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March 16, 2015

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

Housing Policy Department
Received on:
MAR 24 2015

Re: HCD Housing Element Annual Report

To Whom It May Concern:

The attached Annual Progress Report on Implementation of the City of San Marcos' Housing Element is submitted per Section 65400 of the Government Code.

Please let me know if you or your staff has any questions regarding the report. A copy of the report was also sent to the Governor's Office of Planning and Research. I can be reached at (760) 744-1050, extension 3238.

Sincerely,

Harry Williams
Housing Programs Manager

HW:mt

Enclosure

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

Jurisdiction City of San Marcos

Reporting Period 1/1/2014 - 12/31/2014

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
			0	0	0	0	0				
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	97	97				
(10) Total by income Table A/A3 ► ►						97	97				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	N/A	N/A	N/A	N/A	N/A	0	N/A
No. of Units Permitted for **Above Moderate**	96	0	0	1	0	97	N/A

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2010	2011	2012	2013	2014					Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	1,043	0	35	42	59	0					136	907
	Non-deed restricted												
Low	Deed Restricted	793	0	13	14	23	0					50	743
	Non-deed restricted												
Moderate	Deed Restricted	734	0	0	14	49	0					63	671
	Non-deed restricted												
Above Moderate		1,613	136	352	511	685	97					1,781	-168
Total RHNA by COG. Enter allocation number:		4,183	136	400	581	816	97					2,030	2,153
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** 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.		
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 annual reporting period, 0 units were created. During the current HE cycle commencing in 2013, 131 units have been created.
3. Inclusionary Housing	Create 49 inclusionary affordable units	Ongoing	During the annual reporting period, 0 inclusionary affordable units were created. During the current HE cycle commencing in 2013, 49 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, 180 shelter beds/4 homeless shelters were funded.
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 12 have been assisted.
8. San Marcos Affordable Homeownership Program (SMAHP)	Assist 8 homeowners with SMAHP (average 1 per year)	Ongoing	During the annual reporting period, 4 qualified homeowners were assisted via SMAHP. During the current HE cycle commencing in 2013, a total of 25 qualified homeowners have been assisted.
9. Housing Choice Vouchers (HCV) (formerly Section 8)	Assist the County Housing Authority	Ongoing	During the annual reporting period, 502 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, 6 homeowners assisted via RRLP. During the current HE cycle commencing in 2013, a total of 10 homeowners have bed assisted via RRLP.

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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 venue has replaced 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.