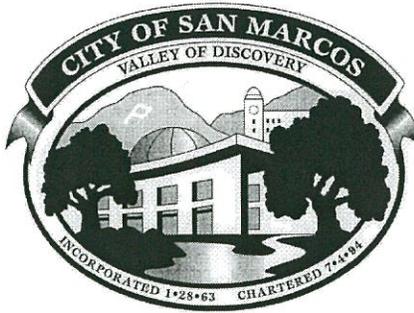

Housing & Neighborhood Services Division
1 Civic Center Drive
San Marcos, CA 92069-2918



Telephone
760.744.1050
FAX: 760.744.9520

April 1, 2012

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 26 2012

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:rl

Enclosure

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

Jurisdiction City of San Marcos

Reporting Period 1-Jan-11 - 31-Dec-11

Table A3

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

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	155	86	110	1	0	352

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of San Marcos

Reporting Period 1-Jan-11 - 31-Dec-11

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.		RHNA Allocation by Income Level	Year									Total Units to Date (all years)	Total Remaining RHNA by Income Level	
			1/03 - 6/05	7/05-6/06	7/06-12/07	1/08-12/08	1/09-12/09	1/10-12/10	1/11-12/11	Year 8	Year 9			
Very Low	Deed	1,407	192	30	0	0	73	0		35			330	1,077
	Restricted Non-deed restricted													
	Deed Restricted Non-deed restricted		208	126	0	0	27	0	13				374	
Low	Deed	1,069												695
	Restricted Non-deed restricted													
	Deed Restricted Non-deed restricted		633	17	0	0	0	0	0				650	
Moderate	Deed	1,182												532
	Restricted Non-deed restricted													
	Deed Restricted Non-deed restricted		1,182											
Above Moderate			2,596	1,442	609	355	56	54	136	352		3,004	-408	
Total RHNA by COG. Enter allocation number:		6,254												
Total Units			2,475	782	355	56	154	136	400			4,358	1,896	
Remaining Need for RHNA Period														

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of San Marcos
 Reporting Period 1-Jan-11 - 31-Dec-11

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 progress in removing regulatory barriers as identified in Housing Element.	Deadline in H.E.	Status of Program Implementation
Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
1 Density Bonus	Update Density Bonus Ordinance	31-Dec-06	City has a Density Bonus Ord. During reporting period, drafted updated ordinance to comply with new regulations. Currently the City continues to review the draft Density Bonus Ordinance.
2 Inclusionary Housing	Create 305 affordable units	Ongoing	During current Housing Cycle, 488 units have been created under the City's Inclusionary Housing Ord.
3 Redevelopment funded new construction and acquisition/rehab	Create 520 affordable units	Ongoing	During current Housing Cycle, 556 units were created with Redevelopment fund assistance, including, most recently, 48 new construction affordable units in Westlake Village I.
4 Encourage Smart Growth/Mixed Use	Designate areas for smart growth/mixed use	31-Dec-06	Established seven areas within City. One project, Westlake Village I, has unsuccessfully applied in 2011 for 9% credits. Phase I is a 49-unit family project w/ 4,100 sf commercial space located close to the Sprinter light rail.
4B Mixed Use and Redevelopment	Expand Mixed Use zoning	1-Jul-07	Established San Marcos Creek SPA & University District for future mixed-use development. Westlake Village I & Residences at Creekside both received 9% tax credits in 2010 as mixed-use; continued work on Richmar SPA that will incorporate mixed-use.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of San Marcos

Reporting Period 1-Jan-11 - 31-Dec-11

5	Multi-family Mortgage Revenue Bond	Create 503 affordable units	Ongoing	During current Housing Cycle, 292 units created with the assistance of this program.
6	HOME funded new construction	Create 67 affordable units	Ongoing	No new construction units created as of 12/11.
7	LIHTC funded new construction	Create 235 affordable units	Ongoing	During current Housing Cycle, 272 units were created using LIHTC program, including 103 units at Autumn Terrace completed 2010 and 49 units at Westlake Village I with bldg permits issued in Dec 2011.
8	Consistency w/ Regional Comprehensive Plan	Focus new development around light rail stations	Ongoing	During this reporting period, City opened Buelow Park; approved construction of a new street as part of Westlake Village mixed-use project; and approved Connor Park - all in close proximity to light rail station.
9	Second Dwelling Units	Permit 40-50 second dwelling units	Ongoing	During this Housing Cycle, 13 second dwelling units have been built, of which 1 was permitted during this reporting period.
10	Senior Housing/Assisted Living Units	Create 470 units of senior housing	Ongoing	During this Housing Cycle, 324 units of senior housing were created, 151 of which are affordable.
11	Transitional Housing/Homeless Shelters	Identify sites where shelters can be located	31-Jul-07	The City has identified areas where shelters can be located.
12	Mortgage Credit Certificates	Fund 60 Mortgage Credit Certificates	Ongoing	During this reporting period 8 MCCs were issued; 27 have been issued during this Housing Cycle.
13	Mortgage Assistance Program (MAP)[redesignated Downpayment Assistance Program (DAP) in 2010]	Assist 37 first-time homebuyers	Ongoing	During this reporting period 8 DAP loans were issued; a total of 38 households have been assisted during this Housing Cycle.
14	CalFHA Down Payment Assistance	Educate public about CalFHA program	Ongoing	City includes program information in housing/homebuyer assistance information package.
15	Section 8 Housing Choice Vouchers	Assist 250 households with rental assistance	Ongoing	During this reporting period there were 293 families receiving Section 8 rental assistance within the City.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of San Marcos

Reporting Period 1-Jan-11 - 31-Dec-11

16	Condominium Conversion Requirements	Require condo conversions to provide 15% of the units as affordable	Ongoing	There have been no condominium conversions during this Housing Cycle.
17	Mobile Home Park Conversion Ordinance	Establish conditions for the conversion of an existing MHP to non-residential use	Ongoing	The City has an existing ordinance which establishes conditions for the conversion of parks. No parks converted during this Housing Cycle.
18	Mobile Home Park Rent Review	Protect mobile home tenants from unwarranted rent increase	Ongoing	During this reporting period there were no rent review hearings conducted by the City.
19	Existing Home Rehabilitation Program	Provide funding for the rehab of 67 homes	Ongoing	During the reporting period, assisted 7 homeowners w/ VIBE; 10 w/ Homeowner Rehab Program, bringing to 82 the total assisted during Housing Cycle. (Also assisted 4 families w/HPRP & 6 homeless w/City funds.)
20	Housing Program Consultant	Continue to contract with housing consultant	Ongoing	City continues to retain the services of a housing consultant and employs a Housing Programs Manager and a Housing Programs Specialist.
21	Housing Element Monitoring	Update Housing Element as necessary	Ongoing	City continues to monitor and update the Housing Element as necessary.
22	Fair Housing	Support Fair Housing laws and statutes	Ongoing	City continues to provide Fair Housing Services to residents.
23	Removal of Governmental constraints	Remove governmental constraints to the development of housing	Ongoing	During this reporting period the City continues to assess how we permit residential care, licensed community care and transitional housing to meet the needs of the community and remove governmental constraints.
24	Dispersion of Lower Income Housing	Provide dispersion in the creation of affordable housing units	Ongoing	The affordable housing communities created during this Housing Cycle have been dispersed within the City.