

Jurisdiction	San Marcos	
Reporting Year	2024	(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
Very Low	Deed Restricted	41
	Non-Deed Restricted	0
Low	Deed Restricted	21
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	151
Above Moderate		87
Total Units		300

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	54	150	0
Single-family Detached	0	43	59
2 to 4 units per structure	0	0	0
5+ units per structure	360	63	96
Accessory Dwelling Unit	0	44	34
Mobile/Manufactured Home	0	0	0
Total	414	300	189

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	105	300
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	5
Number of Proposed Units in All Applications Received:	573
Total Housing Units Approved:	295
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
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 Applications	Units
Ministerial	0	0
Discretionary	5	573

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	25
Sites Rezoned to Accommodate the RHNA	0

Cells in grey contain auto-calculation formulas

Annual Element Progress Report		Reporting Period		Strategic Pillars												Operational Objectives												Financial Performance												Risk Management											
Element ID	Element Description	Status	Priority	Pillar 1: Leadership & Governance				Pillar 2: People & Culture				Pillar 3: Operations & Efficiency				Pillar 4: Innovation & Growth				Pillar 5: Customer Experience				Pillar 6: Financial Health				Pillar 7: Risk & Compliance				Pillar 8: Sustainability & ESG																			
				Target	Actual	Variance	Notes	Target	Actual	Variance	Notes	Target	Actual	Variance	Notes	Target	Actual	Variance	Notes	Target	Actual	Variance	Notes	Target	Actual	Variance	Notes	Target	Actual	Variance	Notes																				
1	Strategic Planning & Review	Completed	High	100%	100%	0%	Review completed on time	100%	100%	0%	Employee engagement survey conducted	100%	100%	0%	Process improvements implemented	100%	100%	0%	New product development initiated	100%	100%	0%	Customer satisfaction scores improved	100%	100%	0%	Financial targets met	100%	100%	0%	All risks mitigated	100%	100%	0%	ESG targets achieved																
2	Operational Efficiency Review	In Progress	Medium	85%	80%	-5%	Identified inefficiencies in supply chain	90%	95%	+5%	Training programs for staff	75%	70%	-5%	Automated reporting tools	100%	100%	0%	Market expansion in new regions	100%	100%	0%	Customer retention strategies	100%	100%	0%	Revenue growth targets	100%	100%	0%	Compliance audits passed	100%	100%	0%	Carbon footprint reduction																
3	Customer Feedback Analysis	Completed	Medium	100%	100%	0%	Key insights from surveys	100%	100%	0%	Employee retention rates	100%	100%	0%	Operational cost savings	100%	100%	0%	Innovation pipeline strength	100%	100%	0%	Customer loyalty programs	100%	100%	0%	Profit margin improvements	100%	100%	0%	Regulatory updates	100%	100%	0%	Diversity & Inclusion initiatives																
4	Financial Performance Review	Completed	High	100%	100%	0%	Budget adherence	100%	100%	0%	Operational excellence metrics	100%	100%	0%	Market share growth	100%	100%	0%	Customer acquisition costs	100%	100%	0%	Operational costs reduction	100%	100%	0%	Revenue diversification	100%	100%	0%	Operational resilience	100%	100%	0%	ESG reporting progress																
5	Risk Assessment & Mitigation	In Progress	High	70%	65%	-5%	Identified new risks in market	80%	85%	+5%	Employee satisfaction trends	90%	90%	0%	Operational process updates	100%	100%	0%	Innovation R&D spend	100%	100%	0%	Customer service improvements	100%	100%	0%	Financial stability metrics	100%	100%	0%	Compliance framework updates	100%	100%	0%	Sustainability goals																
6	Sustainability Initiatives	Completed	Medium	100%	100%	0%	Renewable energy adoption	100%	100%	0%	Operational efficiency gains	100%	100%	0%	Market penetration	100%	100%	0%	Customer engagement scores	100%	100%	0%	Operational cost savings	100%	100%	0%	Revenue growth	100%	100%	0%	Risk mitigation strategies	100%	100%	0%	ESG disclosure																
7	Operational Excellence	In Progress	Medium	90%	85%	-5%	Process automation	95%	100%	+5%	Employee training completion	80%	80%	0%	Operational process updates	100%	100%	0%	Innovation R&D spend	100%	100%	0%	Customer service improvements	100%	100%	0%	Financial stability metrics	100%	100%	0%	Compliance framework updates	100%	100%	0%	Sustainability goals																
8	Customer Experience	Completed	Medium	100%	100%	0%	Service quality improvements	100%	100%	0%	Operational efficiency gains	100%	100%	0%	Market penetration	100%	100%	0%	Customer engagement scores	100%	100%	0%	Operational cost savings	100%	100%	0%	Revenue growth	100%	100%	0%	Risk mitigation strategies	100%	100%	0%	ESG disclosure																
9	Financial Health	In Progress	High	80%	75%	-5%	Cost reduction initiatives	85%	90%	+5%	Employee training completion	75%	75%	0%	Operational process updates	100%	100%	0%	Innovation R&D spend	100%	100%	0%	Customer service improvements	100%	100%	0%	Financial stability metrics	100%	100%	0%	Compliance framework updates	100%	100%	0%	Sustainability goals																
10	Risk Management	Completed	High	100%	100%	0%	Risk assessment updates	100%	100%	0%	Operational efficiency gains	100%	100%	0%	Market penetration	100%	100%	0%	Customer engagement scores	100%	100%	0%	Operational cost savings	100%	100%	0%	Revenue growth	100%	100%	0%	Risk mitigation strategies	100%	100%	0%	ESG disclosure																
11	Sustainability & ESG	In Progress	Medium	75%	70%	-5%	ESG reporting progress	80%	85%	+5%	Operational efficiency gains	90%	90%	0%	Market penetration	100%	100%	0%	Customer engagement scores	100%	100%	0%	Operational cost savings	100%	100%	0%	Revenue growth	100%	100%	0%	Risk mitigation strategies	100%	100%	0%	ESG disclosure																
12	Leadership & Governance	Completed	High	100%	100%	0%	Board effectiveness	100%	100%	0%	Operational efficiency gains	100%	100%	0%	Market penetration	100%	100%	0%	Customer engagement scores	100%	100%	0%	Operational cost savings	100%	100%	0%	Revenue growth	100%	100%	0%	Risk mitigation strategies	100%	100%	0%	ESG disclosure																
13	People & Culture	In Progress	Medium	85%	80%	-5%	Employee engagement	90%	95%	+5%	Operational efficiency gains	90%	90%	0%	Market penetration	100%	100%	0%	Customer engagement scores	100%	100%	0%	Operational cost savings	100%	100%	0%	Revenue growth	100%	100%	0%	Risk mitigation strategies	100%	100%	0%	ESG disclosure																
14	Operations & Efficiency	Completed	Medium	100%	100%	0%	Process improvements	100%	100%	0%	Operational efficiency gains	100%	100%	0%	Market penetration	100%	100%	0%	Customer engagement scores	100%	100%	0%	Operational cost savings	100%	100%	0%	Revenue growth	100%	100%	0%	Risk mitigation strategies	100%	100%	0%	ESG disclosure																
15	Innovation & Growth	In Progress	High	70%	65%	-5%	New product development	75%	80%	+5%	Operational efficiency gains	80%	80%	0%	Market penetration	100%	100%	0%	Customer engagement scores	100%	100%	0%	Operational cost savings	100%	100%	0%	Revenue growth	100%	100%	0%	Risk mitigation strategies	100%	100%	0%	ESG disclosure																
16	Customer Experience	Completed	Medium	100%	100%	0%	Service quality	100%	100%	0%	Operational efficiency gains	100%	100%	0%	Market penetration	100%	100%	0%	Customer engagement scores	100%	100%	0%	Operational cost savings	100%	100%	0%	Revenue growth	100%	100%	0%	Risk mitigation strategies	100%	100%	0%	ESG disclosure																
17	Financial Health	In Progress	High	80%	75%	-5%	Revenue growth	85%	90%	+5%	Operational efficiency gains	90%	90%	0%	Market penetration	100%	100%	0%	Customer engagement scores	100%	100%	0%	Operational cost savings	100%	100%	0%	Revenue growth	100%	100%	0%	Risk mitigation strategies	100%	100%	0%	ESG disclosure																
18	Risk & Compliance	Completed	High	100%	100%	0%	Compliance audits	100%	100%	0%	Operational efficiency gains	100%	100%	0%	Market penetration	100%	100%	0%	Customer engagement scores	100%	100%	0%	Operational cost savings	100%	100%	0%	Revenue growth	100%	100%	0%	Risk mitigation strategies	100%	100%	0%	ESG disclosure																
19	Sustainability & ESG	In Progress	Medium	75%	70%	-5%	ESG reporting	80%	85%	+5%	Operational efficiency gains	90%	90%	0%	Market penetration	100%	100%	0%	Customer engagement scores	100%	100%	0%	Operational cost savings	100%	100%	0%	Revenue growth	100%	100%	0%	Risk mitigation strategies	100%	100%	0%	ESG disclosure																
20	Leadership & Governance	Completed	High	100%	100%	0%	Board effectiveness	100%	100%	0%	Operational efficiency gains	100%	100%	0%	Market penetration	100%	100%	0%	Customer engagement scores	100%	100%	0%	Operational cost savings	100%	100%	0%	Revenue growth	100%	100%	0%	Risk mitigation strategies	100%	100%	0%	ESG disclosure																

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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			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
Very Low	Deed Restricted	728	37	36	24	35	41	-	-	-	-	-	173	655
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	530	34	24	-	15	21	-	-	-	-	-	94	436
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	542	-	-	-	44	-	-	-	-	-	-	915	-
	Non-Deed Restricted		-	-	175	545	151	-	-	-	-	-		
Above Moderate		1,316	164	102	320	137	87	-	-	-	-	-	810	506
Total RHNA		3,116												
Total Units			235	162	519	776	300	-	-	-	-	-	1,992	1,497
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5		2021	2022	2023	2024	2025	2026	2027	2028	2029	6 Total Units to Date	7 Total Units Remaining
Extremely Low-Income Units*		364		-	32	25	17	-	-	-	-	-	74	290

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

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.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

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.

- VLI Deed Restricted
- VLI Non Deed Restricted
- LI Deed Restricted
- LI Non Deed Restricted
- MI Deed Restricted
- MI Non Deed Restricted
- Above Mod Income

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction		San Marcos	
Reporting Year		2024	
		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
Item #/Element	Objective	Timeline to Date	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. Maintain Adequate Sites Throughout the Planning Period	Review each housing approval on sites listed on the HE and make findings required by Gov Code 65963 if a site is proposed with fewer units or a different income level than shown in the HE.	Ongoing	The City continues to review housing approvals to ensure that applicable findings pursuant to Gov Code 65963 are made for sites listed in the HE when the proposed results in fewer units or a different income level than what is shown in HE.
3. Public Property Conversion to Housing Program	Maintain a list of surplus City-owned lands. Work with non-profits and other agencies to identify lands for conversion to affordable housing.	Annually	The City continues to seek non-profit development partners to convert public land to affordable housing. In December, the City released a NOFA to seek such partnerships.
4. Replacement of Affordable Units	Have, or have had residential uses restricted to rents affordable to VL or L households shall be conditioned to replace all units at the same or lower income level.	Ongoing	The City will condition development proposals for sites in the housing inventory that have restricted or affordable rents to replace all units at the same or lower income level.
5. Facilitate Affordable and Special Needs Housing Construction	Encourage qualified housing developers to pursue development of affordable housing for those with special needs.	Ongoing	Highest and best use of affordable housing units are prioritized during initial discussions with all affordable development projects and inclusionary units in progress. Developers are encouraged to pursue special needs populations during the planning process of affordable units.
6. Inclusionary Housing	Create 49 inclusionary affordable units, 25% in HR areas.	Ongoing	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.
7. Senior Housing/Assisted Living Units	Create 60 senior housing or assisted living units.	Ongoing	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 150 units. Entitlement approvals are anticipated for the Phase 1 portion in 2025.
8. Transitional Housing/Homework Shelters	Continue to fund 180 shelter beds in the region.	Annually	A total of 208 shelter beds were made available to temporarily house unsheltered individuals in the North San Diego area through City of San Marcos funding. These beds provided 63,372 nights of shelter for 467 individuals.
9. Accessory Dwelling Units	Survey and evaluate a variety of methods to encourage ADU development affordable to lower and moderate income households. Adopt procedures, policies, and regulatory provisions beginning in 2021. Provide ADU Fact sheets	Ongoing	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 an ADU Fact Sheet is available on the City's website in English and Spanish. In January 2023 the City launched ADU Permit Ready plans to assist customers in expediting the ADU permit process.
10. Density Bonus Implementation Program	Reduction of constraints to the development of low income and related special needs housing in the City.	Ongoing	On September 27, 2022 the San Marcos City Council adopted amendments to the 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.
11. California Accessibility Standards Compliance Program	Assure housing units accommodate residents with disabilities.	Ongoing	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.
12. Down payment Assistance Program (DAP)	Assist 24 first time home buyers with DAP. (average 3 per year)	Ongoing	The City seeks additional grant funding and lending partnership opportunities to support the Down Payment Assistance Program (DAP). Additionally, program research continues to identify best practices for other local jurisdictions consistent with a DAP.
13. San Marcos Affordable Homeownership Program (SMHP)	Assist 16 homeowners with SMHP (average 2 per year).	Ongoing	The City seeks additional funding sources to leverage growth of the San Marcos Affordable Homeownership Program (SMHP). Successful program implementation is heavily impacted by the private lending market, as affordability of homes are significantly impacted by the cost of lending.
14. Housing Choice Voucher (Section 8)	Assist the County Housing Authority	Ongoing	The Housing Authority of San Diego County administers the Section 8 Housing Choice Voucher Program for the City of San Marcos.
15. Mobile Home Park Rent Review	Assist in protecting mobile home park tenants from unwarranted rent increases as requested for mobile home owners and tenants.	Ongoing	The City of San Marcos provides a monthly Rent Review hearing process for residents of our mobile home communities who have concerns regarding their rent increases.
16. 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	The City has enhanced monitoring and inspection activities for all affordable housing stock and is improving fiscal monitoring systems to conserve and maintain the existing affordable housing stock.
17. Residential Rehabilitation Loan Program (RRLP)	Assist 24 qualified homeowners with RRLP loans (average 3 per year) with at least 50% located in moderate resource areas.	Ongoing	The City is currently researching existing programs in neighboring jurisdictions to identify best practices and additional resources, including lending partners to strengthen the RRLP prior to reinitiating the program.
18. Energy Conservation and Energy Efficiency Opportunities	Improve energy efficiency in new and existing development and promote available programs and benefits to all City residents, especially lower-income residents.	Ongoing	The City requires project/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 features for most new residential projects.
19. Lead Based Paint Education and Reduction Program	Educate the community on the hazards of lead based paint in homes built before 1978. Distribute information related to grant programs and other funding sources available to remove lead based paint from homes.	Ongoing	Housing programs operated by the City of San Marcos are in compliance with HUD's standards regarding lead based paint. The City's manufactured homeown or rehabilitation loan program meets the federal requirements for providing lead based paint information with each rehabilitation loan and requiring paint testing of disturbed surfaces for lead in all single family homes constructed before 1978. If a home was found to have lead based paint, the cost of lead based paint removal is an eligible activity under the homeowner rehabilitation program. The City's Building Inspectors are alert to any housing units that qualify for a permit for construction or remodeling, which may contain lead based paint and of test lead hazards.
20. 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.
21. Zoning Code Amendments - Housing Constraints	Ensure City Zoning Code is consistent with State law and update the Zoning code as needed to comply with future changes.	Adopt by December 2024	On September 27, 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.
22. Fair Housing	Support fair housing laws and initiatives by serving 45 individuals per year.	Ongoing	In partnership with the Legal Aid Society of Southern California, the City conducts fair housing education and outreach to residents and housing providers to assist residents who have experienced a fair housing violation. In the last fiscal year 96 San Marcos residents were supported with fair housing services.
23. Affirmatively Rethinking 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.	Ongoing	LASSD supports residents by filing complaints to HUD, providing housing legal services, and tenant/landlord mediation.
24. Economic Displacement Risk Analysis	Conduct a displacement risk analysis study to identify the local conditions that lead to displacement and implement an action program based on the results.	Ongoing	An Economic Displacement Risk Analysis was completed in late 2023 to understand if economic housing displacement may be occurring in San Marcos. Implementation of an action plan is pending.
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. Educate the community on credit counseling and fair lending practices. Work directly with communities of color to connect loan applicants with financial institutions active in making loans in community.	Ongoing	An Analysis of Barriers to Lending Equity was conducted in late 2023 to examine loan approval rates and identify potential discriminatory practices in lending. The study identified evidence-based policy recommendations to promote equitable access to housing opportunities for all San Marcos residents, with a particular priority for historically underserved racial and ethnic populations. Implementation of policy recommendations is pending.

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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation 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
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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 ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the chcklist here : https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

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NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table J														
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915														
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted Density Bonus	Notes
1				2	3	4							5	6
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	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 Additional Beds Created Due to Density Bonus	Notes
Summary Row: Start Data Entry Below														

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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?
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

No	
<p>The City of San Marcos is currently reviewing best practices in tenant preference policies as well as conducting a disparate impact study to identify what impacts a local preference policy would have on Sab Marcos residents.</p>	

Jurisdiction	San Marcos
Reporting Year	2024 (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 50515.02 or 50515.03, as applicable.

Total Award Amount	\$ -	<small>Total award amount is auto-populated based on amounts entered in rows 15-26.</small>			
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

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

Completed Entitlement Issued by Affordability Summary			
Income Level			Current Year
Very Low	Deed Restricted		19
	Non-Deed Restricted		0
Low	Deed Restricted		209
	Non-Deed Restricted		0
Moderate	Deed Restricted		0
	Non-Deed Restricted		186
Above Moderate			0
Total Units			414

Building Permits Issued by Affordability Summary			
Income Level			Current Year
Very Low	Deed Restricted		41
	Non-Deed Restricted		0
Low	Deed Restricted		21
	Non-Deed Restricted		0
Moderate	Deed Restricted		0
	Non-Deed Restricted		151
Above Moderate			87
Total Units			300

Certificate of Occupancy Issued by Affordability Summary			
Income Level			Current Year
Very Low	Deed Restricted		35
	Non-Deed Restricted		0
Low	Deed Restricted		15
	Non-Deed Restricted		0
Moderate	Deed Restricted		44
	Non-Deed Restricted		2
Above Moderate			93
Total Units			189