

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

Cells in grey contain auto-calculation formulas

Table A

[illegible]



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

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

Note: "\*" indicates an optional field  
Cells in gray contain auto-calculation formulas

A2.1 Prior	A2.1 Address	A2.1 Name	A2.1 ID	A2.2 Unit	A2.3 Tenure	A2.4 v.LowDead	A2.4 v.LowNone	A2.4 LowDead	A2.4 LowNone	A2.4 ModDead	A2.4 ModNone	A2.4 Above	A2.5 Date	A2.6 Units	A2.7 v.LowDead	A2.7 v.LowNone	A2.7 LowDead	A2.7 LowNone	A2.7 ModDead	A2.7 ModNone	A2.7 Above	A2.8 Date	A2.9 Units	A2.10 v.LowDead	A2.10 v.LowNone	A2.10 LowDead	A2.10 LowNone	A2.10 ModDead	A2.10 ModNone	A2.10 Above	A2.10 Date	A2.10 Units	A2.13 v.Low	A2.14 Stream	A2.15 Infl	A2.16 Assist	A2.17 Dead	A2.18 Affordable	A2.19 Terms	A2.20 Units	A2.20 Dead	A2.20 Demo	A2.21 Notes
2201001400, see notes	317 RICHMAR AVE	EL DORADO II LP	B20-00548	5+	R										13			11					7/16/2020	24								0		N	Y	LHHC, RDA	INC		55				APNs: 2201000900 2201001100 2201001200 2201000800 2201002900 2201005900 2201006200 2201006300 2201006400 2201006600 2201006700
2201006700, see notes	321 RICHMAR AVE	EL DORADO	B20-00549	5+	R										0			23				1	7/16/2020	24								0		N	Y	LHHC, RDA	INC		55				APNs: 2201000900 2201001000 2201001200 2201001400 2201002900 2201005900 2201006200 2201006300 2201006400 2201006600 2201006800

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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 B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income 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
Very Low	Deed Restricted	1043	136		51		31	2		37		257	786
	Non-Deed Restricted												
Low	Deed Restricted	793	50		54		11			34		149	644
	Non-Deed Restricted												
Moderate	Deed Restricted	734										64	670
	Non-Deed Restricted		63		1								
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

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

Cells in grey contain auto-calculation formulas



## Housing Element Implementation (CCR Title 25 §6202)

Table H

### Locally Owned Surplus Sites

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	
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<b>Jurisdiction</b>	San Marcos	
<b>Reporting Period</b>	2020	(Jan. 1 - Dec. 31)

**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  
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[illegible]

Jurisdiction	San Marcos	
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Housing Element Implementation

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Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									



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## Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction		San Marcos	
Reporting Year		2020 (Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1. Land Use Policy & Development Capacity	Maintain inventory of sites	Ongoing	The City continues to maintain an inventory of sites available for residential development and monitor housing trends to ensure that RHNA goals are met.
2. Facilitate affordable housing construction	Create 314 affordable units	Ongoing	During the current HE cycle commencing in 2013, 353 units have been created.
3. Inclusionary Housing	Create 49 inclusionary affordable units	Ongoing	During the current HE cycle commencing in 2013, 51 units have been created.
4. Senior Housing/Assisted Living Units	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.
5. Transitional Housing/Homeless Shelters	Fund 180 shelter beds and 4 emergency shelters in the region	Ongoing	During the annual reporting period, 182 shelter beds/5 homeless shelters were funded; 3 of which are now year round shelters.
6. Mortgage Credit Certificates (MCC)	Assist 40 homeowners with MCC (average of 5 per year)	Ongoing	During the annual period, 0 qualified homeowners were assisted. During the current H.E. cycle commencing in 2013, 3 qualified homeowner assisted. Program terminated by County in 2014.
7. Downpayment Assistance Program (DAP)	Assist 24 first time home buyers with DAP. (average 3 per year)	Ongoing	During the annual reporting period, 2 qualified first time home buyer were assisted with DAP loans. During the current HE cycle commencing in 2013, a total of 20 have been assisted.
8. San Marcos Affordable Homeownership Program (SMAHP)	Assist 8 homeowners with SMAHP (average 1 per year)	Ongoing	During the current HE cycle commencing in 2013, a total of 31 qualified homeowners have been assisted. During the annual period, 2 additional were assisted

<b>9. Housing Choice Vouchers (Section 8)</b>	<b>Assist the County Housing Authority</b>	<b>Ongoing</b>	<b>During the annual reporting period, 242 City residents were assisted via HCV.</b>
<b>10. Mobile Home Park Rent Review</b>	<b>Assist in protecting mobile home park tenants from unwarranted rent increases as requested</b>	<b>Ongoing</b>	<b>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.</b>
<b>11. Conservation of Existing and Future Affordable Units</b>	<b>Monitor the status of the City's affordable housing stock and take action to conserve, as appropriate</b>	<b>Ongoing</b>	<b>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.</b>
<b>12. Residential Rehabilitation Loan Program (RRLP)</b>	<b>Assist 26 qualified homeowners with RRLP loans (average 3 per year)</b>	<b>Ongoing</b>	<b>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.</b>
<b>13. Volunteer Individual Beautification Event (VIBE)</b>	<b>Assist 40 homeowners in lower income neighborhoods (average 5 per year)</b>	<b>Ongoing</b>	<b>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.</b>
<b>14. Monitor changes in Federal/State Housing, Planning and Zoning laws</b>	<b>Monitor, as required</b>	<b>Ongoing</b>	<b>The City continues to monitor changes in Federal and State laws that have an impact on Housing, Planning or Zoning.</b>
<b>15. Fair Housing</b>	<b>Support fair housing laws and initiatives</b>	<b>Ongoing</b>	<b>City continues to provide Fair Housing services to residents.</b>

Jurisdiction	San Marcos	
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Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	37
	Non-Deed Restricted	0
Low	Deed Restricted	34
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	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

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Completed Entitlement 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		259
		259
Total Units		

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