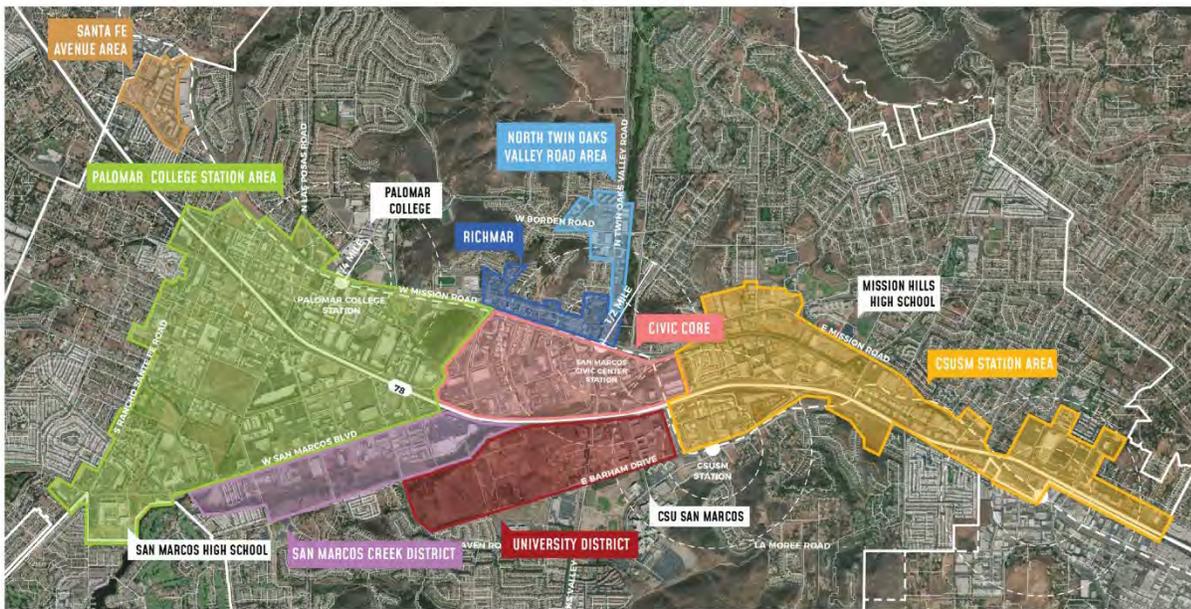


Piensa que San Marcos necesita más casas unifamiliares (55%)

La encuesta 2 examinó las prioridades de los encuestados y lo que más valoraban en cuanto a las oportunidades de vivienda en San Marcos. Cuando se les preguntó “¿Qué tan importantes son las siguientes prioridades de vivienda para usted y su familia?”, las prioridades principales listadas como “muy importantes” o “algo importantes” fueron:

	Rehabilitar las viviendas existentes (89%)		Apoyar oportunidades de vivienda justa y equitativa y programas para mantener y asegurar los vecindarios que han sufrido ejecuciones hipotecarias (81%)
	Asegurarse de que los niños que crecen en San Marcos pueden tener la capacidad económica para quedarse a vivir en San Marcos (86%)		Establecer programas para ayudar a los propietarios en riesgo a conservar sus casas, incluyendo programas de préstamos hipotecarios (81%)
	Viviendas asequibles para las familias trabajadoras (83%)		

En la encuesta N° 3 se examinaron las posibles esferas de desarrollo. A los encuestados se les mostró un mapa de San Marcos y se les pidió que dieran su opinión sobre varios lugares. Cuando se les preguntó, “Por favor, clasifique el orden de las nuevas áreas de desarrollo potencial, siendo la #1 la ubicación más favorable y la #8 la menos favorable”, los encuestados clasificaron las ubicaciones de la siguiente manera (de más favorable a menos favorable):



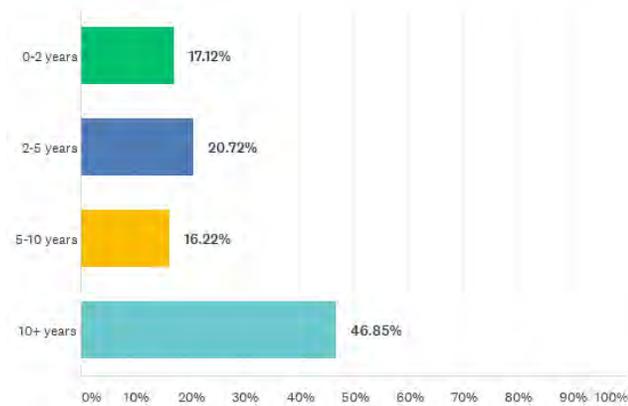
- | | |
|--|--|
| <ol style="list-style-type: none"> 1. Distrito de San Marcos Creek 2. Distrito Universitario 3. Área de la estación CSUSM 4. Richmar | <ol style="list-style-type: none"> 5. Área de la estación de Palomar College 6. Centro Cívico 7. Zona de carreteras de North Twin Oaks Valley 8. Zona de la Avenida Santa Fe |
|--|--|

Survey #1: Respondent Demographics

The survey contained 7 questions related to demographics. One of those questions included an opportunity for users to sign-up for more information about the Housing Element update process. The other six questions highlighted the following about the respondents:

- Most respondents (93%) lived within the City, with only 7% of respondents living elsewhere.¹
- Of those individuals who live in San Marcos, approximately 47% have lived here for 10+ years. The next highest response (21%) was 2-5 years, followed by 0-2 years (17%).²
- Most of the respondents own their own home (85%), with 12% of respondents renting.³
- Most of the respondents (77%) live in a single-family homes, with the next highest category being multi-family homes (10%), followed by Duplex/attached homes (5%) and mobile homes (5%).⁴
- Of the respondents surveyed, the most common types of households include couples with children younger than 18 (44%), couples (22%), multi-generational households (9%), and single-person households (9%). There was considerable range in household types including 8%, who were an unlisted household type including couples with adult children living with them.⁵
- The respondents were primarily 40-55 years old (44%), followed by 24-39 years old (31%), and 56-74 years old (23%).⁶

Figure 1: How long have you lived in the City?



¹ Question 1: Do you live in San Marcos?

² Question 2: How long have you lived in the City?

³ Question 4: Do you currently own or rent your home?

⁴ Question 5: Select the type of housing that best describes your current home.

⁵ Question 9: Which of the following best describes your household type?

⁶ Question 14: What age range most accurately describes you?

Survey #1 Responses

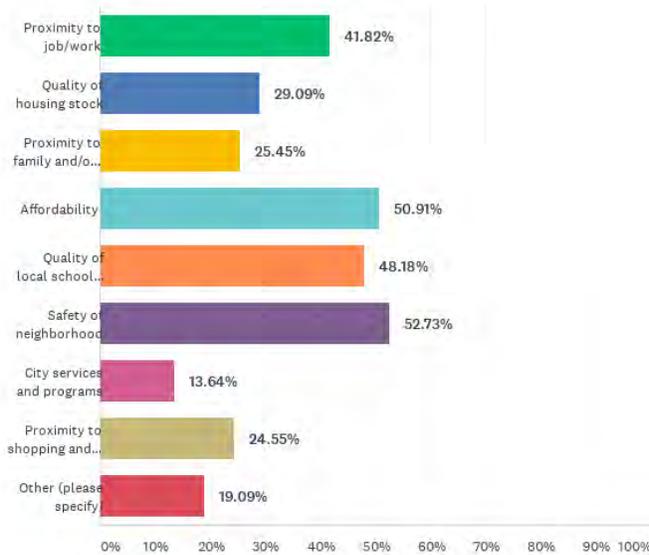
The survey responses reveal information about housing in San Marcos. The results are grouped into five categories: values and priorities; housing affordability; housing maintenance; and housing fit. In addition to looking at the survey results as a whole, we also looked at survey responses by demographic groups including how age, homeownership status, and household type influenced those responses.

VALUES AND PRIORITIES

When respondents were asked, “What made you decide to live here?”⁷ the most common answers were:

- Safety of neighborhood (53%)
- Affordability (51%)
- Quality of local school system (48%)
- Proximity to job/work (42%)
- Quality of local housing stock (29%)
- Proximity to family and/or friends (25%)
- Proximity to shopping and services (25%)

Figure 2: What made you decide to live here?



⁷ Question 3: What made you decide to live here?

When responses are broken down further by demographic groups, the following differences occur:

Respondents who rent vs. own a home are far more likely to cite proximity to job/work as an important factor (69%) than those who own (38%). Safety of the neighborhood was listed as a higher priority for those who rent (69%) than own (50%), but homeowners rated quality of the housing stock higher (33%) than did renters (8%).

There are also interesting differences between respondents of different ages. The quality of the local school system (71%) and safety of the neighborhood (77%) were ranked as more important to those 24-39 years old than any other age group (for Baby Boomers, school system and safety received a 15% and 38%, respectively).

There are also differences when it relates to household type. Individuals with children tended to rank quality of the school system and neighborhood safety much higher than individuals without children; leading this trend were multi-generational households, 80% of which stated quality of schools were a key reason for living in San Marcos and 90% of which stated neighborhood safety was a key reason for living in San Marcos. However, single person households, these issues were less of a factor when deciding where to live. Affordability was a key issue across household types; it was ranked as the first or second highest reason for choosing San Marcos in every household type except for multi-generational households and couples with children under 18 where it fell to third, behind issues of quality schools and safety.

Across demographic boundaries, respondents had other reasons for living in San Marcos, including frequently repeated themes of access to open space, parks and trails, and long-standing ties to the area.

HOUSING AFFORDABILITY

When respondents were asked, “If you wish to own a home in San Marcos but do not currently own one, what issues are preventing you from owning a home at this time?”⁸ the answers pointed to issues of affordability. The top three responses (for those respondents who do not already own a home) included:

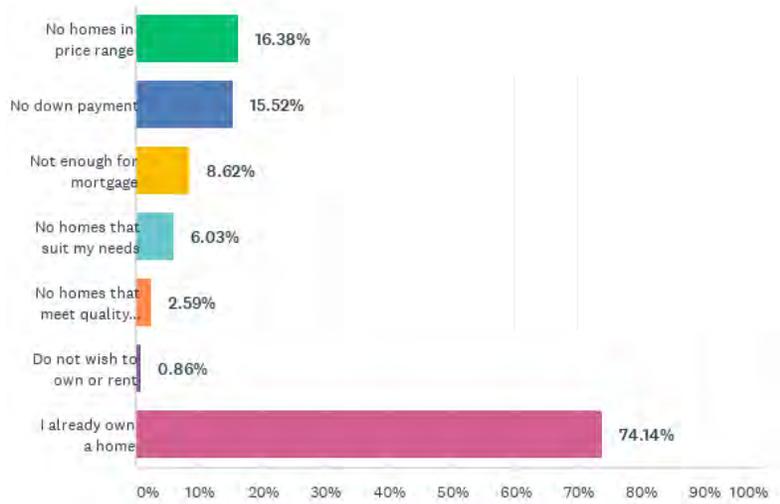
- I cannot find a home within my price range in San Marcos (16%)
- I do not currently have the financial resources for an appropriate down payment (16%)

⁸ Question 10: If you wish to own a home in San Marcos but do not currently own one, what issues are preventing you from owning a home at this time? (Select all that apply)

- I do not currently have the financial resources for an adequate monthly mortgage payment (9%)

Less than 1% of respondents expressed the opinion that they do not wish to own or rent in San Marcos.

Figure 3: If you wish to own a home in San Marcos but do not currently own one, what issues are preventing you from owning a home at this time?



When responses are broken down further by demographic groups, the following differences occur:

For those who rent, 69% stated that they cannot find a home within their target price range, and they do not currently have the financial resources for an appropriate down payment. Only 15% stated they could not find a home that suits their quality standards in San Marcos, but 23% of renters did express that they cannot find a home that suits their living needs (such as housing size, or disability accommodations).

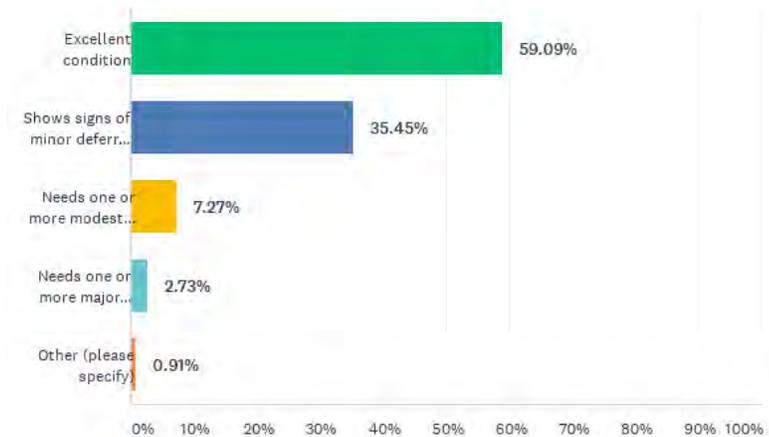
When it comes to differences between respondents of different age groups, Millennials (age 24-39) had the highest financial barriers: 28% say there are no homes within their desired price range; 22% do not have a down payment; and 14% do not have enough for a mortgage payment. However, there were many Millennials (58%) that stated that they already own a home in San Marcos.

When it comes to household type, those living in multi-generational households and single parents with children under 18 were the most likely to state that they could not find a house within their price range (36% and 25%, respectively) or express other financial concerns regarding a down payment and mortgage payments.

HOUSING MAINTENANCE

When respondents were asked, “How would you rate the physical condition of the residence you live in?”⁹ more than half of all respondents answered positively, with the response “excellent condition” receiving 59%.

Figure 4: How would you rate the physical condition of the residence you live in?



Homeowners were more likely than renters to respond that their residence was in excellent condition (63% vs. 31%). Renters listed higher rates of needed maintenance across all categories with over half of all renters (53%) stating that their residence showed signs of deferred maintenance, and 23% stating that one or more modest rehabilitation projects (such as a new roof, new siding, etc.) were needed.

When it comes to comparing respondents based on age, the older the respondent, the more likely they were to state that their residence was in excellent condition. This may point to either the high quality of senior housing, or younger homeowners being more likely to live in less-expensive properties that need maintenance.

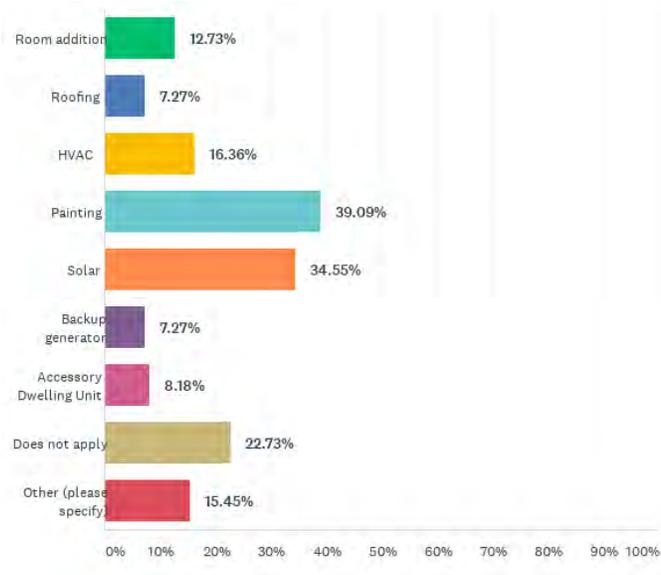
When asked, “Which of the following housing upgrades or expansions have you considered making on your home?” the top responses included:

- Painting (39%)
- Solar (35%)
- HVAC (16%)

⁹ Question 7: How would you rate the physical condition of the residence you live in?

- Other (15%)

Figure 5: Which of the following housing upgrades or expansions have you considered making on your home?



Some of the other answers included remodeling, kitchen upgrades, and outdoor improvements such as landscaping.

As would be expected, renters were more likely to answer that this question does not apply to them (77%), with the few improvements highlighted by renters being painting (15%) and solar (15%).

When it came to age differences, respondents age 24-39 years old were the most likely to say that they were considering a room addition (26%). Those 40-55 years old were most likely to highlight painting (50%), and those 56-74 years old highlighted solar (35%).

HOUSING FIT

When asked, “How satisfied are you with your current housing situation?”¹⁰ the top responses were:

- I am very satisfied (60%)
- I am somewhat satisfied (23%)
- I am somewhat dissatisfied (13%)
- I am dissatisfied (4%)

¹⁰ Question 6: How satisfied are you with your current housing situation?

There were differences in responses, however, between homeowners and renters. 67% of homeowners were “very satisfied” as opposed to only 8% of renters.

Looking at this difference in more depth, renters and owners were grouped into two groups “satisfied” or “dissatisfied.” Satisfied included anyone who answered positively to the statements, “I am very satisfied,” or “I am somewhat satisfied.” Dissatisfied included anyone who answered positively to the statements, “I am somewhat dissatisfied,” or “I am dissatisfied.” These two groups voiced their satisfaction as follows:

Homeowners: 92% satisfied; 8% dissatisfied

Renters: 74% satisfied; 26% dissatisfied

Single parents with children under the age of 18 showed the highest levels of dissatisfaction with 25% stating, “I am very dissatisfied.” That number was closely followed by single person households.

Other comments that were received include:

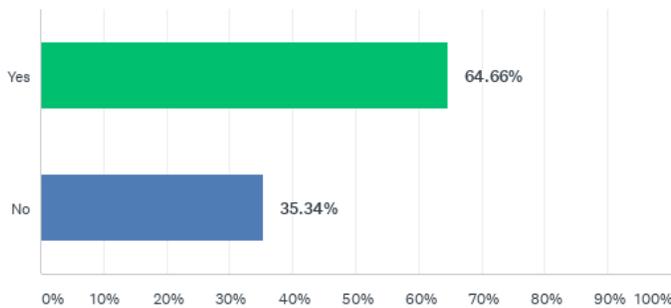
- Rent continues to increase each year and has become unaffordable
- Home prices are too high
- Traffic congestion and traffic-related noise have become a problem
- Too much natural land is being developed
- Houses are being built too close together
- Residents have to go elsewhere to receive quality medical treatment
- There aren’t enough cultural attractions
- Overcrowded schools

When asked, “Do you think that the range of housing options currently available in the City of San Marcos meets your needs?”¹¹ respondents answered:

- Yes (65%)
- No (35%)

¹¹ Question 11: Do you feel that the different housing types in San Marcos currently meet your housing needs?

Figure 6: Do you think that the range of housing options currently available in the City of San Marcos meets your needs?



However, the breakdown along homeownership lines illuminates a significantly different response, with 77% of homeowners answering “Yes”, as opposed to only 7% of renters.

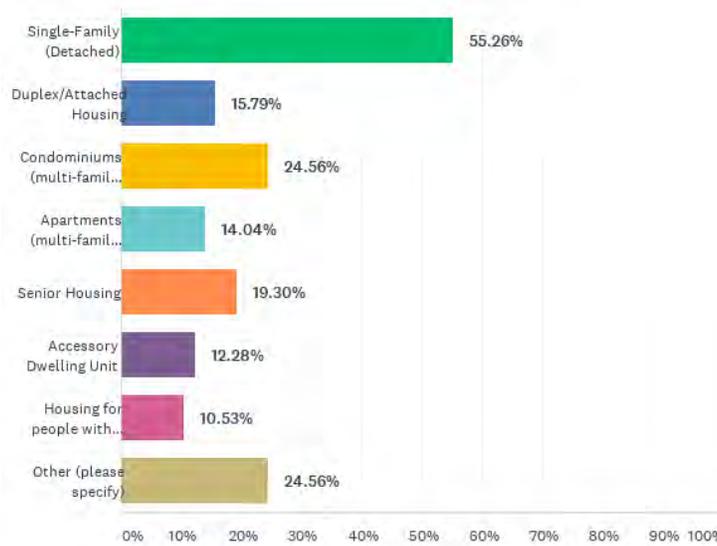
That same contrast was mirrored in household types. Single-person households were more likely to state “No,” as were young adults living with parents, multi-generational households, and couples living with roommates.

When asked, “What types of housing are most needed in the City of San Marcos?”¹² respondents answered:

- Single family detached (55%)
- Condominiums (multifamily ownership homes) (25%)
- Other (24%)
- Senior Housing (19%)
- Duplex/Attached Housing (16%)

¹² Question 12: What types of housing are most needed in the City of San Marcos?

Figure 7: What types of housing are most needed in the City of San Marcos?



Renters were more likely than homeowners to state that more single family detached housing was needed (77% vs. 55%).

Single person households were the most likely to rate condominiums (40%) or senior housing (40%) as their top priority.

When it comes to age comparisons, Baby Boomers (ages 56-74) were the least likely to state that more single family detached housing was needed (26%).

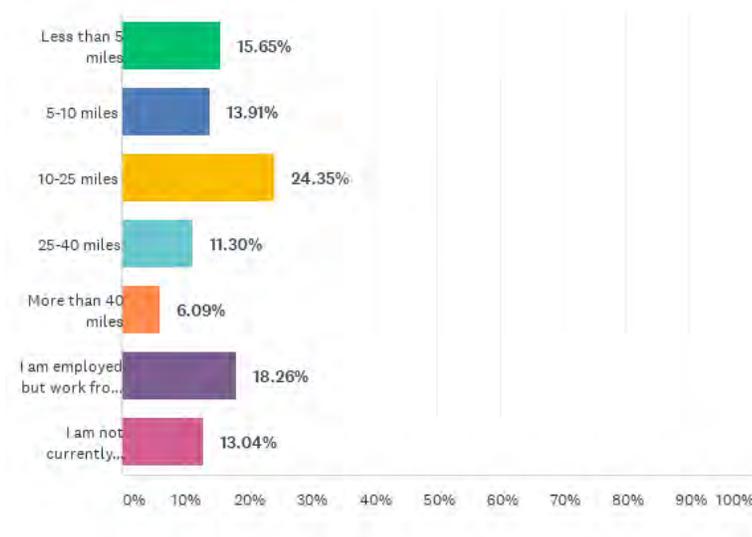
Some of the other responses included:

- Low income
- Handicap accessible housing
- Housing in close proximity to parks, transportation, shopping
- Missing middle housing (townhomes, rowhouses)
- Houses with granny flat for elderly parents aging in place
- Mixed use- commercial and condos
- Senior housing/ Single story homes for older homeowners

When asked, “If you are currently employed, approximately how long is your one-way commute to work?” respondents were most likely to reply:

- 10-25 miles (24%)
- I am employed, but work from home (18%)
- Less than 5 miles (15%)

Figure 8: If you are currently employed, approximately how long is your one-way commute to work?



Survey Responses #2

The second survey focused on understanding the relative importance of various housing priorities to the respondent and their family.

When asked, “Do you live and/or work in San Marcos?” respondents stated:

- Yes (90%)
- No (10%)

Note that if the respondent answered “no,” to this question they were not allowed to complete the remainder of the survey. They needed to live in San Marcos in order to answer the next question. This preserves the integrity of the survey questions, but also lowered the completion rate (87%) of the survey.

When asked, “How important are the following housing priorities to you and your family?” the top priorities listed as either “very important” or “somewhat important” were:

- Rehabilitate existing housing (89%)
- Ensure that children who grow up in San Marcos can afford to live in San Marcos (86%)
- Housing affordable to working families (83%)
- Support fair/equitable housing opportunities and programs to maintain and secure neighborhoods that have suffered foreclosures (81%)

- Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs (81%)

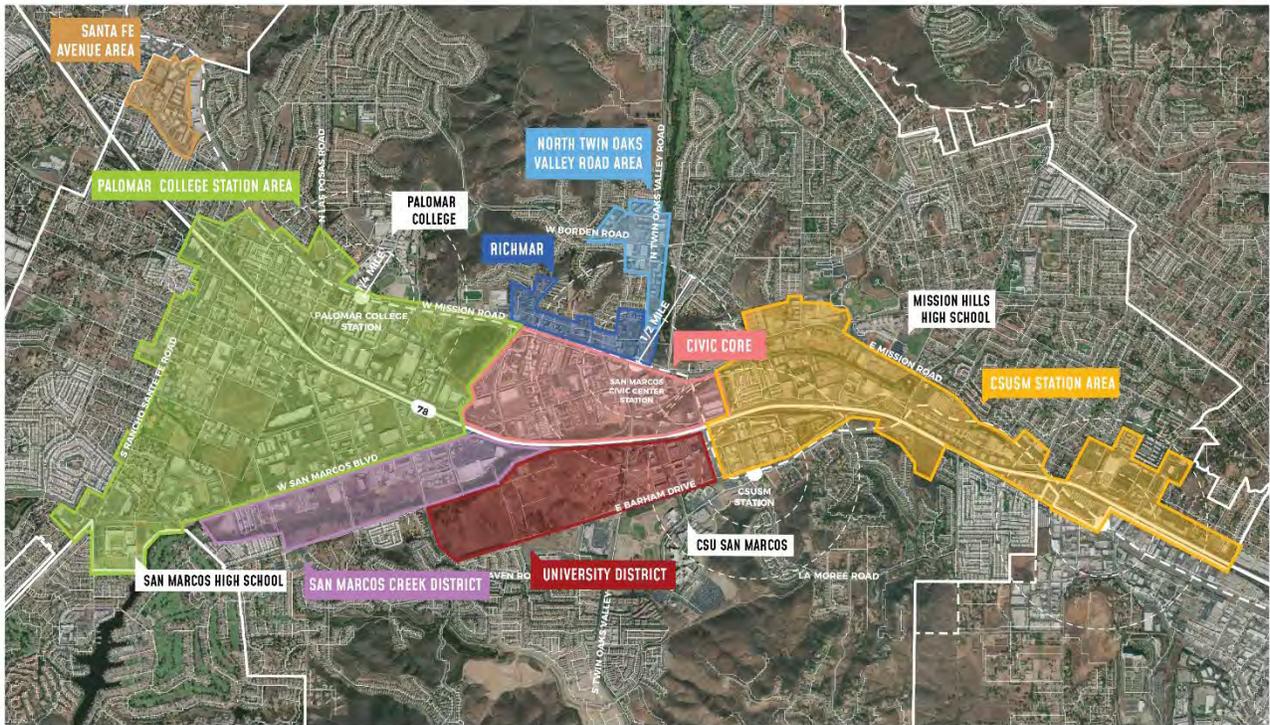
The issues that were ranked as the lowest importance were:

- Build more single-family housing (55%)
- Build more multi-family housing (apartments, condos, etc.)

Based on what respondents stated in the previous survey, there may be a disconnect, or the results may indicate that respondents view this issue as more complex than simply building more housing.

Survey Responses #3

Survey #3 examined potential development areas. Respondents were shown a map of San Marcos and asked to give feedback regarding potential areas for new development.



When asked, “Looking at the map below, please rank the order of the potential new development areas, with #1 being the most favorable location and #8 being the least favorable location,” respondents ranked the locations as follows (from most favorable to least favorable):

1. San Marcos Creek District

-
2. University District
 3. CSUSM Station Area
 4. Richmar
 5. Palomar College Station Area
 6. Civic Core
 7. North Twin Oaks Valley Road Area
 8. Santa Fe Avenue Area

When asked, “Are there any other areas of the City where you think new housing development might be appropriate?” responses included:

- Open land near Bradley Park
- San Marcos Boulevard
- Lower right corner of map
- Undeveloped land north and East
- Santa Fe Hills
- Areas West of Rancho Santa Fe Road (should be zoned for duplex or townhomes)
- Rancho Santa Fe Road and Mission Avenue
- Across from where Sprouts and Nordstrom Rack are
- Buena Creek Area
- Richland Road towards farm area
- Annex unincorporated land around Twin Oaks
- University Heights near Carlsbad border
- Melrose & Rancho Santa Fe

Community Meeting

The City hosted a Virtual Community Meeting on the Housing Element on September 29, 2020, at the conclusion of the Virtual Workshop described above. The intent of the Community Meeting was to provide another avenue/opportunity for the public to learn about the Housing Element, provide input, and ask questions. The Community Meeting included a live presentation in English and Spanish (simultaneous translation) via Zoom. Given that this meeting was held at the end of the two-month window to participate in the Virtual Workshop, and covered the same topics as the Virtual Workshop, the Community Meeting did not have a large attendance (fewer than five participants), which can be

interpreted to mean that individual interested in the Housing Element may have already participated in the online Virtual Workshop and did not necessarily feel the need to attend a meeting which occurred at a set time and place. A copy of this presentation is available as an attachment and was also made available on the project website.

Fair Housing Survey

In February/March 2021, the City facilitated an online survey focused on fair housing issues facing the San Marcos community. The intent of this survey was to provide more localized information and input regarding fair housing issues in San Marcos as a complement to the outreach conducted during preparation of the San Diego Regional Analysis of Impediments to Fair Housing Choice report (August 2020). The survey was launched on February 18, 2021 and closed two weeks later on March 3, 2021. During this time, the City promoted the survey on its social media platforms (using English and Spanish advertisements) and sent direct emails to individuals registered to receive project-related updates.

The City received 71 responses. The socioeconomic profile of respondents is described below:

- 90% of respondents live in San Marcos
- Most respondents were homeowners (70%), while 20% rented their home, 7% live with another household and neither own nor rent, and 1 respondent was without permanent shelter
- The majority of respondents (48%) were between 40-55 years old, 30% were between 24-39 years old, 19% were between 56-74 years old, and 1 respondent was younger than 24 years old
- Nearly half (46%) of respondents spent 30% or less of their monthly income on housing, while 34% of respondents spent between 30%-50% of their monthly income and 20% of respondents spent more than 50% of their monthly income on housing

When asked, “How important are the following factors in your housing choice?”¹³ respondents were most likely to identify the following factors as being very important or somewhat important:

- Housing I can afford
- The amount of money I have/had for deposit

¹³ Question 4

-
- Housing was available in the neighborhood I chose at the time I needed it
 - Housing large enough for my household
 - My credit history and/or credit score

While still important for some individuals, respondents were less likely to identify the following factors as being very important or somewhat important:

- Concern that I would not be welcome in that neighborhood
- Housing that accommodates disability of household member

When asked to indicate their level of agreement or disagreement with a series of affirmative statements¹⁴ respondents were most likely to agree with the following statements:

- There is a pharmacy close to my house
- There are grocery stores close to my neighborhood
- The condition of the homes in my neighborhood are acceptable
- There are plenty of parks, playgrounds, or green space near me
- There are banks and credit unions near where I live
- The streets and sidewalks near my home are well kept
- There are plenty of other public spaces near my home
- There is a public library close to my house
- I am satisfied with the schools in my area

Respondents were less likely to agree with the following statements:

- There is access to public transit close to my neighborhood
- There are quality jobs in my neighborhood
- The streets and sidewalks in my neighborhood have adequate lighting

¹⁴ Question 5

-
- There is enough parking in my area of town

When asked to identify what they thought the biggest problem in housing discrimination in San Marcos was¹⁵ respondents provided the following responses:

- Race/Ethnicity (45%)
- Color (physical appearance (14%)
- Familial status (9%)
- National Origin (7%)
- Disability (7%)
- Sex (2%)

No one identified religion as a perceived discriminatory issue in San Marcos.

When asked whether they had experienced or witnessed housing discrimination in San Marcos¹⁶ respondents provided the following responses:

- Yes (19% or 12 responses)
- No (63% or 40 responses)
- I don't know (17% or 11 responses)

Of those respondents that answered “yes” to the prior question, the discriminatory factors identified (in order of affirmative responses) were:

- Race/Ethnicity
- Citizenship status
- Color (physical appearance)
- Level/source of Income
- Familial status

¹⁵ Question 6

¹⁶ Question 7

-
- Language spoken
 - Age
 - Sex/Gender
 - Disability
 - Marital Status
 - National Origin

When asked whether they knew of anyone in San Marcos who experienced unfair real estate or lending practices¹⁷ respondents provided the following responses:

- Most (67%) didn't know of anyone who had encountered these unfair practices
- 13% knew of someone who was unfairly refused a rental or sale agreement
- 10% reported knowing someone who was not shown all housing options
- 8% reported knowing someone who was unfairly directed to a certain neighborhood and/or location
- 6% (each) said that someone was not given reasonable accommodations for a disability or offered unfair terms when buying or selling
- 3% reported someone being unfairly denied a mortgage

Many (38%) respondents would not know where to refer someone (or themselves) if they felt that their fair housing rights were violated¹⁸. Of those who responded that they might know where to go, most would refer someone to the local, state or federal government or the California Department of Housing and Community Development. The majority of respondents (60%) felt somewhat familiar or very familiar with fair housing laws¹⁹ but many (30%) felt that Federal and/or State Fair Housing Laws are difficult to understand or follow.

¹⁷ Question 9

¹⁸ Question 10

¹⁹ Question 11

Public Review of Draft Housing Element

The Public Review Draft 2021-2029 Housing Element was made available to the public on March 11, 2021. The material was posted to the project website and a press release was posted to the City's website and advertised at public hearings and to individuals registered for project notifications. The City is also advertising the Public Review Draft and providing direction on how individuals can provide public comment via its social media challenges and direct letters to stakeholder engaged in housing services in and around San Marcos.

Interested parties are invited to submit public comments using a fillable comment card available on the project website, provide written comments via mail to City Hall, or email comments to the City's Housing Element Project Manager.

The City received three public comments on the draft Housing Element. These comments are included in this section and responses to these comments are included at the end of this Report.



[Home](#) [FAQ](#) [Survey](#) [Meetings & Events](#) [Documents & Maps](#) [Contact Us](#)

What's New

Fair Housing Survey

As part of our Housing Element Update, the City wants to learn more about fair housing issues and challenges in our community. "Fair Housing" means the right to choose a home free from unlawful discrimination. Please take a moment to complete a brief survey between now and Monday March 1, 2021.

Sign Up for Notifications

If you would like to be notified when the Public Review Draft Housing Element, Safety Element, and Environmental Justice Element are available, please be sure to register your email address using our "Contact Us" form.

First Virtual Open House is Complete

Our first Virtual Open House focused on "Housing Priorities" is now complete. We appreciate all those that participated. To learn more, you can still review the Virtual Open House material and register your email address to receive notifications on upcoming work products, including a written summary of the public feedback received.

Public Draft Housing Element

The City of San Marcos is pleased to share the Public Review Draft 2021-2029 Housing Element. The community's input regarding housing issues and priorities has been an important part in helping shape San Marcos' 2021-2029 Housing Element. Updating our Housing Element also involved a detailed analysis of existing conditions, a review of existing City plans and programs, and the inclusion of new policies and programs (which can be found in Part 1: Housing Plan) to comply with current State housing law.

Document Files

Please use the [links below](#) to access the consolidated document or individual sections and learn more about the public review process.

Consolidated Public Review Draft 2021-2029 Housing Element (Complete Document)

- Cover and Table of Contents
- Part 1: Housing Plan
- Part 2: Housing Element Background Report
- Appendix A: Site Inventory (Housing and Community Development Required Format)
- Appendix B: Public Engagement Summary

Key Facts

Below are some **key facts** about the Public Review Draft 2021-2029 Housing Element:

- The Public Review Draft Housing Element is concurrently being reviewed by the California Department of Housing and Community Development (HCD) who will be providing feedback to ensure our Housing Element is in full compliance with State law prior to its adoption; edits requested by HCD will be posted to this website as they are available
- The Housing Plan recommends only minor modifications to the City's current Housing Element Goals and Policies
- No land use changes are proposed to accommodate our Regional Housing Needs Allocation (RHNA); future

FOR IMMEDIATE RELEASE

CONTACTS: Tess Sangster, Economic Development Director, City of San Marcos
(760) 744-1050, Ext. 3120; tsangster@san-marcos.net
Annie Pierce, Communications Director, IPW Communications
(760) 683-8395 Ext. 705; annie@ipwccomm.com
DATE: March 12, 2021
LINKS: [Housing Element Draft 2021-2029](#)

San Marcos Housing Element Draft Now Available for Public Review

San Marcos, CA – The City of San Marcos is pleased to share the Public Review Draft 2021-2029 Housing Element. The community's input regarding housing issues and priorities has been an important part in helping shape San Marcos' 2021-2029 Housing Element. Updating our Housing Element also involved a detailed analysis of existing conditions, a review of existing City plans and programs, and the inclusion of new policies and programs to comply with current State housing law.

The Public Review Draft 2021-2029 Housing Element Plan is currently open to public comment today through 5 p.m. Monday, April 12, 2021 on the [San Marcos General Plan](#) webpage. Public review will be considered by the Planning Commission and City Council at a series of public hearings expected to begin in May 2021.

Public comments on the draft Housing Element can be submitted now through 5 p.m. April 12 by:

- Completing the fillable electronic public comment card available [here](#).
- Mailing written comments to: Dahvia Lynch, AICP CEP, Development Services Director, City of San Marcos, 1 Civic Center Drive, San Marcos CA 92069
- Emailing comments to: dlynch@san-marcos.net
- Delivering written comments to the City during limited public counter hours. Please check our website for more information as hours are subject to change due to COVID-19: [COVID-19 Response | San Marcos, CA | san-marcos.net](#)

A housing plan update is required every eight years by state law to ensure that the City is planning ahead appropriately. A new Housing Element must be adopted by the summer of 2021. Other State

requirements include our [Climate Action Plan Update](#) and resiliency planning within our Safety Element (coming soon). While the City of San Marcos' General Plan Update has been temporarily suspended due to the COVID-19 pandemic, the Housing, Environmental and Safety Elements must be addressed as required by state law.

###

About the City of San Marcos

More than 96,000 residents, located in the beautiful foothills of northern San Diego County, call the City of San Marcos home. From innovative retail destinations and 72 miles of trails to renowned higher education and 290+ acres of parks, San Marcos is rich in resources and civic pride. A leader in public safety, infrastructure, recreation, industry and cultural programs, the City of San Marcos is steeped in discovering life's possibilities. For more information, please visit san-marcos.net.

Public Comment: Martin

From: Gayle Martin <tristanriverroad@gmail.com>
Sent: Tuesday, March 23, 2021 12:55 PM
To: Lynch, Dahvia <DLynch@san-marcos.net>
Cc: 'Gayle Martin' <tristanriverroad@gmail.com>
Subject: Dahvia: San Marcos Housing

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attn: Dahvia Lynch, Development Services Director
March 23, 2021

Dear Dahvia,

I strongly urge our city to build truly affordable housing (not homes that cost \$500K or more), and I insist that developers pay their share at project inception, instead of at project completion. Thank you for your hard work on our behalf.

Stay safe, Best regards,

Mz. Gayle Martin

Public Comment: Munoz



The City of San Marcos Public Review Draft 2021-2029 Housing Element Comment Form

This form may be used to provide public comments and input regarding the City of San Marcos Public Review Draft 2021-2029 Housing Element.

A copy of the Public Review Draft 2021-2029 Housing Element is available at the City's General Plan website: <https://sanmarcos.generalplan.org/>. Comments must be mailed to the address below or emailed by the close of the 30-day review period, which is **5:00 PM on Monday April 12, 2021**:

Dahvia Lynch, AICP CEP, Development Services Director
City of San Marcos
1 Civic Center Drive, San Marcos CA 92069
dlynch@san-marcos.net

If you need access to a physical copy of the Housing Element for review, please contact Dahvia Lynch at (760) 744-1050 ext. 3281 or dlynch@san-marcos.net.

Please note that this completed Comment Form will become part of the public record and will be shared with the City of San Marcos Planning Commission and City Council to consider during the public hearing process.

Your Name: Carmela Munoz

Your Email or Address: 2661 Rawhide Lane, San Marcos, CA 92078

Comments:

I have been living in San Marcos for 20 years, and I love this city. My community includes townhomes and single family homes. When I walk my dog in my neighborhood, I can see cigarette litter as well as I have had a nearby neighbor who was a smoker in the past. I would suggest that the city would consider a smoke-free policy for all new housing developments. Having clean smoke free air is important for every person, especially for those like myself who live in areas where air is shared closely with neighbors. Thank you.

Submit

Public Comment: San Diego Housing Federation



3939 Iowa Street, Ste. 1
San Diego, CA 92104
Phone: (619) 239-6693
Fax: (619) 239-5523
www.housingsandiego.org

April 9, 2021

Ms. Dahvia Lynch
Development Services Director
City of San Marcos
1 Civic Center Drive
San Marcos, CA 92069
Submitted via email: dlynch@san-marcos.net

Re: Draft 6th Cycle Housing Element

Dear Ms. Lynch:

On behalf of the San Diego Housing Federation, we are writing to provide comments and feedback on the draft 6th Cycle Housing Element for the City of San Marcos.

The draft Housing Element contains several actionable items that will help San Marcos make progress toward meeting its housing goals. In particular, the city's emphasis on developing new housing to meet the city's housing needs, preservation of existing affordable housing, and many efforts for housing for vulnerable and special needs populations are noteworthy. We applaud these components of the draft Housing Element and would like to make some additional recommendations to strengthen the plan's impact on achieving housing goals.

Implementing State Legislation

The San Diego Housing Federation was a proud co-sponsor of AB 1486, a bill that strengthened and clarified the state's Surplus Land Act. City implementation of this bill will advance Goal #1, to provide a broad range of housing opportunities with emphasis on providing housing which meets the special needs of the community (p.3). Identifying unused City-owned sites for housing can help to ensure the City is compliant with the State Surplus Land Act and helps support the development of affordable housing.

We are pleased to see Policy 4.3 to provide incentives and regulatory concessions for residential projects specifically for lower- and moderate-income households (p. 5). We recommend that the City move quickly to implement AB 1763, a bill we supported which provides a density bonus for developments that are 100 percent affordable, to serve as a tool for building affordable housing. The City should also work to implement AB 2345, a bill we supported that builds on the success of the City of San Diego's Affordable Homes Bonus Program (AHBP) by taking the program statewide. A report by Circulate San Diego, "[Equity and Climate for Homes](#)," found that 63 percent of AHBP projects were located in high and highest resource census tracts, demonstrating the program's role in affirmatively furthering fair housing.

San Diego's Voice for Affordable Housing

Local funding for affordable housing

The draft Housing Element recognizes the need for funding to build housing that is affordable to low-income individuals and families and that federal and state funding is a critical piece to the resources puzzle. We applaud the City's commitment to utilize in-lieu fees to meet the needs of lower-income residents. As an additional local funding source, we recommend that the Housing Element specifically include a goal to prioritize funds made available through the Permanent Local Housing Allocation (PLHA), also known as the Building Homes and Jobs Act ([SB 2, 2017](#)), for the development of deed-restricted affordable housing. Maximizing the use of these funds to build housing for extremely low-, very low-, and moderate income households will help the City meet its RHNA obligations. As local gap financing is critical, we also encourage the City to consider dedicating former redevelopment funds, sometimes called "boomerang funds," as a local source of funding for affordable housing.

Affirmatively furthering fair housing and equity

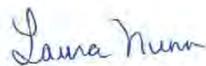
As noted in the housing element, San Marcos is predominately White, with the White population comprising 74 percent of the City's population (Background Report, p. 15). In regard to Goal 5 to affirmatively further fair housing in San Marcos, we recommend that the City work with HCD on AFFH guidance as they relate specifically to Housing Elements and incorporate those recommendations in the plan.

Housing and Climate Change

Our September 2016 report, "[Location Matters: Affordable Housing and VMT Reduction in San Diego County](#)," found that lower-income households are more likely to live in transit-rich areas, own fewer cars, are likely to live in larger building and smaller units, all factors that make affordable housing near transit a key greenhouse gas reduction strategy. The City's Climate Action Plan calls for Goal LU-2 to promote development standards and land use patterns that encourage long-term environmental sustainability (Climate Action Plan, page 1-8). However, the mentions of addressing climate change in the Housing Element are in relation to energy efficiency measures and make no mention of dense, deed-restricted affordable housing as a greenhouse gas reduction tool. We urge the City to examine the role of affordable housing in helping the City to meet both its RHNA obligations and its Climate Action Plan goals.

We thank you for consideration of our feedback and comments. We appreciate the time and effort that staff have dedicated to the draft Housing Element document and look forward to supporting San Marcos in adopting a robust plan that will help to meet the City's housing goals.

Sincerely,



Laura Nunn
Chief of Policy & Education

San Diego's Voice for Affordable Housing

Feedback Influence

The feedback received from the public during preparation of the Housing Element and on the Public Draft Housing Element directly influenced the goals, policies, and programs included in the Housing Plan. Table 1 below summarize how public input is reflected in the Housing Plan.

General Input Received	Applicable Reference			
	Goal	Policy	Program	Other
There should be more affordable housing choices for people who want to live in San Marcos, including kids who grow up in San Marcos	<ul style="list-style-type: none"> • Goal 1 • Goal 2 	<ul style="list-style-type: none"> • Policy 1.1 • Policy 1.2 • Policy 2.1 • Policy 2.2 • Policy 2.3 • Policy 2.4 • Policy 2.5 	<ul style="list-style-type: none"> • Program 1 • Program 5 	
Rehabilitation of existing homes is very important	<ul style="list-style-type: none"> • Goal 3 	<ul style="list-style-type: none"> • Policy 3.1 • Policy 3.2 • Policy 3.3 • Policy 3.4 	<ul style="list-style-type: none"> • Program 17 	<ul style="list-style-type: none"> •
Housing should be affordable to working families	<ul style="list-style-type: none"> • Goal 1 • Goal 2 	<ul style="list-style-type: none"> • Policy 1.1 • Policy 1.2 • Policy 2.1 • Policy 2.2 • Policy 2.3 • Policy 2.4 • Policy 2.5 	<ul style="list-style-type: none"> • Program 1 	
The most favorable areas to support new housing development are the Creek District and University District	<ul style="list-style-type: none"> • Goal 1 	<ul style="list-style-type: none"> • Policy 1.1 • Policy 1.2 	<ul style="list-style-type: none"> • Program 2 	
Natural open space should be preserved	<ul style="list-style-type: none"> • Goal 4 	<ul style="list-style-type: none"> • Policy 4.4 		<ul style="list-style-type: none"> • Noted, and applicable policies are included in other General Plan Elements
Traffic congestion should be considered when allowing for new development	<ul style="list-style-type: none"> • Goal 4 	<ul style="list-style-type: none"> • Policy 4.6 		<ul style="list-style-type: none"> • Noted, and is considered as part of the development review process

More single-family homes are needed				<ul style="list-style-type: none"> The City has identified vacant land suitable for single-family residential development which can help contribute towards meeting its above-moderate income RHNA
The City does not need any more development				<ul style="list-style-type: none"> Noted, the City is required to have enough land zoned at the appropriate densities to facilitate housing development in accordance with its RHNA
Developers should contribute towards affordable housing at project inception not project completion (Martin)	<ul style="list-style-type: none"> Goal 1 	<ul style="list-style-type: none"> Policy 1.4 	<ul style="list-style-type: none"> Program 6 	
Smoke free housing (Munoz)				<ul style="list-style-type: none"> This topic will be addressed in the City's new Environmental Justice Element
Implement state legislation (SDHF)	<ul style="list-style-type: none"> Goal 4 	<ul style="list-style-type: none"> Policy 4.4 	<ul style="list-style-type: none"> Program 10 Program 11 Program 20 	
Local funding for affordable housing (SFHD)	<ul style="list-style-type: none"> Goal 2 	<ul style="list-style-type: none"> Policy 2.1 Policy 2.3 	<ul style="list-style-type: none"> Program 5 	
Affirmatively furthering fair housing (SDHF)	<ul style="list-style-type: none"> Goal 5 	<ul style="list-style-type: none"> Policy 5.1 Policy 5.2 Policy 5.3 Policy 5.4 Policy 5.5 Policy 5.6 	<ul style="list-style-type: none"> Program 22 Program 23 Program 24 Program 25 	
Housing and climate change (SDHF)			<ul style="list-style-type: none"> Program 18 	

Attachments



Visioning Workshop 1

San Marcos Senior Activities Center | March 11, 2020



Workshop Overview

- Welcome & Introductions
- What is the General Plan?
- Community Engagement Process
- Activity 1: Assets & Challenges
- Activity 2: Visions
- Activity 3: Community Mapping
- Wrap Up & Next Steps



Welcome & Introductions



SAN MARCOS GENERAL PLAN UPDATE



San Marcos – What is a General Plan?

- The State requires every city and county in California to adopt a General Plan.
- A comprehensive blueprint for the future.
- Long-range planning document projecting 20+ years.
- Built on community goals and priorities.
- San Marcos adopted its current GP in 2012.
- The City's Zoning Code **implements** the General Plan- they must be consistent.
- General Plan Update project started in December 2019 and will take two years.

General Plan 2040

The State requires seven "elements" be included in a General Plan:

Required Elements:

- Land Use
- Circulation
- Housing
- Conservation
- Open Space
- Safety
- Noise

Optional Topics the City May Include:

- Economic Development
- Environmental Justice
- Community Services and Facilities
- Community Health and Wellness
- Sustainability



Why do we Need an Update?

- Changes to demographics, housing, and market conditions since 2012.
- Changes to State law in the ways cities address mobility, climate change and environmental justice.
- Current General Plan does not account for major changes in San Marcos such as SPRINTER operations, new development in areas such as San Elijo Hills and the University District (North City), and the continued growth of CSU San Marcos.
- Opportunity to connect with the community to confirm values and priorities.



General Plan Process



Summary of the Process



Community Involvement



Community Involvement





Activity 1: Assets & Challenges

Community Assets

What Are Community Assets in San Marcos?

- What are your favorite things about your City?
- Why did you move here & why do you stay?
- What do you value most?
- What are important aspects of the neighborhood's culture and traditions?

- Write one thought per Post-It Note
- Place the Post-It Notes on the wall, clustering yours with similar ideas

SAN MARCOS
Discover Life's Possibilities

Potential Challenges

What Are Potential Challenges of San Marcos?

- What are the biggest challenges in the City today?
- What obstacles are currently facing the neighborhood?

- Write one thought per Post-It Note
- Place the Post-It Notes on the wall, clustering yours with similar ideas

SAN MARCOS
Discover Life's Possibilities



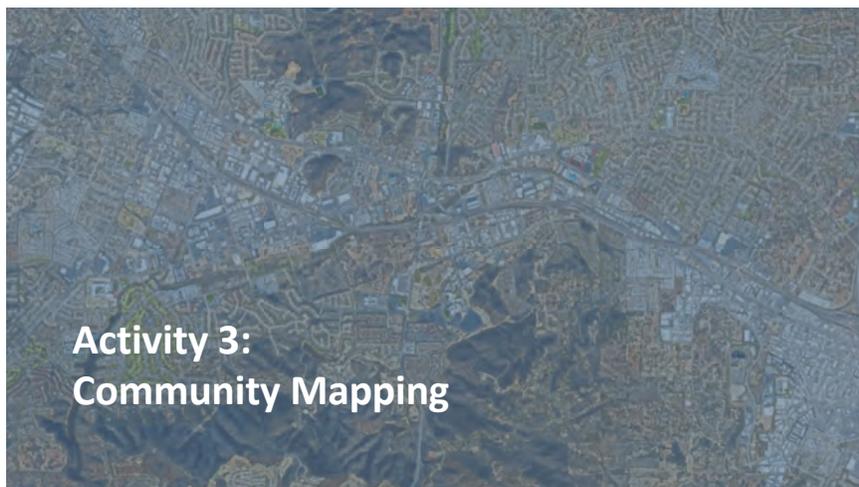
Activity 2: Visions

Visions

What Are Your Visions for the Future of San Marcos?

- What does the ideal or dream City look and feel like?
 - Who lives, works, and plays there in the future?
 - What is going on in the City?
 - What do you hope stays the same?
- Using the flipchart at your table, as a group brainstorm key words/ ideas to incorporate into a vision.
 - Individually, write your Postcard from the Future – San Marcos 2040

SAN MARCOS
Discover Life's Possibilities



Activity 3: Community Mapping

Mapping Activity

Use the **BLUE markers** to identify areas that should be preserved and protected

- What are the greatest assets of these areas?

Use the **RED markers** to highlight areas that need special attention

- Which areas of the City are not living up to their potential?
- Where should land use changes be considered?
- Areas that need enhancement or improved design?

Use the **GREEN markers** to identify important roadways and corridors

- Key corridors where congestion is a problem?
- Areas that would benefit from improvements such as bike lanes, better sidewalks, and increased transit access?



How to Stay Involved

Attend our Workshops

- March 11, 2020 – Values, Issues & Opportunities
- ~~March 26, 2020 – Land Use & Housing~~
- ~~April 9, 2020 – Circulation & Mobility~~

Visit a Pop-Up Event

- ~~March 31, 2020 – State of Your Community~~
- ~~April 6, 2020 – San Marcos Spring Fling and Street Festival~~
- Other TBD
- NOTE: Following the March 11th workshop, future workshops and events have been postponed until further notice due to state guidelines regarding COVID-19 and public gatherings. Visit the City's [COVID-19 Response webpage](#) to learn more.

Check Out the Website

sanmarcos.generalplan.org

Take a Survey

- Find it on the website



Project Website



sanmarcos.generalplan.org



Survey

San Marcos General Plan Update

1. Visioning Survey

The City of San Marcos is updating its General Plan, which provides goals, policies, and guidelines for the physical development of the City for the next ten to twenty years. The following survey will help the City and General Plan Update Team gain a broad perspective of views and values in the community. Your opinion and input are greatly appreciated. Please complete one survey per person.



Contact

Karen Brindley
Planning Manager
P: (760) 744-1050 x 3220
kbrindley@san-marcos.net

sanmarcos.generalplan.org/

#GoSanMarcos



Visioning Workshop 1

San Marcos Senior Activities Center | March 11, 2020



What are the Housing Needs of Our Community?

Planning for Housing in San Marcos



Housing Element Background



What is a Housing Element?



- The Housing Element is part of the General Plan and looks at housing needs within San Marcos
- It lays out the City's housing policies and identifies goals and programs that guide housing related actions
- Each city in California is required to update its Housing Element periodically; San Marcos must update it every eight years
- Must be certified by the State **by April 15, 2021**



What is Included in a Housing Element Update?

Housing Element update begins by understanding current conditions

Housing Needs Assessment

- Collect data on the housing needs of all residents including seniors, people with disabilities, and people experiencing homelessness

Existing Housing Inventory

- Determine the characteristics of the housing stock; how well does existing housing meet the needs of current and future residents?



What is Included in a Housing Element Update?

- An **assessment of fair housing** will be conducted to understand if there are issues related to housing discrimination
- Housing Element will identify **constraints to providing housing**, such as:
 - Market constraints, e.g., land and development costs
 - Zoning regulations
 - Environmental constraints, e.g., seismic and wildfire hazards



What is Included in a Housing Element Update?

- Housing Element will describe the **resources available for the development and preservation of housing**:
 - Financial resources, e.g., funding for home rehabilitation
 - Residential Sites Inventory – Prepare an inventory of vacant and underutilized sites with residential development potential



What is Included in a Housing Element Update?

- Housing Element's **goals, policies, and housing programs** will address the identified housing needs and constraints
- Housing Element must:
 1. Ensure there is adequate land to meet the housing needs
 2. Have programs to facilitate affordable housing development
 3. Mitigate government constraints on housing development
 4. Promote equal access to housing



The Housing Element Update Process

- In early 2020, the City had initiated a comprehensive update to its General Plan, however this project has been suspended due to impacts related to COVID-19
- The City is still moving forward with updating select components of the General Plan in accordance with State requirements
- As part of this focused work effort, the City is:
 - Updating the Housing Element
 - Updating the Safety Element
 - Preparing a new Environmental Justice Element
 - Preparing the necessary supporting environmental documents
- The project, including the Housing Element Update, is expected to be reviewed by the City Council in April 2021



Planning for Housing in San Marcos



Local Housing Facts

- City's **population grew 72%** from 2000 to 2018 with most growth occurring between 2000 and 2010; **94,709 pop.** in 2018
- Age profile has been trending older over the past decade – City's 55-74 year-old population grew between 2010 and 2018, while most other age groups declined
- City has seen notable growth in median household incomes since 2010 – a nearly **10% increase in real income**



Local Housing Facts

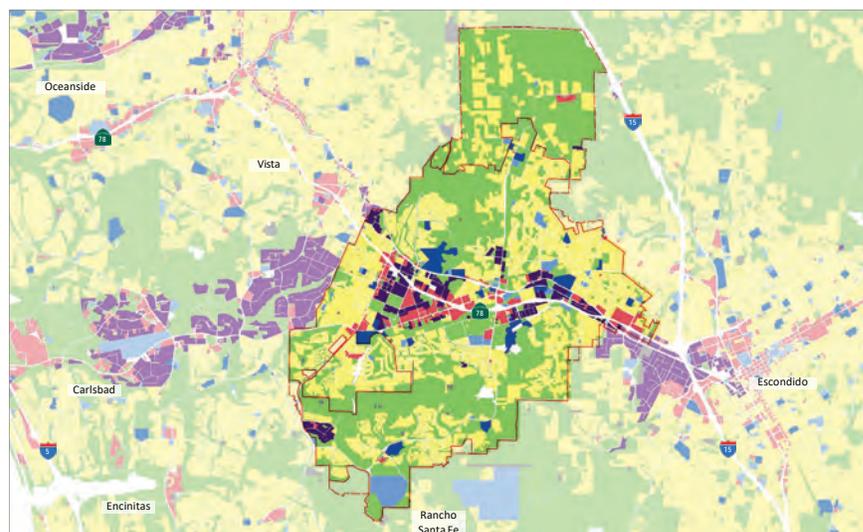
- City's housing stock consists primarily of owner-occupied single-family homes – **49 %**
- Multi-family buildings – which include duplexes, four-plexes, and apartment buildings – is **26%**
- San Marcos has a relatively high proportion of housing units defined as "Other," primarily mobile homes, however the proportion of "Other" types of homes is declining
- Mostly owner-occupied – 61% vs. 39% renter-occupied – but the proportion of owner-occupied units has been decreasing since 2000
- Housing stock has grown around 3.5% annually over an 18-year period although it slowed considerably between 2010 – 2018
- Vacancy rate remained flat and relatively low (<5%) in the same period, i.e. City has been successful in absorbing new housing



SAN MARCOS DEVELOPMENT PATTERNS

Legend

- San Marcos Boundary
- - - San Marcos Sphere of Influence
- Water Body
- Open Space
- Residential
- Industrial
- Commercial
- Education
- Civic
- Hardscape

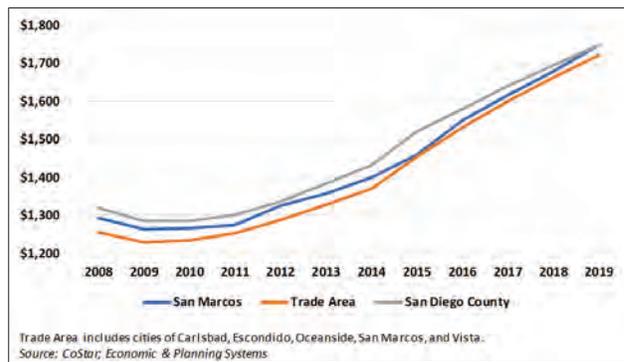


Affordability – Ownership



- Home prices in San Marcos have had a strong upward trend since 2012
- Median sale prices in 2019 were 5-6% higher than the County

Affordability – Rental

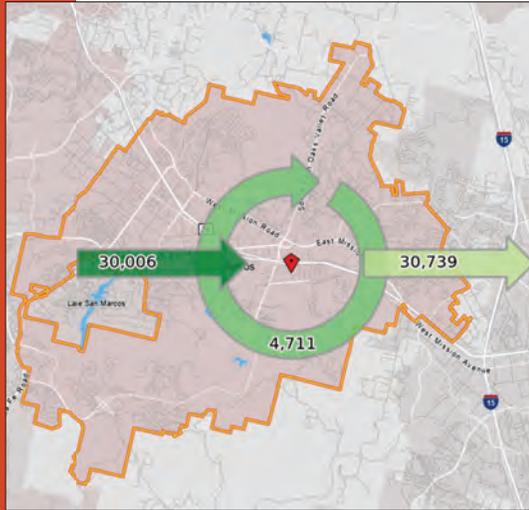


- Average rents in San Marcos have steadily risen since 2010 and are 35% above 2010 levels
- In 2019, the City's average rent was about \$1,750 per month

Affordability

- A high proportion of households in the City are considered cost-burdened (paying more than 30% of their income towards housing costs)
- About 1/3 of homeowners are cost-burdened, including 13% who are severely cost-burdened
- Over half of renter households are cost-burdened, with 30% being severely cost-burdened
- Important for the City to consider strategies to facilitate more affordable housing in order to alleviate cost pressures and remain accessible to a wide range of households

Commute Patterns



- San Marcos has a dynamic inflow and outflow of workers and residents
- City currently functions more as an employment center than a residential center
- Approx. 30,000 residents commute out and 30,000 workers commute in
- Jobs-to-household ratio of 1.19 – slightly higher than the County



Our Role in Regional Housing

- The Housing Element is the City's plan for meeting its "fair share" of regional housing needs
- Determination of "fair share" starts with the State calculating the future housing need for each region over the planning period (2021-2029)
- San Diego Association of Governments (SANDAG) develops methodology for distributing the regional housing needs to all cities in the region



Our Role in Regional Housing

- San Marcos receives a Regional Housing Needs Allocation (RHNA) from SANDAG and must show that there is enough land zoned for housing to accommodate their RHNA
- The RHNA is also broken down into affordability levels which tell the City how many units need to be designed for each income level:
 - Very Low Income (0-50% AMI)
 - Low Income (51-80% AMI)
 - Moderate Income (81-120% AMI)
 - Above Moderate Income (above 120% AMI)

* AMI is "Area Median Income": 2020 AMI for San Diego County is \$92,700



Our Role in Regional Housing

- San Marcos' RHNA for the 2021-2029 Planning Period is 3,116 units
- Approximately 40% of the City's RHNA is dedicated to Very Low or Low-Income Households

Income Level	2021-2029 San Marcos RHNA
Very Low-Income Households	728
Low-Income Households	530
Moderate-Income Households	542
Above Moderate-Income Households	1,316
Total	3,116



What Types of Housing are Available to Meet Our Needs?



Housing Types – Scale & Density



- Homes come in a variety of different scales and densities
- Different people and lifestyles are attracted to different types of housing choices
- Communities can offer a variety of housing types to meet the various needs of its residents



Housing Types



Accessory Dwelling Unit (ADU)



Duplex



Single-family



Multi-family



Mixed Use



Housing Types



Projects that are "affordable" can still be well-designed and fit in with the surrounding community.

Can you tell which is an affordable housing project and which is market-rate housing?



How is the City Currently Addressing our Housing Needs?



Our Current Housing Element

- Current Housing Element identified a surplus capacity for housing development – a potential for 1,712 additional units, including 837 low- and very low-income units
- Since the 2021-2029 RHNA calls for 3,116 new housing units, the surplus capacity may not cover the allocation for the 2021-2029 planning period and the Housing Element Update may need to identify more sites for housing



Our Current Housing Element

- **Key opportunities and challenges:**
 - Steady growth in home prices and rents have contributed to the high proportion of households that are cost-burdened (paying more than 30% of their income towards housing costs)
 - San Marcos will have to consider ways to address housing affordability and encourage the production of units that are accessible to lower- and moderate-income households



What's Next for San Marcos?



Next Steps



Please visit <https://sanmarcos.generalplan.org> to complete the ONLINE SURVEY and share your feedback on housing in San Marcos

Check the website for more information and project updates

Thank you!



¿Cuáles son las necesidades de vivienda de nuestra comunidad?

Planificación de vivienda en San Marcos



Antecedentes del Componente de Vivienda



¿Qué es un Componente de Vivienda?



- El Componente de Vivienda es parte del Plan General y determina las necesidades de vivienda en San Marcos.
- Establece las políticas de vivienda de la Ciudad e identifica metas y programas que guían las acciones relacionadas con la vivienda.
- Se requiere que cada ciudad de California actualice periódicamente su Componente de Vivienda; San Marcos debe actualizarlo cada ocho años.
- Debe estar certificado por el Estado **antes del 15 de abril de 2021**



¿Qué se incluye en una actualización del Componente de Vivienda?

La actualización del Componente de Vivienda comienza por comprender las condiciones actuales

Evaluación de las necesidades de vivienda

- Recopilar datos sobre las necesidades de vivienda de todos los residentes, incluidos los adultos mayores, las personas con discapacidades y las personas sin hogar.

Inventario de viviendas existentes

- Determinar las características de la existencia de viviendas; ¿Qué tan bien las viviendas existentes satisfacen las necesidades de los residentes actuales y futuros?



¿Qué se incluye en una actualización del Componente de Vivienda?

- Se realizará una **evaluación de la vivienda justa** para comprender si hay problemas relacionados con la discriminación en la vivienda.

- El Componente de Vivienda identificará las limitaciones para **proporcionar vivienda**, como:

- Limitaciones del mercado, por ejemplo: costos de terrenos y construcción
- Regulaciones de zonificación
- Restricciones ambientales, por ejemplo: riesgos sísmicos y de incendios forestales.



¿Qué se incluye en una actualización del Componente de Vivienda?

- El Componente de Vivienda describirá los **recursos disponibles para la construcción y preservación de la vivienda**:

- Recursos financieros, por ejemplo, fondos para rehabilitación de casas
- Inventario de sitios residenciales: prepara un inventario de sitios vacantes y subutilizados con potencial de construcción residencial



¿Qué se incluye en una actualización del Componente de Vivienda?

- Las **metas, políticas y programas de vivienda** del Componente de Vivienda abordarán las necesidades y limitaciones de vivienda identificadas
- El elemento de vivienda debe:
 1. Asegurarse de que haya terrenos adecuados para satisfacer las necesidades de vivienda.
 2. Tener programas para facilitar la construcción de viviendas asequibles.
 3. Mitigar las restricciones del gobierno sobre la construcción de viviendas.
 4. Promover la igualdad de acceso a la vivienda.



Proceso de actualización del Componente de Vivienda

- A principios de 2020, la Ciudad había iniciado una actualización integral de su Plan General, sin embargo, este proyecto se suspendió debido a los impactos relacionados con el COVID-19
- La Ciudad todavía está avanzando con la actualización de componentes seleccionados del Plan General de acuerdo con los requerimientos del Estado
- Como parte de su enfoque en este esfuerzo de trabajo, la Ciudad está:
 - Actualizando el Componente de Vivienda
 - Actualizando el Componente de Seguridad
 - Preparando un nuevo componente de Justicia Ambiental
 - Preparando los documentos ambientales de respaldo necesarios
- Se espera que el proyecto, incluida la Actualización del Componente de Vivienda, sea revisado por la Municipalidad en abril de 2021.



Planificación de la vivienda en San Marcos



Datos de la vivienda local

- La población de la ciudad creció un **72%** entre el 2000 y 2018, y la mayor parte del crecimiento se produjo entre el 2000 y 2010; una población de **94,709 personas** en el 2018
- El perfil de edad ha tenido una tendencia mayor en la última década: la población de 55 a 74 años de la ciudad creció entre el 2010 y 2018, mientras que la mayoría de los otros grupos de edad disminuyeron
- La ciudad ha experimentado un notable crecimiento en los ingresos medios de los hogares desde el 2010: un aumento de casi el **10% en el ingreso real**



Datos sobre la vivienda local

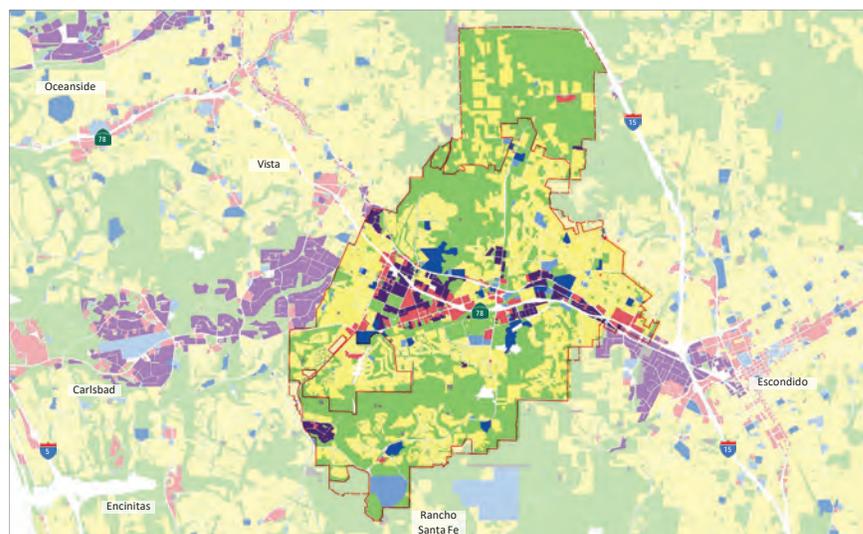
- La existencia de viviendas en la ciudad consiste principalmente en viviendas unifamiliares ocupadas por sus propietarios: **49%**
- Los edificios multifamiliares, que incluyen dúplex, cuádruplex y edificios de apartamentos, son el **26%**
- San Marcos tiene una proporción relativamente alta de unidades de vivienda definidas como "Otros", principalmente casas prefabricadas, las cuales están disminuyendo
- Las viviendas principalmente son ocupadas por el propietario: 61% frente al 39% ocupado por inquilinos, pero la proporción de unidades ocupadas por el propietario ha disminuido desde el año 2000
- La existencia de viviendas ha crecido alrededor del 3.5% anual durante un período de 18 años, aunque disminuyó considerablemente entre el 2010 y 2018
- La tasa de viviendas vacantes se mantuvo estable y relativamente baja (menor al 5%) en el mismo período, es decir, la ciudad ha tenido éxito en ocupar nuevas viviendas



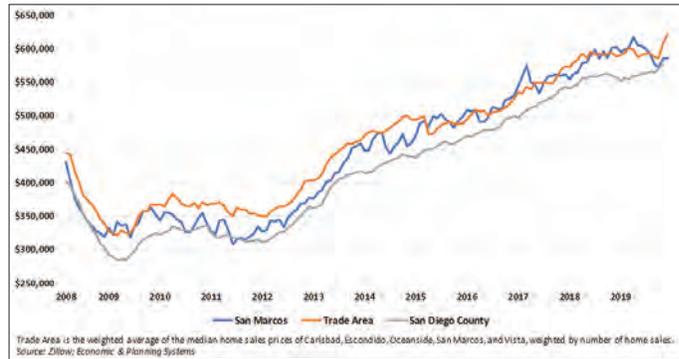
Patrones construcción en San Marcos

Referencias

- Límite de San Marcos
- - - Esfera de influencia de San Marcos
- Espacio de agua
- Espacio abierto
- Residencial
- Industrial
- Comercial
- Educación
- Construcciones cívicas
- Obras civiles



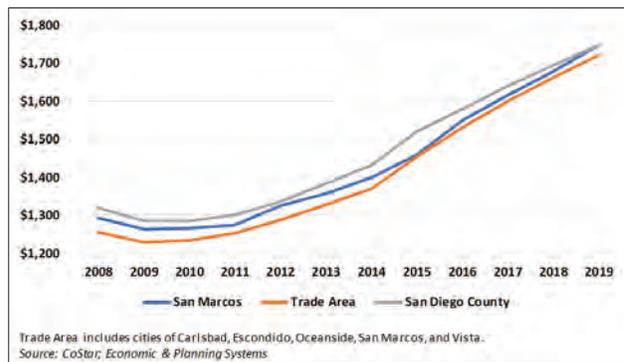
Asequibilidad - Propiedad



- Los precios de las viviendas en San Marcos han tenido una fuerte tendencia al alza desde el 2012
- Los precios medios de venta en 2019 fueron 5% a 6% más altos que en el Condado



Asequibilidad - Arriendo



- Las rentas promedio en San Marcos han aumentado constantemente desde 2010 y están un 35% por encima de los niveles de 2010
- En 2019, la renta promedio de la ciudad era de aproximadamente \$1,750 por mes

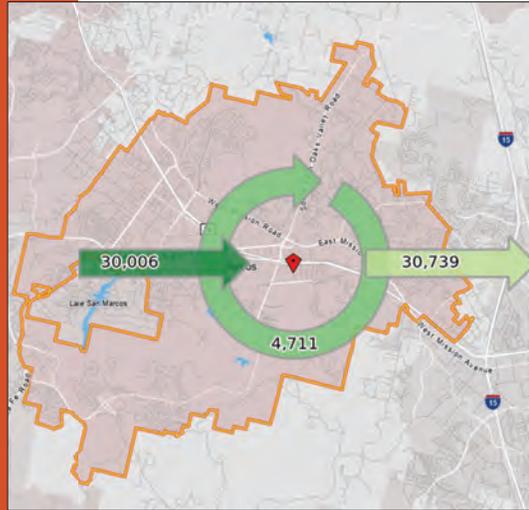


Asequibilidad

- Una alta proporción de familias en la ciudad se considera sobrecargada por los costos de vivienda (invirtiendo más del 30% de sus ingresos en los costos de vivienda)
- Aproximadamente un tercio de los propietarios de viviendas están sobrecargados con los costos, incluido el 13% que está altamente sobrecargado por los costos de su vivienda
- Más de la mitad de las familias que arriendan su vivienda están sobrecargadas por los costos, con un 30% altamente sobrecargado
- Es importante que la Ciudad considere estrategias para facilitar viviendas más asequibles a fin de aliviar las presiones de los costos y seguir teniendo una oferta accesibles para una amplia variedad de familias.



Patrones de recorrido al trabajo



- San Marcos tiene una entrada y salida dinámica de trabajadores y residentes
- La ciudad actualmente funciona más como un centro de empleo que como un centro residencial.
- Aprox. 30,000 residentes salen y 30,000 trabajadores entran
- La proporción de empleos por cada hogar es de 1.19, ligeramente más alta que la del Condado



Nuestro papel en la vivienda regional

- El Componente de Vivienda es el plan de la Ciudad para satisfacer la "parte equitativa que le corresponde" de las **necesidades regionales de vivienda**
- La determinación de "participación equitativa" comienza con el cálculo del Estado sobre la necesidad de vivienda futura para cada región durante el período de planificación (2021-2029)
- La Asociación de los Gobiernos de San Diego (SANDAG) desarrolla una metodología para distribuir las necesidades regionales de vivienda a todas las ciudades de la región



Nuestro papel en la vivienda regional

- San Marcos recibe una asignación regional de necesidades de vivienda (RHNA, por sus siglas en inglés) de SANDAG y debe demostrar que hay suficiente terrenos zonificados para acomodar la vivienda requerida por su RHNA
- La RHNA también se desglosa en niveles de accesibilidad que le indican a la Ciudad cuántas unidades deben diseñarse para cada nivel de ingresos:
 - Ingresos muy bajos (0-50% del AMI)
 - Bajos ingresos (51-80% del AMI)
 - Ingresos moderados (81-120% del AMI)
 - Ingresos por encima de moderados (por encima del 120% del AMI)

* El AMI es el "Ingreso medio del área": el AMI del 2020 para el Condado de San Diego es de \$ 92,700



Nuestro papel en la vivienda regional

- La RHNA de San Marcos para el período de planificación 2021-2029 es de 3.116 unidades
- Aproximadamente el 40% de la RHNA de la ciudad está dedicada a familias con ingresos muy bajos o bajos.

Nivel de ingreso	RHNA 2021-2029 de San Marcos
Familias de muy bajos ingresos	728
Familias de bajos ingresos	530
Familias de ingresos moderados	542
Familias de ingresos por encima de moderados	1,316
Total	3,116



¿Qué tipos de vivienda están disponibles para satisfacer nuestras necesidades?



Tipos de vivienda: tamaño y densidad



- Las casas vienen en una variedad de diferentes tamaños y densidades.
- Diferentes personas con diferentes estilos de vida se sienten atraídos por una variedad de opciones de vivienda.
- Las comunidades pueden ofrecer una variedad de tipos de vivienda para satisfacer las diversas necesidades de sus residentes.



Tipos de vivienda



Unidad de vivienda accesoria (ADU)



Dúplex



Vivienda unifamiliar



Multifamiliares



Vivienda de uso mixto



Tipos de vivienda



Los proyectos que son "asequibles" pueden estar bien diseñados y encajar con la comunidad circundante.

¿Puede decir cuál es un proyecto de vivienda asequible y cuál es una vivienda a precio de mercado?



¿Cómo está satisfaciendo actualmente la Ciudad nuestras necesidades de vivienda?



Nuestro Componente actual de Vivienda

- Nuestro componente actual de vivienda identificó una capacidad excedente para la construcción de viviendas: un potencial para 1.712 unidades adicionales, incluidas 837 unidades de ingresos bajos y muy bajos
- Dado que la RHNA 2021-2029 requiere 3,116 nuevas unidades de vivienda, la capacidad excedentaria puede que no cubra la asignación para el período de planificación 2021-2029 y la Actualización del Componente de Vivienda puede necesitar identificar más lugares para vivienda



Nuestro Componente de vivienda actual

- **Oportunidades y desafíos esenciales:**
 - El crecimiento constante en los precios de las viviendas y los arriendos ha contribuido a la alta proporción de familias que están agobiadas por los costos (que invierten más del 30% de sus ingresos en los costos de la vivienda)
 - San Marcos tendrá que considerar formas de abordar la asequibilidad de la vivienda y alentar la producción de unidades accesibles para las familias de ingresos bajos y moderados.



¿Qué es lo siguiente para San Marcos?



Próximos pasos



Visite <https://sanmarcos.generalplan.org> para responder a la ENCUESTA EN LÍNEA y compartir sus comentarios sobre la vivienda en San Marcos

Visite el sitio web para obtener más información y actualizaciones del proyecto.

¡Gracias!



San Marcos Housing Survey #1

What is Your Existing Housing Status?

We want to learn more about your current living environment, challenges you face, and opportunities available to improve housing in our community. The following set of questions will help us plan for a more equitable future for current and future San Marcos residents.

* 1. Do you live in San Marcos?

Yes

No

San Marcos Housing Survey #1

What is Your Existing Housing Status?

2. How long have you lived in the City?

0-2 years

2-5 years

5-10 years

10+ years

3. What made you decide to live here? (Select all that apply)

Proximity to job/work

Quality of housing stock

Proximity to family and/or friends

Affordability

Quality of local school system

Safety of neighborhood

City services and programs

Proximity to shopping and services

Other (please specify)

4. Do you currently own or rent your home?

- I own my home
- I rent my home
- I live with another household (neither own nor rent)
- I am currently without permanent shelter

5. Select the type of housing that best describes your current home.

- Single-family home (detached)
- Duplex/attached home
- Multi-family home (apartment/condominium)
- Accessory Dwelling Unit, granny flat, guest house
- Mobile home
- Currently without permanent shelter
- Other (please specify)

6. How satisfied are you with your current housing situation?

- I am very satisfied
- I am somewhat satisfied
- I am somewhat dissatisfied
- I am dissatisfied

If you answered dissatisfied or somewhat dissatisfied please provide a reason below.

7. How would you rate the physical condition of the residence you live in?

- Excellent condition
- Shows signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, etc.)
- Needs one or more modest rehabilitation improvements (e.g., new roof, new wood siding, etc.)
- Needs one or more major upgrades (e.g., new foundation, new plumbing, new electrical, etc.)
- Other (please specify)

8. Which of the following housing upgrades or expansions have you considered making on your home?

- | | |
|---|--|
| <input type="checkbox"/> Room addition | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Roofing | <input type="checkbox"/> Backup generator |
| <input type="checkbox"/> HVAC | <input type="checkbox"/> Accessory Dwelling Unit |
| <input type="checkbox"/> Painting | <input type="checkbox"/> Does not apply |
| <input type="checkbox"/> Other (please specify) | |

San Marcos Housing Survey #1

What is Your Existing Housing Status?

9. Which of the following best describes your household type?

- | | |
|--|--|
| <input type="checkbox"/> Single person household | <input type="checkbox"/> Young adult living with parents |
| <input type="checkbox"/> Couple | <input type="checkbox"/> Multi-generational family household (grandparents, parents, children, and/or grandchildren all under the same roof) |
| <input type="checkbox"/> Couple with children under 18 | <input type="checkbox"/> Single person living with roommates |
| <input type="checkbox"/> Single parent with children under 18 | <input type="checkbox"/> Couple living with roommates |
| <input type="checkbox"/> Adult head of household (non-parent) with children under 18 | |
| <input type="checkbox"/> Other (please specify) | |

10. If you wish to own a home in San Marcos but do not currently own one, what issues are preventing you from owning a home at this time? (Select all that apply)

- | | |
|--|---|
| <input type="checkbox"/> I cannot find a home within my target price range in San Marcos | <input type="checkbox"/> I cannot currently find a home that suits my quality standards in San Marcos |
| <input type="checkbox"/> I do not currently have the financial resources for an appropriate down payment | <input type="checkbox"/> I do not currently wish to own or rent a home in San Marcos |
| <input type="checkbox"/> I do not currently have the financial resources for an adequate monthly mortgage payment | <input type="checkbox"/> I already own a home in San Marcos |
| <input type="checkbox"/> I cannot find a home that suits my living needs in San Marcos (housing size, disability accommodations) | |

11. Do you think that the range of housing options currently available in the City of San Marcos meets your needs?

- Yes
- No

12. What types of housing are most needed in the City of San Marcos? (Select all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Single-Family (Detached) | <input type="checkbox"/> Senior Housing |
| <input type="checkbox"/> Duplex/Attached Housing | <input type="checkbox"/> Accessory Dwelling Unit |
| <input type="checkbox"/> Condominiums (multi-family ownership homes) | <input type="checkbox"/> Housing for people with disabilities (please specify in comment field below) |
| <input type="checkbox"/> Apartments (multi-family rental homes) | |
| <input type="checkbox"/> Other (please specify) | |

13. If you are currently employed, approximately how long is your one-way commute to work?

- | | |
|--|--|
| <input type="checkbox"/> Less than 5 miles | <input type="checkbox"/> More than 40 miles |
| <input type="checkbox"/> 5-10 miles | <input type="checkbox"/> I am employed but work from my home |
| <input type="checkbox"/> 10-25 miles | <input type="checkbox"/> I am not currently employed |
| <input type="checkbox"/> 25-40 miles | |

14. What age range most accurately describes you?

- | | |
|---|--|
| <input type="checkbox"/> Gen Z (0-23 years old) | <input type="checkbox"/> Baby Boomers (56-74 years old) |
| <input type="checkbox"/> Millennial (24-39 years old) | <input type="checkbox"/> Silent Generation (75+ years old) |
| <input type="checkbox"/> Generation X (40-55 years old) | |

San Marcos Housing Survey #2

What are Your Housing Priorities?

Help us learn more about your priorities for housing in San Marcos.

* 1. Do you live and/or work in San Marcos?

Yes

No

San Marcos Housing Survey #2

What are Your Housing Priorities?

2. How important are the following housing priorities to you and your family?

	Very Important	Somewhat Important	Not Important	Don't Know
Provide more housing for all income levels	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing affordable to working families	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Build more single-family housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Build more multi-family housing (apartments, condos, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rehabilitate existing housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Encourage more senior housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide ADA-accessible housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide housing for homeless	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ensure that children who grow up in San Marcos can afford to live in San Marcos	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Create more mixed-use (commercial/office and residential) projects to bring different land uses closer together	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Integrate affordable housing throughout the community to create mixed-income neighborhoods	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Support fair/equitable housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



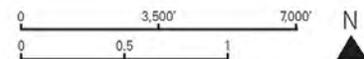
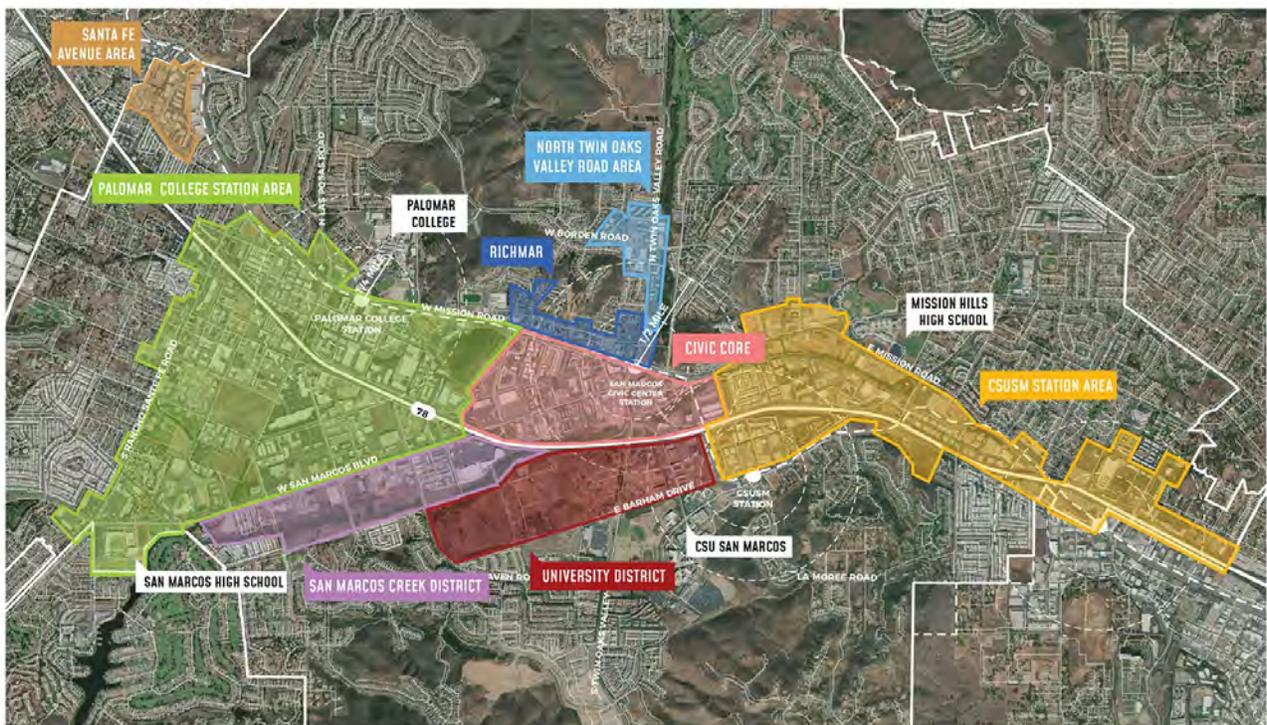
San Marcos Housing Survey #3

Where Should New Housing be Located?

The City of San Marcos is responsible for identifying where new housing development can occur over time in order to meet state requirements. The City has identified several potential areas where new residential development might be suitable.

1. Looking at the map below, please rank the order of the potential new development areas, with #1 being the most favorable location and #8 being the least favorable location.

FOCUS AREAS MAP



San Marcos Creek District



Richmar



Civic Core



University District



Santa Fe Avenue Area



Palomar College Station Area



CSUSM Station Area



North Twin Oaks Valley Road Area

2. Are there any other areas of the City where you think new housing development might be appropriate?

City of San Marcos Fair Housing Survey

The City is in the process of updating the Housing Element of the General Plan for the 2021-2029 period as required by State law. The Housing Element establishes policies and programs to address San Marcos' existing and projected housing needs, including the City's "fair share" of the regional housing need (or "RHNA").

As part of this update, the City of San Marcos needs to look carefully at issues of **fair housing** in our City and in our region. In basic terms, "fair housing" means the right to choose a home free from unlawful discrimination. Your input will be used to inform preparation of the Housing Element and goals, policies, and programs specifically related to affirmatively furthering fair housing in San Marcos.

Please take a moment to share your feedback on issues related to fair housing in San Marcos. The survey will be open through Monday March 1, 2021.

This is one part of our engagement program. There will be additional opportunities for the community to comment on the Housing Element Update, including virtual community workshops and public review of draft documents.

For additional information about the Housing Element Update, process, and timeline, please visit the Housing Element website: <https://sanmarcos.generalplan.org/>

City of San Marcos Fair Housing Survey

1. Do you live and/or work in San Marcos?

Note: Whether or not you are a resident, your input will still help the City understand fair housing issues facing our region.

- I live in San Marcos but my job is located somewhere else (pre-pandemic conditions)
- My job is in San Marcos (pre-pandemic conditions) but I live somewhere else
- I live and work in San Marcos (pre-pandemic conditions)
- I do not live or work in San Marcos

2. Do you currently own or rent your residence?

- I own my residence
- I rent my residence
- I live with another household (neither own nor rent)
- I am currently without permanent shelter

City of San Marcos Fair Housing Survey

3. Based on your monthly income before taxes, how much of your monthly income do you spend on housing?

- Less than 30%
- Between 30%-50%
- More than 50%

4. How important are the following factors in your housing choice? (If a statement does not pertain to you, please leave blank.) (1-5 scale)

	Very Important	Somewhat Important	Neutral	Somewhat Unimportant	Unimportant
Housing I can afford	<input type="radio"/>				
Housing that accommodates disability of household member	<input type="radio"/>				
Housing large enough for my household	<input type="radio"/>				
My credit history and/or credit score	<input type="radio"/>				
The amount of money I have/had for deposit	<input type="radio"/>				
Housing was available in the neighborhood I chose at the time I needed it	<input type="radio"/>				
Concern that I would not be welcome in that neighborhood	<input type="radio"/>				

Other (please specify)

5. Please respond to each statement: (1-5 scale)

	Strongly agree	Somewhat agree	Neutral	Somewhat disagree	Strongly disagree
I am satisfied with the schools in my area	<input type="radio"/>				
There are quality jobs in my neighborhood	<input type="radio"/>				
There is access to public transit close to my neighborhood	<input type="radio"/>				
There is enough parking in my area of town	<input type="radio"/>				
There are plenty of parks, playgrounds, or green space near me	<input type="radio"/>				
There is a pharmacy close to my house	<input type="radio"/>				
There is a public library close to my house	<input type="radio"/>				
There are grocery stores close to my neighborhood	<input type="radio"/>				
There are banks and credit unions near where I live	<input type="radio"/>				
The condition of the homes in my neighborhood are acceptable	<input type="radio"/>				
The streets and sidewalks near my home are well kept	<input type="radio"/>				
There are plenty of other public spaces near my home	<input type="radio"/>				
The streets and sidewalks in my neighborhood have adequate lighting	<input type="radio"/>				

6. The federal Fair Housing Act prohibits discrimination in the sale, rental, and financing of housing based on race, color, national origin, religion, sex, familial status, and disability. Of those, which do you think is the biggest problem in housing discrimination in San Marcos?

- Race/Ethnicity (i.e., Caucasian, Asian, Latino, etc.)
- Color (physical appearance)
- National Origin (the country where a person was born)
- Religion
- Sex
- Familial Status
- Disability
- Other (please specify)

7. Have you ever experienced or witnessed housing discrimination in the City of San Marcos? (Reminder: Housing discrimination occurs when factors like a person's race, color, national origin, religion, sex, familial status, and disability are used in making decisions related to in the sale, rental, or financing of housing).

- Yes
- No
- I don't know

City of San Marcos Fair Housing Survey

8. On what grounds do you believe you witnessed housing discrimination in San Marcos? (Select all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Race/Ethnicity (i.e., Caucasian, Asian, Latino, etc.) | <input type="checkbox"/> Disability |
| <input type="checkbox"/> Color (physical appearance) | <input type="checkbox"/> Political Ideas |
| <input type="checkbox"/> Age | <input type="checkbox"/> English Spoken as a Second Language |
| <input type="checkbox"/> Marital Status | <input type="checkbox"/> Citizenship Status |
| <input type="checkbox"/> Religion | <input type="checkbox"/> Level/Source of Income |
| <input type="checkbox"/> Sex/Gender/Gender Identity | <input type="checkbox"/> Use of Housing Choice Voucher or other assistance |
| <input type="checkbox"/> National Origin (the country where a person was born) | <input type="checkbox"/> Criminal Background |
| <input type="checkbox"/> Familial Status (Families with Children) | |
| <input type="checkbox"/> Other (please specify) | |
| <input type="checkbox"/> I have not witnessed housing discrimination | |

City of San Marcos Fair Housing Survey

9. Do you know of anyone in San Marcos who has faced the following: (select all that apply)

- Unfairly refused a rental or sale agreement
- Unfairly denied a mortgage
- Falsely denied available housing options
- Unfairly directed to a certain neighborhood and/or locations
- Not shown all housing options
- Not given reasonable accommodate for a disability
- Offered unfair terms when buying or selling
- Not applicable/None

10. Where would you refer someone if they felt their fair housing rights had been violated?

- I wouldn't know what to do
- Complain to the individual/organization discriminating
- A local nonprofit
- Local, state, or federal government
- The California Office of Housing and Community Development
- The U.S. Department of Housing and Urban Development
- A private attorney
- Other (please specify)

11. How familiar are you with Fair Housing Laws?

- Not familiar
- Somewhat familiar
- Very familiar

12. Do you think Federal and/or State Fair Housing Laws are difficult to understand or follow?

- Yes
- No
- I don't know

City of San Marcos Fair Housing Survey

13. What age range most accurately describes you?

- 0-23 years old
- 24-39 years old
- 40-55 years old
- 56-74 years old
- 75+ years old

14. If you would like to be notified regarding upcoming project updates and public hearings, please register your email address below.

Name

ZIP/Postal Code

Email Address