Housing Policy Department
Received on:

MAR 1 1 2013

March 7, 2013

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

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-12 - 31-Dec-12

Table A

Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units 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	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	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	
Westlake Village II	5+	R	42	14	0	0		TCAC/RDA		
Magnolias	SF	O	0	0	4	0				
SolAire	SF	O	0	0	10	0				
(9) Total of **Above Moderate** from Table A3 ► ► ► ► ► ►						511	511			
(10) Total by income units (Field 5) Table A ► ► ►			42	14	14	0	0			

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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**	123	64	324	0	0	511

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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.			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	1/12-12/12		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	1,407	192	30	0	0	73	0	35	42		372	1,035
	Non-deed restricted												
Low	Deed Restricted	1,069	208	126	0	0	27	0	13	14		388	681
	Non-deed restricted												
Moderate	Deed Restricted	1,182	633	17	0	0	0	0	0	14		664	518
	Non-deed restricted												
Above Moderate		2,596	1,442	609	355	56	54	136	352	511		3,515	-919
Total RHNA by COG. Enter allocation number:		6,254										4,939	1,315
Total Units ► ► ►			2,475	782	355	56	154	136	400	581			
Remaining Need for RHNA Period ► ► ► ► ►													

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Reporting Period 1-Jan-12 - 31-Dec-12

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 .		
Name of Program	**Objective**	**Deadline in H.E.**	**Status of Program Implementation**
1 Density Bonus	Update Density Bonus Ordinance	31-Dec-06	Density Bonus Ord. (DBO) updated w/ comprehensive update to Title 20, San Marcos Municipal Code (Chap. 20.305). Updated Zoning Ordinance adopted 13 Nov 2012, becoming final 13 Dec 2012. DBO update is consistency w/ CA Govt
2 Inclusionary Housing	Create 305 affordable units	Ongoing	During current Housing Cycle, 488 rental & 14 for-sale units have been created under the Inclusionary Ord.
3 Redevelopment funded new construction and acquisition/rehab	Create 520 affordable units	Ongoing	During current Housing Cycle, 612 units were created with RDA fassistance, including, most recently, 56 new affordable units in Westlake Village (Phase II).
4 Encourage Smart Growth/Mixed Use	Designate areas for smart growth/mixed use	31-Dec-06	Established 7 areas in City. Westlake Village is under construction as 105-units w/ 4,100 sf commercial located close to light rail. A similar project, ParkView, is located next door; approved as 84-units w/ 4,000 sf commercial.
4B Mixed Use and Redevelopment	Expand Mixed Use zoning	1-Jul-07	Established San Marcos Creek & University Districts for future mixed-use development; ParkView received 9% tax credits in 2012 as mixed-use; continued work on Richmar SPA that will also incorporate mixed-use.

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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 in current Housing Cycle
7	LIHTC funded new construction	Create 235 affordable units	Ongoing	During current Housing Cycle, 328 units were created using LIHTC program, including 103 units at Autumn Terrace completed 2010 and 105 units at Westlake Village currently inder construction.
8	Consistency w/ Regional Comprehensive Plan	Focus new development around light rail stations	Ongoing	During this reporting period, City solicited constructioin bids on Connors Park, 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. None were permitted during 2012.
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 updated its Zoning Ordinance to facilitate the siting of Transitional Housing/Homeless Shelters.
12	Mortgage Credit Certificates	Fund 60 Mortgage Credit Certificates	Ongoing	During this reporting period 4 MCCs were issued; 31 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. None issued in 2012 due to State
14	CalHFA Down Payment Assistance	Educate public about CalFHA program	Ongoing	City Includes program information on City website.
15	Section 8 Housing Choice Vouchers	Assist 250 households with rental assistance	Ongoing	During this reporting period there were 308 families receiving Section 8 rental assistance within the City.

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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 5 homeowners w/ VIBE; 10 w/ Homeowner Rehab Program, bringing to 97 the total assisted during Housing Cycle. (Also assisted 1 family 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 updated its Zoning Ordinance to meet the needs of the community & 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.