ANNUAL ELEMENT PROGRESS REPORT San Marcos (Jan. 1 - Dec. 31)

Jurisdiction

Reporting Year

2020

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

reporting real	2020	(541.1-266.51)					piementa		CR Title 25		Cells in grey co	intain auto-calcu	Jiation formulas]				
								(-	Table A										
							Housi	na Develo	pment App		Submitted	1							
		Project Identifie	ər		Unit Ty	pes	Date Application Submitted				nits - Afforda		usehold Inco	omes		Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
		1			2	3	4			<u>.</u>	5				6	7	8	9	10
Prior APN ⁺	Current APN	Street Address	Project Name⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVED</u> Units by Project	Was <u>APPLICATION</u> <u>SUBMITTED</u> Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: St	art Data Entry Belo	N					•	0	0	0	0	0	0	0	0	0	0	0	
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
														<u> </u>	0				
	+			-				-							0				
															0				
										-					0				
	1			1						1					0				
	1														0				
															0				
															0				



ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas

				Annual Buildin	ng Activitv	Report Sum	nmary - New	ble A2 v Construction	on, Entitled	, Permits and	nd Completed L	Units																													
Pr	Project Identifier			Types							ompleted Entitl						Afforda	ability by Hou	usehold Incom	es - Building	Permits						Affo	fordability by Household Incomes - Certif	ficates of Occup	bancy			Streamlining	Infill	Housing with and/or D	Financial Ass Deed Restriction	ns Assista	ance or Deed	Term of Affordability or Deed Restriction	Demolished/Dest	troyed Units
	1	Local Jurisdiction	2 Unit Category	3 Tenure	Very Lov	w- Very L	Low- Lov	w-Income	4 Low-Income	Moderate	Moderate	Above	5 Entition	nent # of Units		Very Low-	Very Low-	Low-Income	7 Low-Income	Moderate-	Moderate-	Above	8 Building Permi	9 nits # of Units I	Issued Very L	.ow- Very La	Non Low-Incor	10 ome Low-Income Moderate- Moderate-	Above	11 Certificates of Occupancy or othe	12 # of Units issued Certificates of	13 How many of the units were Extremely Low Income?*	14 Was Project <u>APPROVED</u> using GC 65913.4(b)? (SB 35 Streamlinin Y/N	15 Infill Units?	16 Assistance Progr	rams Deed R	17	18 affordable without	19	20	Demolished
Entry Below		Local Jurisdiction Tracking ID*	(SFA,SFD,2 ti 4,5+,ADU,MH	R=Renter O=Owner	Restricte	eed Income od Deed Re	estricted Re	Restricted	Non Deed Restricted	Restricted	ed Income No Deed Restric	n Moderate Income	- Date App	nent roved # of Units Entitler	aments R	come Deed In Restricted De	eed Restricted	Deed Restricted	Restricted	Restricted	Deed Restricte	Moderate- Income	Date issued	Building P	Permits Income Restric			Low-Income Moderate- Income Deed Moderate- Income Nor Deed Restricted Moderate- Income Nor Deed Restrict 0 0 0 0 0	Above Moderate- Income	forms of readines: (see instructions) Date Issued	Cccupancy or other forms of readiness	F Extremely Low Income?*	GC 65913.4(b)? (SB 35 Streamlinin Y/N) Infill Units? Y/N*	Assistance Progr for Each Develops (see instruction	ns) (see ins	ype locality det tructions) were (see i	termined the units e affordable instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	royed Units* Destroyed I	hed or I Units* Owner or Renter*
1703600 833	33 BLACKSTONE MU-4 BROOKFIELD 31 DIAMANTE RD MU-4 BROOKFIELD		SFA SFA	0									235		0										0		-	0 0 0	16	2/27/2020 4/30/2020	1	16	N	Y							
	47 DIAMANTE RD MU-4 BROOKFIELD		SFA	0											0										0				6	4/30/2020		6	N	Y							
	891 SLATE ST MU-4 BROOKFIELD 945 SLATE ST MU-4 BROOKFIELD		SFA SFA	0											0										0				5	11/10/2020		5	N	Y						<u>├</u> ───	
	923 SLATE ST MU-4 BROOKFIELD		SFA	0											0										0				10	7/14/2020	1	10	N	Y							
	906 SLATE ST MU-4 BROOKFIELD 928 SLATE ST MU-4 BROOKFIELD		SFA SFA	0								_			0									_	0		_		10	10/7/2020	,	10	N	Y						<u> </u>	
	948 SLATE ST MU-4 BROOKFIELD		SFA	0											0										0				3	3/26/2020		3	N	Y							_
	938 SLATE ST MU-4 BROOKFIELD 967 SLATE ST MU-4 BROOKFIELD		SFA SFA	0											0										0				4	3/26/2020 7/15/2020		5	N	Y		_				<u> </u>	
1008000 36	363 FITZPATRICK VIEWPOINT RD FITZPATRICK 365 FITZPATRICK VIEWPOINT	B18-02144	SFA	0											0										0				2	6/17/2020		2	N	Y							
1008000 37	RD FITZPATRICK 375 FITZPATRICK VIEWPOINT	B18-02161 B18-02146	SFA	0											0										0				3	6/17/2020		3	N	Y							
	RD FITZPATRICK 367 FITZPATRICK VIEWPOINT RD FITZPATRICK 371 FITZPATRICK VIEWPOINT	B18-02148	SFA	0											0										0				2	10/21/2020		2	N	Y					İ		
3000700	RD EITZPATRICK 538 COX RD NO ENTITLEMENT	B18-02159 B19-00546	SFA ADU	0											0									_	0				3	11/19/2020 7/20/2020		3	N	Y							
	437 CORONADO HILLS DR NO ENTITLEMENT 46 BENNETT AVE 650 BENNETT	B18-00964 B19-00475	SFD	0											0										0				1	10/13/2020 7/6/2020		1	N	Y		_			 		
	42 BENNETT AVE 650 BENNETT	B19-00476	SFD	0											0										0				1	7/6/2020		1	N	Y					İ		
	15 CAMPUS WAY 62 DIAMANTE RD RANCHO TESORO MU-4	B15-01812 B19-01217	SFA	R								_			0							14	1/30/2020		14				66	4/16/2020 9/30/2020	1	14	N	Y							
1703600 133	32 DIAMANTE RD RANCHO TESORO MU-4 260 E MISSION MISSION AND AND AND AND AND AND AND AND AND AN	B19-01218 SP18-0003	SFA SFA	0								67	1/14/20	120	0							14			14				14	12/30/2020	1	14	N	Y		_					_
2100000	0 BARHAM DR SUNRISE PROJECT		SFA SFA	0								67	_		67 192										0							0	N	Y							
	749 MERIT DR RANCHO CORONADO 747 MERIT DR RANCHO	B17-01272 B17-01271	SFD	0											0										0				1	2/18/2020		1	N	Y						<u> </u>	
	747 MERIT DR CORONADO 751 MERIT DR RANCHO BRANCHO	B17-01273	SFD	0											0										0				1	2/19/2020		1	N	Y							
1702800	734 MERIT CORONADO 732 MERIT RANCHO	B17-01274 B17-01275	SFD	0											0										0				1	2/19/2020		1	N	Y						<u> </u>	
	730 MERIT CORONADO	B17-01276	SFD	0											0										0				1	2/19/2020		1	N	Y							
1702800 6 1702800 6	692 MERIT DR RANCHO CORONADO RAR MERIT DR RANCHO	B16-01444 B16-01446	SFD	0											0										0				1	4/8/2020		1	N	Y		_				<u> </u>	
1702800 6	690 MERIT DR RANCHO CORONADO	B16-01447	SFD	0											0										0				1	4/8/2020		1	N	Y							_
1702800 73	686 MERIT DR RANCHO CORONADO 731 GEMSTONE RANCHO	B17-00003 B17-01277	SFD	0											0									_	0				1	4/8/2020 5/19/2020		1	N	Y							
1702800 73	DR CORONADO 733 GEMSTONE RANCHO DR CORONADO 735 GEMSTONE RANCHO	B17-01278	SFD	0											0										0				1	5/19/2020		1	N	Y							
1702800 73	DR CORONADO 737 GEMSTONE RANCHO	B17-01279 B17-01280	SFD	0								_			0										0		_		1	5/19/2020		1	N	Y							
1702800 73	DR CORONADO 739 GEMSTONE RANCHO DR CORONADO 741 GEMSTONE RANCHO	B17-01281	SFD	0											0										0				1	5/19/2020		1	N	Y							
1702800 74 1702800 74	743 GEMSTONE CORONADO 743 GEMSTONE RANCHO DR CORONADO	B17-01282 B17-01283	SFD	0											0										0				1	5/19/2020		1	N	Y					 		
1702800 74	745 GEMSTONE RANCHO DR CORONADO	B17-01284	SFD	0											0										0				1	5/19/2020		1	N	Y						<u> </u>	
	695 MERIT DR CORONADO 699 MERIT DR RANCHO CORONADO	B16-01449 B16-01450	SFD	0											0										0				1	6/25/2020		1	N	Y							
	697 MERIT DR RANCHO CORONADO 709 BIRCHWOOD	B16-01451 B14-01838	SFD SFD	0											0										0				1	6/25/2020 6/29/2020		1	N	Y							
	693 MERIT DR RANCHO CORONADO	B17-01243	SFD	0											0										0				1	7/15/2020		1	N	Y							
	691 MERIT DR RANCHO CORONADO 689 MERIT DR RANCHO	B17-01244 B17-01245	SFD SFD	0								_			0										0				1	7/15/2020 7/15/2020		1	N	Y		_					
0124600	BRZ ROCK SPRINGS RD 1084 ROCK	B17-02120	SFD	0											0										0				1	8/18/2020		1	N	Y							
3000700	SPRINGS RD 538 COX RD ADU	B17-01557 B19-00546													0										0				1	9/22/2020 7/2/2020		1	N	Y							
0122600 5	68 ELIZABETH ST ADU 546 FELICIA LN NO ENTITLEMENT		SFD	R											0										0				1	6/3/2020		1	N N	Y		_					
	41 S CARMEL RD NO ENTITLEMENT 64 LA MOREE RD TPM855	B19-02384 B19-01601	SFD	0								_			0										0				1	6/11/2020		1	N	Y							
	66 LA MOREE RD TPM655 165 BLACKSTONE MU-4 BROOKFIELD	B19-01516	SFD	0											0										0				1	12/23/2020		1	N	Y					İ		
	1134 SAN ELUO SAN ELUO TOWN	040.04000	SFA SFA	0								_			0							16 4	10/15/2		4							0	N	Y		-					
6302500 1 6302500 1	RD S CENTER 1126 SAN ELIJO SAN ELIJO TOWN RD S CENTER 1116 SAN ELIJO SAN ELIJO TOWN	B20-00517 B20-00518		0											0							4	4/30/2	2020	4							0	N	Y							_
0710700	RD S CENTER 135 AVENIDA MISSION 24 143 AVENIDA MISSION 24	B20-00518 B20-01137	SFA SFA	0											0							6	4/30/2		6							0	N	Y							
0/10/00	CHAPALA MISSION 24 131 AVENIDA	B20-02055 B20-02056	SFA SFA	0											0							6	12/15/2	2020	6							0	N	Y					Ţ		
0710700	139 AVENIDA CHAPALA MISSION 24	B20-02057	SFA	0											0							6	12/15/2		6							0	N	Y							
1703600 8	884 SLATE ST MU-4 BROOKFIELD 02 DIAMANTE RD MU-4 BROOKFIELD		SFA SFA	0											0							10	6/25/2	2020	10							0	N	Y					Ţ		_
1703600 8	862 SLATE ST MU-4 BROOKFIELD	B20-00567	SFA	0											0							10	8/6/2		10							0	N	Y					†		_
	123 LAZURITE RD MU-4 BROOKFIELD 131 LAZURITE RD MU-4 BROOKFIELD		SFA SFA	0											0							3	8/6/2	2020	3							0	N	Y					ļ		_
1703600 80	01 BLACKSTONE DR MU-4 BROOKFIELD	B19-01219	SFA	0											0							14	9/1/2		14							0	N	Y							_
	151 LAZURITE RD MU-4 BROOKFIELD 141 LAZURITE RD MU-4 BROOKFIELD		SFA SFA	0											0							3	10/15/2		3							0	N	Y							
914	14 BLACKSTONE		SFA	0											0							10	10/15/2		10							0	N	Y					Ì		_
1703600 95 1703600 94	154 BLACKSTONE DR 164 BLACKSTONE DR 164 BLACKSTONE DR MU-4 BROOKFIELD DR MU-4 BROOKFIELD	B20-00575 B20-00576	SFA SFA	0											0							3	12/22/2		3							0	N	Y							
1700000 93	36 BLACKSTONE	000 00570	SFA	0											0							4	12/22/2		4							0	N	Y					İ		_
1703600 903 5910800 668	DR MU-4 BROOKFIELD 02 BLACKSTONE DR MU-4 BROOKFIELD 68 ELIZABETH ST ADU	B20-00580 B20-00432	SFA ADU	O R											0							5	12/22/2 7/9/2020		5							0	N	Y							
5910800 668	68 ELIZABETH ST ADU	B20-00278	ADU	R											0	_						1	5/19/2020		1							0	N	Y					,		
1	95 JOHNSTON LN ADU 150 GOSNELL WAY ADU	B20-00862 B20-00865	ADU ADU	R											0							1	10/8/2020		1							0	N	Y							
20	2 ADU	B20-00992	ADU	R											0	_						1	11/9/2020		1							0	N	Y							
2912800 93	DR ADU	B20-01216	ADU	R											0							1	11/12/2020		1							U	N	Y							
																																							ļ		
00800, see 3 notes	340 W MISSION ROAD EL DORADO II, LP	B19-02302	5+	R												24							7/16/2020		24							0	N	Y	LIHTC, RDA	. .	NC		55		
1				1						1.00									1		1	1	1									1	1	i i						1 1	1

Jurisdiction	San Marcos	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §8202) Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas

A2 1 Prior A2 1 Current	A2 1 Address A2 1 Neme	A2 1 /D A2 2 Unit	A2 3 Tenure	A2 4 vLowDeed A2 4 vLowNone	A2 4 LowDeed A2 4 LowNone A2 4 Mo	(Deed A2 4 ModNone A2 4 Abov	A2 5 Date A2 6	Units A2 7 vL	owDeed A2 7 vLowNone	A2 7 LowDeed A2	7 LowNone A2 7 ModDeed A2 1	VodNone A2 7 Above	A2 8 Date	A2 9 Units	A2 10 vLowDeed A2 10 vLowNone A2 10 LowDee	1 A2 10 LowNone A2 10 Mo	odDeed A2 10 ModNone A2 10 Above	A2 10 Date	A2 10 Units	A2 13 xLow A2 14 Stm	m A2 15 hW	A2 16 Assist	A2 17 Deed	A2 18 Affordable	A2 19 Terms	A2 20 Units	A2 20 Dest A2 20 Demo A2 21 Notes APN's: 2201000900
2201001400, see notes	317 RICHMAR AVE EL DORADO II, LP		R					0	3	11			7/16/2020	24					0	N	Y	LIHTC, RDA	INC		55		221001000 22100100 22100280 221002800 221002800 221005800 221005800 221005800 221005800 221005800 221005800
2201006700, see	321 RICHMAR AVE EL DORADO	B20-00549 5+	R					0		23		1	7/16/2020	24					D	N	Y	LIHTC, RDA	INC		55		221060700 2474: 2210100800 220101300 220101340 220101440 220101440 220100800 220100800 220100800 220100800 220100800 220100800 220100800

Jurisdiction	San Marcos		
Reporting Year	2020	(Jan. 1 - Dec. 31)	

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation (CCR Title 25 §6202) This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

						Table E	3						
					Regional Ho	using Needs	Allocation Pro	ogress					
					Permitteo	d Units Issued	l by Affordabi	lity					
		1					2					3	4
In	ncome Level	RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
	Deed Restricted	1043	136		51		31	2		37		257	786
Very Low	Non-Deed Restricted	1043										251	700
	Deed Restricted	793	50		54		11			34		149	644
Low	Non-Deed Restricted	135										145	
	Deed Restricted	734										64	670
Moderate	Non-Deed Restricted	134	63		1							04	670
Above Moderate		1613	1684	97	487	329	436	253	215	174		3675	
Total RHNA		4183											
Total Units			1933	97	593	329	478	255	215	245		4145	2100
Noto: unite conving	a extremely low-income house	boldo oro included in th	ha yany law incoma	pormitted units totals									

Note: units serving extremely low-income households are included in the very low-income permitted units totals

Cells in grey contain auto-calculation formulas

Jurisdiction	San Marcos						ELEMENT F					Note: "+" indicate	s an optional field				
Reporting Year	2020	(Jan. 1 - Dec. 31)				Housing E	Element Imp	olementatio	on			Cells in grey contair	n auto-calculation for	mulas		1	
			-			-		(CCR Title	25 §6202)								
								Tab	le C								
						S	ites Identified or	Rezoned to Acc	ommodate Shor	fall Housing Ne	ed						
	Project Ide	ntifier		Date of Rezone	RHM	NA Shortfall by Hou	sehold Income Cate	gory	Type of Shortfall				s	ites Description			
	. 1			2		-	3	-	4	5	6	7		8	9	10	11
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate- Income	Type of Shortfall	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Sta	rt Data Entry Below																
															++		
																-	
													1	1	++		
																I	

Housing Element Implementation

(CCR Title 25 §6202)

		Table I	4			
	L	ocally Owned Su	rplus Sites	1	1	1
	Parcel Identifier			Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start	Data Entry Below					

Jurisdiction	San Marcos		NC inv
Reporting Period	2020	(Jan. 1 - Dec. 31)	ju du

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

				Table G		
	Locally Owned Lar	nds Included in the	Housing Element Sit	es Inventory that ha	ve been sold, leased, or otherv	wise disposed of
	Project I	dentifier				
		1	_	2	3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Star	t Data Entry Below					

Jurisdiction	San Marcos	
Reporting Period	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

					Table F				
	Units R	ehabilitated, Pres	served and Acqui	ired for Alternati	ve Adequate Sites	pursuant to	Government C	ode section 6	5583.1(c)
			ease note, motel, hote	el, hostel rooms or ot		converted from r	non-residential to re		including mobilehome park preservation, consistent with the suant to Government Code section 65583.1(c)(1)(D) are
Activity Type		Units that Do Not Co Listed for Information		*	Ur Note - Because the counted, please cont	e statutory requir	ve the password th	at will enable you	I he description should adequately document how each unit complies with subsection (c) of Government Code
	Extremely Low- Income⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low- Income ⁺	Very Low- Income ⁺	Low-Income ⁺	TOTAL UNITS*	Section 65583.1 ⁺
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction Reporting Period	San Marcos 2020	(Jan. 1 - Dec. 31)	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation				Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas		
Reporting Period	2020	(Jan. 1 - Dec. 31)			(CCR Title	25 §6202)	lementation		formulas
	Table E Commercial Development Bonus Approved pursuant to GC Section 65915.7								
Project Identifier			Units Constructed as Part of Agreement			Description of Commercial Development Bonus	Commercial Development Bonus Date Approved		
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID [*]	Very Low Income	Low Income	2 Moderate Income	Above Moderate Income	3 Description of Commercial Development Bonus	4 Commercial Development Bonus Date Approved
Summary Row: Star	t Data Entry Below								

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

San Marcos		
	(Jan. 1 - Dec. 31)	1
		•
Drogrom Impl		want to CC Spotion 65592
Program impl	ementation Status purs	suant to GC Section 65583
rams including local efforts to remove govern	mental constraints to the main	ntenance, improvement, and development of housing as identified in the housing element.
		1
2	3	4
Objective	Timeframe in H.E	Status of Program Implementation
		The City continues to maintain an inventory of sites available for residential
Maintain inventory of sites	Ongoing	development and monitor housing trends to ensure that RHNA goals are met.
Create 314 affordable units	Ongoing	During the current HE cycle commencing in 2013, 353 units have been created.
Create 49 inclusionary affordable units	Ongoing	During the current HE cycle commencing in 2013, 51 units have been created.
Create 40 senior affordable units	Ongoing	During the annual reporting period, 0 senior affordable units were created. During
		the current HE cycle commencing in 2013, 0 units have been created.
	Ongoing	During the annual reporting period, 182 shelter beds/5 homeless shelters were
shelters in the region		funded; 3 of which are now year round shelters.
Assist 40 homeowners with MCC		During the annual period, 0 qualified homeowners were assisted. During the
	Ongoing	current H.E. cycle commencing in 2013, 3 qualified homeowner assisted. Program
(average of 5 per year)		terminated by County in 2014.
Assist 24 first time home buyers with		During the annual reporting period, 2 qualified first time home buyer were assisted
	Ongoing	with DAP loans. During the current HE cycle commencing in 2013, a total of 20
		have been assisted.
		During the current HE cycle commencing in 2013, a total of 31 qualified
	Ongoing	homeowners have been assisted. During the annual period, 2 additional were
(average 1 per year)	· · ·	assisted
	2 2 Objective Maintain inventory of sites Create 314 affordable units Create 49 inclusionary affordable units Create 40 senior affordable units Fund 180 shelter beds and 4 emergency shelters in the region Assist 40 homeowners with MCC (average of 5 per year) Assist 24 first time home buyers with	2020 (Jan. 1 - Dec. 31) Table D Program Implementation Status purs Housing Programs Prog rams including local efforts to remove governmental constraints to the mai 2 3 Objective Timeframe in H.E Maintain inventory of sites Ongoing Create 314 affordable units Ongoing Create 49 inclusionary affordable units Ongoing Fund 180 shelter beds and 4 emergency shelters in the region Ongoing Assist 40 homeowners with MCC (average of 5 per year) Ongoing Assist 24 first time home buyers with DAP. (average 3 per year) Ongoing Assist 8 homeowners with SMAHP Ongoing

9. Housing Choice Vouchers (Section 8)	Assist the County Housing Authority	Ongoing	During the annual reporting period, 242 City residents were assisted via HCV.
10. Mobile Home Park Rent Review	Assist in protecting mobile home park tenants from unwarranted rent increases as requested	Ongoing	During the annual reporting period, there were 0 rent review hearings requested. During the current HE cycle commencing in 2013, a total of 0 hearings have been requested.
11. Conservation of Existing and Future Affordable Units	Monitor the status of the City's affordable housing stock and take action to conserve, as appropriate	Ongoing	During the reporting period, no "at-risk" affordable housing units identified. City is working proactively with developers to convert ageing complexes to new construction to forestall at-risk status.
12. Residential Rehabilitation Loan Program (RRLP)	Assist 26 qualified homeowners with RRLP loans (average 3 per year)	Ongoing	During the annual reporting period, 2 homeowners assisted via RRLP. During the current HE cycle commencing in 2013, a total of 19 homeowners have been assisted via RRLP.
13. Volunteer Individual Beautification Event (VIBE)	Assist 40 homeowners in lower income neighborhoods (average 5 per year)	Ongoing	During annual reporting period, 0 homeowners assisted. During the current HE cycle, 10 homeowners assisted. Due to funding constraints, the San Marcos Saturday replaced the VIBE.
14. Monitor changes in Federal/State Housing, Planning and Zoning laws	Monitor, as required	Ongoing	The City continues to monitor changes in Federal and State laws that have an impact on Housing, Planning or Zoning.
15. Fair Housing	Support fair housing laws and initiatives	Ongoing	City continues to provide Fair Housing services to residents.

Jurisdiction	San Marcos	
Reporting Year	2020	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary				
Income Le	evel	Current Year		
Very Low	Deed Restricted	37		
Very Low	Non-Deed Restricted	0		
Low	Deed Restricted	34		
Low	Non-Deed Restricted	0		
Moderate	Deed Restricted	0		
Moderate	Non-Deed Restricted	0		
Above Moderate		174		
Total Units		245		

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	0
Number of Proposed Units in All Applications Received:	0
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions				
Number of Applications for Streamlining	0			
Number of Streamlining Applications Approved	0			
Total Developments Approved with Streamlining	0			
Total Units Constructed with Streamlining	0			

Units Constructed - SB 35 Streamlining Permits						
Income	Rental	Ownership	Total			
Very Low	0	0	0			
Low	0	0	0			
Moderate	0	0	0			
Above Moderate	0	0	0			
Total	0	0	0			

Cells in grey contain auto-calculation formulas

Jurisdiction	San Marcos	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting (CCR Title 25 §6202) Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.03, as applicable. Total Award Amount S 300,000.00 Total award amount is auto-populated based on amounts entered in rows 15-26.							
Task	© Cumulative Deimburgement						
Housing Element Update	300,000	0	In Progress	Local General Fund			

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary				
Income Le	evel	Current Year		
Very Low	Deed Restricted	0		
Very Low	Non-Deed Restricted	0		
l ow	Deed Restricted	0		
Edw	Non-Deed Restricted	0		
Moderate	Deed Restricted	0		
Moderate	Non-Deed Restricted	0		
Above Moderate		259		
Total Units		259		

Building Permits Issued by Affordability Summary			
Income Level	Income Level		
Very Low	Deed Restricted	37	
Very Low	Non-Deed Restricted	0	
l ow	Deed Restricted	34	
LOW	Non-Deed Restricted	0	
Moderate	Deed Restricted	0	
Moderate	Non-Deed Restricted	0	
Above Moderate		174	
Total Units		245	

Certificate of Occupancy Issued by Affordability Summary

Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		222
Total Units		222