

Jurisdiction	San Marcos	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	04/30/2021 - 04/30/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	19
	Non-Deed Restricted	0
Low	Deed Restricted	209
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		545
Total Units		773

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	329	173
Single-family Detached	9	55	56
2 to 4 units per structure	46	0	0
5+ units per structure	670	295	0
Accessory Dwelling Unit	0	14	32
Mobile/Manufactured Home	0	0	0
Total	725	693	261

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	147	693
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	6
Number of Proposed Units in All Applications Received:	446
Total Housing Units Approved:	258
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	0	0
Discretionary	6	446

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	2
Number of Units in Applications Submitted Requesting a Density Bonus	31
Number of Projects Permitted with a Density Bonus	1
Number of Units in Projects Permitted with a Density Bonus	71

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	28
Sites Rezoned to Accommodate the RHNA	0

Cells in grey contain auto-calculation formulas

Jurisdiction	San Marcos
Reporting Year	2025 (Jan 1 - Dec 31)
Planning Period	8th Cycle (06/20/2021 - 06/30/2025)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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

Table A
Housing Development Applications Submitted

Project Identifier				Unit Types			Date Application Submitted	Proposed Units - Affordability by Household Incomes										Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications	Application Status	Project Type	Notes			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23						
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4, 5+ ADU, MH)	Tenure R=Renters O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	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 PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select state streamlining provisions if the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L7?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row - Spot Data Entry Below																												
	2233411200	0 DIAMOND ST	SP-ASCEND SPECIFIC PLAN	SP25-0003	SFD	O	2/26/2025											59	59		NONE	No	No	N/A	Pending	Discretionary		
	2233411200	0 DIAMOND ST	SP-ASCEND SPECIFIC PLAN	SP25-0003	SFA	O	2/26/2025											88	88		NONE	No	No	N/A	Pending	Discretionary		
	2202025200	0 SAN MARCOS CA	UNIVERSITY DISTRICT UNIT COUNT CHANGE	SC25-0002	5+	R												258	258	258	NONE	No	No	N/A	Approved	Discretionary	This project is related to the original entitlement project, SDP21-0003, which was previously reported in the 2022 APR with 484 approved units. A subsequent Substantial Conformance, SC23-0003 (reported in the 2023 APR), reduced the unit count from 484 to 463 units. This Substantial Conformance, SC25-0002, further reduces the unit count from 463 to 458 units.	
	2210615700	661 W SAN MARCOS BLVD	Mixed-use building (41 apartments and 2,000 sf commercial)	SDP23-0001	5+	R	7/29/2025					2		2				35			NONE	No	Yes	Yes	Pending	Discretionary		
	2236303000	0 SAN ELIJO RD	San Elijo Hills Town Center Apartments	SDP24-0009	5+	R	11/19/2025					3			3			25	31		NONE	No	Yes	Yes	Pending	Discretionary	Parking reduction	
	2181636300	1045 ARMORLITE DR	SP Amendment and CLUP to convert retail space to residential	SP24-0002	5+	R	10/30/2025											10	10		NONE	No	No	No	Pending	Discretionary	Various waivers to develop	

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**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

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	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2020-04/29/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted			-	-	32	25	17	-	-	-	-	-	74
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	728	37	36	(8)	10	24	19	-	-	-	-	192	536
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	530	34	24	-	15	21	209	-	-	-	-	303	227
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	542	-	-	-	44	-	-	-	-	-	-	915	-
	Non-Deed Restricted			-	-	175	545	151	-	-	-	-	-	-
Above Moderate		1,316	164	102	320	137	87	545	-	-	-	-	1,355	-
Total RHNA		3,116												
Total Units			235	162	519	776	300	773	-	-	-	-	2,765	763

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

- *For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction		San Marcos						
Reporting Year		2025 (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	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
1. Land Use 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.	12/31/2029	6th Cycle	Continuous	The City continues to maintain an inventory of sites available for residential development and monitor housing trends to ensure that RHNA goals are met.	Other	1	The city tracks and updates the No Net Loss numbers on a quarterly basis to track housing inventory and capacity on RHNA sites.
2. Maintain Adequate Sites Throughout the Planning Period	Review each housing approval on sites listed on the HE and make findings required by Gov Code 65863 if a site is proposed with fewer units or a different income level than shown in the HE.	12/31/2029	6th Cycle	Continuous	The City continues to review housing approvals to assure that applicable findings pursuant to Gov Code 65863 are made for sites listed in the HE when the proposal results in fewer units or a different income level than what is shown in HE.	Units	222	The site at 337 CARMEL ST E (APN 220-201-90-00) was identified and rezoned for inclusion into the RHNA housing inventory to allow an affordable housing project was approved for 13 VLIDR, 209 LIDR, and 2 AMI units. The Building Permit (B24-00971) was issued 6/19/2025 and is currently under construction.
3. Public Property Conversion to Housing Program	Maintain a list of surplus City and Successor Housing Agency owned lands. Work with non-profit developers and other public agencies to identify lands for conversion to affordable housing. Collaborate with developers of affordable housing to facilitate the construction of 227 affordable units over the planning period.	12/31/2029	6th Cycle	Continuous	The City issued a Notice of Funding Available and Notice of Availability for two Successor Housing Agency parcels in the Creek District. A developer was selected to enter into an exclusive negotiating agreement with the City in 2026 for a scattered site development consisting of 270 affordable deed-restricted units. The City also initiated a feasibility study on a city-owned parcel identified for affordable development.	Other	1	A Notice of Funding Available and Notice of Availability of property was publicly advertised via PlanetBids during 2025.
4. Replacement of Affordable Units	Identify need for replacement for all project applications and ensure replacement, if required, is carried out.	12/31/2029	6th Cycle	Continuous	The City will condition development proposals for site in the housing inventory that have restricted or affordable rents to replace all units at the same or lower income level. The City has not encountered this situation during the current HE cycle.	Other	1	

<p>5. Facilitate Affordable and Special Needs Housing Construction</p>	<p>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</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2025, the City identified two parcels in a high resource area and received a surplus exemption for the two parcels in the Richmar Neighborhood. There is currently an agreement with an affordable developer to develop 50 affordable units on these sites. Additionally, a developer was selected for a scattered site development of 270 affordable units in a moderate resource area.</p>	<p>Units</p>	<p>320</p>	<p>A Notice of Funding Available and Notice of Availability of property was publicly advertised via PlanetBids during 2025.</p>
<p>5. Facilitate Affordable and Special Needs Housing Construction</p>	<p>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>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City maintains close relationships with affordable development community. A Notice of Availability/Notice of Funding Availability was publically posted in 2025 and targeted to affordable housing developers. The Planning Division offers Pre-Application and Informational Meeting, at no charge, to provide information on site design and requirements, application support, and available concessions</p>	<p>Meetings</p>	<p>74</p>	<p>www.sanmarcosca.gov/Business-Services/Development/Planning/Project-Application-Process</p>
<p>5. Facilitate Affordable and Special Needs Housing Construction</p>	<p>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</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City works closely with developers to identify affordable housing opportunities and financing strategies. In 2025 the City updated its In-Lieu fees to provide funds to better support the cost of providing affordable housing on -site and to mitigate the impact of market - rate housing developments on the need for affordable housing. The City has also successfully applied for PLHA funds for the use of affordable development.</p>	<p>Other</p>	<p>1</p>	<p>https://www.sanmarcosca.gov/Business-Services/Development/Forms-Applications/Fees</p>
<p>6. Inclusionary Housing</p>	<p>Create 49 inclusionary affordable units, 30% in HR areas.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The inclusionary ordinance was amended on July 23, 2024 to include mandatory affordable units (or in-lieu fees) on rental developments. This will encourage future developers of rental developments to include affordable housing units. In addition Specific Plans require affordable housing to be included as par of development projects.</p>	<p>Units</p>	<p>355</p>	<p>https://library.municode.com/ca/san_marcos/codes/code_of_ordinances?nodeId=TIT20ZO_CH20.310INHO</p>

7. Senior Housing/Assisted Living Units	Create 60 senior housing or assisted living units.	12/31/2029	6th Cycle	Completed	On October 26, 2021 the San Marcos City Council approved a 138 unit assisted living facility. Post entitlement approvals have commenced and are currently being reviewed. The City is currently working with developers for the Richmar Senior Village affordable senior housing project, Phase 1 which will consist of 50 units with an estimated build-out of 130 units. Entitlement approvals are anticipated for the Phase 1 portion in 2026.	Units	138	https://sanmarcos.legistar.com/LegislationDetail.aspx?ID=5180749&GUID=DD6F9D4A-FA19-4F90-87CA-09AE4C4E9FF3
8. Transitional Housing/Homeless Shelters	Continue to fund 180 shelter beds in the region.	12/31/2029	6th Cycle	Continuous	The City provides funding annually to support shelter beds in the region.	Persons	208	www.sanmarcosca.gov/Resident-Services/Neighborhood-Services/Community-Grants
9. Accessory Dwelling Units	Survey existing ADUs to determine affordability and update ADU application to inquire about affordability level	12/31/2022	6th Cycle	In Progress	The City is scheduled to conduct an ADU Survey in 2026. The ADU building application was updated in 2025 to inquire about affordability levels	Other	1	https://www.sanmarcosca.gov/Business-Services/Building-Division/Building-Documents
9. Accessory Dwelling Units	Adopt procedures, policies, and regulatory provisions beginning in 2021. Provide ADU Fact Sheets	12/31/2029	6th Cycle	In Progress	A survey and evaluation process to access and encourage ADU development affordable to lower and moderate income households is ongoing. The City has adopted procedures, policies, and regulatory provisions which were in effect at the beginning of 2021 and updated the City ADU ordinance, incorporating all current legislation, in September 2024. ADU information, including a ADU Fact Sheet is available on the City's website in English and Spanish. In January 2025 the City launched ADU Permit Ready plans to assist customers in expediting the ADU permit process.	Units	139	https://www.sanmarcosca.gov/files/assets/city/v/1/development-svs/planning/additional-information/unidad-de-vivienda-accesoria-adu-faq-espa%C3%B1ol.pdf https://www.sanmarcosca.gov/Business-Services/Building-Division/Permit-Ready-ADUs https://www.sanmarcosca.gov/files/assets/city/v/2/development-svs/planning/additional-information/accessory-dwelling-unit-adu-faq-english.pdf https://library.municode.com/ca/san_marcos/codes/code_of_ordinances?nodet=TIT20ZO_CH20.410ACDWUNACST

10. Density Bonus Implementation Program	Reduction of constraints to the development of low income and related special needs housing in the City.	12/31/2029	6th Cycle	Continuous	On September 27, 2022 the San Marcos City Council adopted amendments to City's Density Bonus Ordinance for consistency with State law. The City will continue to monitor State law updates which impact density bonuses and will update City codes and ordinances accordingly.	Units	355	https://library.municode.com/ca/san_marcos/codes/code_of_ordinances?nodeId=TIT20ZO_CH20.305DEBO
11. California Accessibility Standards Compliance Program	Assure housing units accommodate residents with disabilities.	12/31/2029	6th Cycle	Continuous	On September 27, 2022 the San Marcos City Council adopted amendments to the City's Reasonable Accommodations provisions consistent with State law. Further, existing development proposals are reviewed by the Development Services Department to assure housing units incorporate ADA requirements and accommodate residents with disabilities.	Other	1	https://www.sanmarcosca.gov/Business-Services/Building-Division/Building-Documents
12. Down payment Assistance Program (DAP)	Assist 24 first time home buyers with DAP (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	12/31/2029	6th Cycle	Continuous	The City continues to research and identify best-practices and opportunities to expand the program. Bilingual Spanish-speaking staff is available and materials can be provided in Spanish as needed. DAP resources have been offered for residents and applications for funding have been approved, but financing and sales have not been secured for the approved applicants due to the current market conditions.	Households	1	www.sanmarcosca.gov/Resident-Services/Housing/Help-Buying-a-Home
13. San Marcos Affordable Homeownership Program (SMAHP)	Assist 16 homeowners with SMAHP (average 2 per year)	12/31/2029	6th Cycle	Continuous	The City seeks additional funding sources to leverage growth of the San Marcos Affordable Homeownership Program (SMAHP). Successful program implementation is heavily impacted by the private lending market, as affordability of homes are significantly impacted by the cost of lending.	Households	7	www.sanmarcosca.gov/Resident-Services/Housing/Help-Buying-a-Home

<p>14. Housing Choice Vouchers (Section 8)</p>	<p>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 City of San Marcos emphasis on promoting the program to the City's special needs populations, and maintain this level of assistance as allowed by the federal budget.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The Housing Authority of San Diego County administers the Section 8 Housing Choice Voucher Program for the City of San Marcos. The City coordinates with affordable developers to seek Project Based Vouchers for affordable developments within the City. We currently have 10 pending PBV's set aside for Villa Serena 2 Phase II. The more commonly known Housing Choice Voucher waitlist has been closed by the County of San Diego effective February 2026 for an undetermined amount of time.</p>	<p>Persons</p>	<p>267</p>	<p>https://www.sanmarcosca.gov/Resident-Services/Housing/Affordable-Housing</p>
<p>15. Mobile Home Park Rent Review</p>	<p>Assist in protecting mobile home park tenants from unwarranted rent increases as requested by mobile home owners and tenants.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City of San Marcos provides a thorough Rent Review hearing process for residents of our mobile home communities who have concerns regarding their rent increases. The City monitors annual rent increase notices from mobile home parks to ensure compliance with the mobile home Rent Review Commission.</p>	<p>Other</p>	<p>1</p>	<p>https://library.municode.com/ca/san_marcos/codes/code_of_ordinances?nodeId=TIT16MOMOPA_CH16.16MORERECO</p>
<p>16. Conservation of Existing and Future Affordable Units</p>	<p>Monitor the status of the City's affordable housing stock and take action to conserve, as appropriate.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Staff continues to monitor its inventory and work with its developer partners to ensure affordable properties are not becoming at risk of converting to market rate. There have been no developments at risk during this HE cycle.</p>	<p>Other</p>	<p>1</p>	<p>Annual Monitoring and Reporting tool available online for affordable development compliance: https://www.sanmarcosca.gov/Resident-Services/Housing/Developer-Resources/Annual-monitoring-and-project-status-report</p>
<p>17. Residential Rehabilitation Loan Program (RRLP)</p>	<p>Assist 24 qualified homeowners with RRLP loans (average 3 per year) with at least 50% located in moderate resource areas</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City is researching existing programs in neighboring jurisdictions to identify best practices and additional resources, including lending partners to strengthen the RRLP prior to reinstating the program.</p>	<p>Households</p>	<p></p>	<p>https://www.sanmarcosca.gov/Resident-Services/Housing</p>
<p>18. Energy Conservation and Energy Efficiency Opportunities</p>	<p>Improve energy-efficiency in new and existing development and promote available programs and benefits to all City residents, especially lower-income residents.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City requires projects/all building permits to comply with Building Code/ Title 24 that has provisions for energy efficiency. The City also requires compliance with its Climate Action Plan that requires alternatively powered water heaters for most new residential projects.</p>	<p>Other</p>	<p>1</p>	<p>Energy and Green Building Code adopted January 1, 2026: https://library.municode.com/ca/san_marcos/codes/code_of_ordinances?nodeId=TIT17BUCOREAC_CH17.04CAENCO</p>

<p>19. Lead Based Paint Education and Reduction Program</p>	<p>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.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The County has a lead paint education and remediation program to which San Marcos residents are referred. The City maintains informational brochures that are available as needed. Additionally, this is a required educational element that for all CDBG contractors.</p>	<p>Other</p>	<p>1</p>	<p>See Consolidated Annual Performance Evaluation Report: https://www.sanmarcosca.gov/files/assets/city/v/1/housing-amp-neighborhood-services/documents/neighborhood-services/community-development-block-grant/reports/annual-performance-evaluation/caper-py-2024-25-final.pdf</p>
<p>20. Monitor changes in Federal/State Housing, Planning and Zoning laws</p>	<p>Monitor State and Federal legislation as well as City development process and zoning regulations to identify and remove housing constraints.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City continues to monitor changes in Federal and State laws that have an impact on Housing, Planning or Zoning. Updates have been made to our ADU and Density Bonus ordinances to reflect more recent state updates. Streamlining provisions per legislation such as SB35/SB330 and SB 9 have been incorporated into City codes. Procedures have been updated as needed, for example processes for tribal consultation associated with AB130.</p>	<p>Other</p>	<p>1</p>	<p>https://library.municode.com/ca/san_marcos/codes/code_of_ordinances?nodeId=TIT20ZO_CH20.305DEBO</p>
<p>21. Zoning Code Amendments - Housing Constraints</p>	<p>Ensure City Zoning Code is consistent with State law and update the Zoning code as needed to comply with future changes.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>On October 11, 2022 the San Marcos City Council adopted amendments to the Zoning code to remove constraints to a variety of housing types consistent with State law. The City adopted updates to the Inclusionary Housing Ordinance and ADU Ordinance complying with State law to further encourage a range of housing. The City will continue to monitor new State legislation addressing housing development and will update the Zoning Ordinance accordingly.</p>	<p>Other</p>	<p>11</p>	<p>11 changes in Zoning ordinance to remove constraints and consistency with State law. https://sanmarcos.legistar.com/LegislationDetail.aspx?ID=5868963&GUID=E2F9340D-AD71-4B64-B835-CCB3063D5A77</p>
<p>22. Fair Housing</p>	<p>Support fair housing laws and initiatives by serving 45 individuals per year.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In partnership with the Legal Aid Society of Southern California, the City contracts fair housing education, and outreach to residents, staff, and housing providers to assist residents who have experienced a fair housing violation. The City continues to promote Legal Aid via its website, at outreach, and in response to citizen inquiries. The Quantified Count represents an average served/year during this HE Cycle</p>	<p>Persons</p>	<p>126</p>	<p>www.sanmarcosca.gov/Resident-Services/Housing/Fair-Housing</p>

23. Affirmatively Furthering Fair Housing Outreach and Coordinate Program	Improve fair housing opportunities and response to complaints through implementing actions noted in goal. Follow up on 100% of complaints.	12/31/2029	6th Cycle	Continuous	Legal Aid Society supports residents by filing complaints to HUD and/or HCD by providing housing legal services, and tenant/landlord mediation.	Other	1	www.sanmarcosca.gov/Resident-Services/Housing/Fair-Housing
24. Economic Displacement Risk Analysis	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.	12/31/2022	6th Cycle	Completed	The City completed its study in 2023 and continues to contract with Legal Aid Society of San Diego.	Other	1	https://www.sanmarcosca.gov/Resident-Services/Housing/Compliance-Reports
24. Economic Displacement Risk Analysis	Annually monitor program effectiveness.	12/31/2029	6th Cycle	In Progress	An Economic Displacement Risk Analysis was completed in 2023 to understand if economic housing displacement may be occurring in San Marcos. The City monitors all deed restricted housing to prepare for displacement as affordability restrictions expire.	Other	1	https://www.sanmarcosca.gov/files/assets/city/v/1/housing-amp-neighborhood-services/documents/affordable-housing/housing-compliance-reports/ab-987/ab-987-report.pdf
25. Barriers To Racial and Ethnic Equity	Conduct study to identify barriers to lending equity among all racial and ethnic groups in acquiring and renting housing in San Marcos.	12/31/2023	6th Cycle	Completed	The City completed its study in 2023 and continues to stay abreast on fair lending practices.	Other	1	https://www.sanmarcosca.gov/Resident-Services/Housing/Compliance-Reports

Jurisdiction	San Marcos
Reporting Period	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 04/30/2021 - 04/30/2028

ANNUAL ELEMENT PROGRESS REPORT

**Table K
Tenant Preference Policy**

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

