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	6th Cycle 04/30/2021 - 04/30/2029

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
Prior APN*	**Current APN**	**Street Address**	**Project Name***	**Local Jurisdiction Tracking ID**	**Unit Category** (SFA,SFD,2 to 4,5+,ADU,MH)	**Tenure** R=Renter 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 provision/s 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 I.7**	**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: Start Data Entry Below								0	0	0	0	5	0	2	0	5	0	475	446	258	0							
	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	7/29/2025											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	961 W SAN MARCOS BLVD	Mixed-use building (41 apartments and 2,980 sf commercial)	SDP23-0001	5+	R	11/19/2025					2		2		2		35				NONE	No	Yes	Yes	Pending	Discretionary	Parking reduction
	2236303000	0 SAN ELIJO RD	San Elijo Hills Town Center Apartments	SDP24-0009	5+	R	1/13/2025					3				3		25	31			NONE	No	Yes	Yes	Pending	Discretionary	Various waivers to develop
	2191636300	1045 ARMORLITE DR	SP Amendment and CUP to convert retail space to residential	SP24-0002	5+	R	10/30/2025											10	10			NONE	No	No	No	Pending	Discretionary	

Jurisdiction	San Marcos
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier (1) and Unit Types (2, 3)

Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner
Summary Row: Start Data Entry Below						
	2202021300	263 CARMEL ST	263 E Carmel Mixed Use	SDP24-0004	5+	R
	2202104900	274 E MISSION RD	Woodward 46 Specific Plan	SP22-0005	2 to 4	O
	2191625700	0 ARMORLITE DR	SP23-0001 Mixed Use, Armorlite Drive	SP23-0001	5+	R
	1821311400	0 MULBERRY DR	Water Mill Homes, Inc.	TSM21-0004	SFD	O
	2202025200	0 SAN MARCOS CA	UNIVERSITY DISTRICT UNIT COUNT CHANGE	SC25-0002	5+	R
	2190741800	3641 NINTH ST	500 SF (N) ATTACHED ADU	B24-01128	ADU	R
	2193530300	1656 CURRY COMB DR	460 SF GARAGE CONV TO ADU	B24-01629	ADU	R
	2241120200	867 WULFF ST	(N) 739 SF ATT. ADU W/ 214 SF STORAGE RM, & 316 SF BALCONY	B24-00960	ADU	R
	2194600900	619 STARSTONE DR	CONVERT GARAGE INTO A JADU (390 SF)	B24-01726	ADU	R
	2185320300	715 RUSKIN PL	648 SF DETACHED ADU	B24-01224	ADU	R
	2217104200	870 WINDRIDGE CIR	864 SF ADU	B24-01485	ADU	R
	2265006500	1351 MCCLELLAND	1,000 SF DETACHED ADU WITH OUTDOOR STAIRS	B24-01612	ADU	R
	2185900200	504 PEACH WAY	CONVERSION & ADDITION TO GARAGE INTO A 426 SF ATTACHED ADU	B24-01662	ADU	R
	2235302300	1524 SAND DUNE WAY	CONVERT TUFF SHED INTO A (460 SF) ADU & ADD A FIREPLACE	B24-00608	ADU	R
	2194004300	3962 FIRST ST	NEW ADU (800 SF), GARAGE CONV-JADU (487 SF) & INT. REMODEL	B24-01194	ADU	R
	2194003000	3913 LAS CRUCES AVE	327 SF ADDITION TO EXISTING HOUSE & 532 SF DETACHED ADU	B24-01108	ADU	R
	2190741500	3642 8TH ST	608 SF DETACHED ADU	B24-01685	ADU	R
	2183722100	1263 CORTE FAMOSA	GARAGE CONVERSION INTO A NEW 458 SQFT ADU	B25-0355	ADU	R
	2187202000	843 VIA BARQUERO	ATTACHED ADU	B25-0389	ADU	R
	1821904100	292 BUENA CREEK RD	DETACHED ADU (1,000 SF) W/ CARPORT & COVERED PATIO (PC# B24-00973)	B25-0641	ADU	R
	2190614800	701 SYLVIS WAY	NEW (1000 SF) DETACHED ADU & (68 SF) COVERED WALKWAY (PC# B24-01626)	B25-0634	ADU	R
	2227631200	979 CANYON HEIGHTS	NEW 628 SF DETACHED ADU	B25-0862	ADU	R
	2185902800	347 KENTFIELD DR	289sf REMODEL & ADDITION 467sf JRADU GARAGE CONVERSION	B25-0353	ADU	R
	2202334900	1041 ROCK SPRINGS RD	NEW ATTACHED ADU WITH WOODEN STAIRCASE AND BALCONY	B25-1023	ADU	R
	2264402000	1557 INDIAN SUMMER CT	ATTACHED ADU 483sf	B25-0222	ADU	R
	6792293700	522 LEDGE ST	ATTACHED 370SF ADU WITH 414 SF GARAGE	B25-0754	ADU	R
	2190742501	260 RANCHO SANTA FE RD S	CONVERT EXISTING NON-HABITABLE SPACE INTO A 672 SF ADU IN A MIXED-USE BUILDING	B25-1291	ADU	R
	2183813400	1410 CORTE BRAVO	JUNIOR ADU GARAGE CONVERSION	B25-0040	ADU	R
	2220805700	1309 VISTA COLINA DR	(N) DETACHED MH ADU -	B25-0133	ADU	R
	2240220300	941 BRIANT ST	GARAGE CONVERSION TO (N) JADU (396 SF) (PC# B24-02015)	B25-0769	ADU	R
	1821022400	1773 MULBERRY DR	NEW (850 SF) DETACHED ADU WITH (222 SF) PATIO COVER	B25-0651	ADU	R
	2181604700	776 N ALDA DR	(2) (N) 582 SF DETACHED ADU'S	B25-0013	ADU	R
	2260524600	1210 SUTTER	731 SF ATTACHED ADU	B22-00512	ADU	R
	2204102200	413 WINTERGREEN PL	GARAGE CONVERSION 440 SF (CE2022-0293) JR ADU	B22-03286	ADU	R
	2264211600	192 CALLE QUERIDO	GARAGE CONV TO ATTACHED ADU (418SF)	B23-02756	ADU	R
	6791622600	1658 MILAN WAY	GARAGE CONVERSION TO JADU (428 SF)	B23-02970	ADU	R
	2185100600	723 VIA DE PLATA	GARAGE CONVERSION TO JADU (440SF)	B23-03143	ADU	R
	2268100800	758 FLAGSTONE CT	ADDITION & GARAGE CONV. TO ADU (498.11 SF)	B24-00883	ADU	R
	2193704800	3801 LA ROSA DR	GARAGE CONVERSION TO JR & HM ADDITION (CE2024-0262)	B24-01479	ADU	R
	2202311400	410 RICHLAND RD	ROOM CONVERSION TO JADU - 479 SF	B24-01546	ADU	R
	1821905100	278 SPRING CREEK RD	DETACHED ADU	B21-01173	ADU	R
	2192510100	3806 LINDA VISTA DR	DETACHED GARAGE CONVERSION ADU (CE2022-0043)	B22-01090	ADU	R
	2193703900	3832 COMMODORE DR	DETACHED ADU (252) (CE2021-0228)	B22-01123	ADU	R
	2261012300	1035 NORDAHL RD	ADU 748 SQ FT	B22-02309	ADU	R
	2180504900	785 TURTLE POINT WAY	997 SF DETACHED ADU W/ PORCH & 86 LF BY 8 FT TALL RET WALL	B22-03329	ADU	R
	2264601200	538 GLENHEATHER DR	PREFABRICATED DETACHED ADU (306 SF)	B23-00350	ADU	R
	2227101300	2171 COAST AVE	1000 SF DETACHED ADU (PLANS NEED ARCH UPDATED STAMP)	B23-00556	ADU	R
	2181020800	968 BORDEN RD	DETACHED ADU (990 SF)	B23-01114	ADU	R
	2260203400	1014 ROCK SPRINGS RD	999 SF DETACHED ADU	B23-02542	ADU	R
	2193604000	3723 PERDIDO ST	(N) 800 SF DETACHED ADU W/ ATTACHED GARAGE	B23-02773	ADU	R
	2261112400	823 NORDAHL RD #2	DETACHED DUPLEX ADU- 750 SF EACH	B23-02836	ADU	R
	2190612400	557 LAS FLORES DR	ADD 360SF TO EXIST GARAGE 600SF & CONV TO ADU (CE2023-0319)	B23-03063	ADU	R
	2203202000	188 GOSNELL WAY #1	742 SF DETACHED ADU W/ ATTACHED GARAGE	B23-03172	ADU	R
	2216132500	1124 LAKE RIDGE DR	731 SF DETACHED ADU	B24-00547	ADU	R
	2203202000	188 GOSNELL WAY #2	742 SF DETACHED ADU W/ ATTACHED GARAGE	B24-00939	ADU	R
	2260521700	447 BOUGHER RD	CONVERT 714 SF WORKSHOP TO ADU	B24-00977	ADU	R
	2210415700	550 MCMAHR RD	994 SF DETACHED ADU - MANUFACTURED HOME	B24-01227	ADU	R
	2191211500	1801 SALTBUSH DR	CIELO BY MERITAGE HOMES - BLDG	B24-01190	SFA	O
	2191211500	501 LOTUS DR	CIELO BY MERITAGE HOMES - BLDG 13 (10 UNITS)	B24-01195	SFA	O
	2210802200	679 FAHRENHEIT DR	AMPLITUDE AT N. CITY BY SHEA HOMES - BLDG 4 (5 UNITS)	B24-01260	SFA	O
	2283100100	1802 MOUNTAIN LAUREL RD	BRIX AT BARHAM BY LENNAR - BLDG 3 (7 UNITS)	B24-01306	SFA	O
	2283100100	1602 MOUNTAIN LAUREL RD	BRIX AT BARHAM BY LENNAR - BLDG 4 (7 UNITS)	B24-01310	SFA	O
	2283100100	1402 MOUNTAIN LAUREL RD	BRIX AT BARHAM BY LENNAR - BLDG 5 (7 UNITS)	B24-01311	SFA	O
	2283100100	1901 MOUNTAIN LAUREL RD	BRIX AT BARHAM BY LENNAR - BLDG 9 (3 UNITS)	B24-01315	SFA	O
	2283100100	1701 MOUNTAIN LAUREL RD	BRIX AT BARHAM BY LENNAR - BLDG 10 (3 UNITS)	B24-01316	SFA	O
	2210802200	414 CALIPER WAY	AXIS AT NORTH CITY BY LENNAR HOMES - BLDG 14 (4 UNITS)	B25-00016	SFA	O
	2210802200	428 CALIPER WAY	AXIS AT NORTH CITY BY LENNAR HOMES - BLDG 15 (4 UNITS)	B25-00017	SFA	O
	2210802200	457 CALIPER WAY	AXIS AT NORTH CITY BY LENNAR HOMES - BLDG 19 (5 UNITS)	B25-00018	SFA	O
	2210802200	438 CALIPER WAY	AXIS AT NORTH CITY BY LENNAR HOMES - BLDG 16 (3 UNITS)	B25-00019	SFA	O
	2210802200	450 CALIPER WAY	AXIS AT NORTH CITY BY LENNAR HOMES - BLDG 17 (3 UNITS)	B25-00020	SFA	O
	2210802200	502 SPINDLE WAY	REVEL AT N. CITY BY SHEA HOMES - BLDG 31 (6 UNITS)	B25-00034	SFA	O
	2210802200	503 SPINDLE WAY	REVEL AT N. CITY BY SHEA HOMES - BLDG 32 (6 UNITS)	B25-00035	SFA	O
	2210802200	419 CALIPER WAY	AXIS AT NORTH CITY BY LENNAR HOMES - MODEL BLDG 22 (4 UNITS)	B22-02311	SFA	O
	2210802200	447 CALIPER WAY	AXIS AT NORTH CITY BY LENNAR HOMES - BLDG 20 (5 UNITS)	B24-02079	SFA	O
	2210802200	435 CALIPER WAY	AXIS AT NORTH CITY BY LENNAR HOMES - BLDG 21 (5 UNITS)	B24-02080	SFA	O
	2210802200	402 CALIPER WAY	AMPLITUDE AT N. CITY BY SHEA HOMES - BLDG 13 (5 UNITS)	B25-00023	SFA	O
	2210802200	403 CALIPER WAY	AMPLITUDE AT N. CITY BY SHEA HOMES - BLDG 23 (4 UNITS)	B25-00024	SFA	O
	2210802200	174 WATT RD	AMPLITUDE AT N. CITY BY SHEA HOMES - BLDG 45 (4 UNITS)	B25-00063	SFA	O
	2210802200	186 WATT RD	AMPLITUDE AT N. CITY BY SHEA HOMES - BLDG 46 (4 UNITS)	B25-00064	SFA	O
	2210802200	114 WATT RD	AMPLITUDE AT N. CITY BY SHEA HOMES - BLDG 63 (4 UNITS)	B25-00065	SFA	O
	2210802200	126 WATT RD	AMPLITUDE AT N. CITY BY SHEA HOMES - BLDG 64 (4 UNITS)	B25-00066	SFA	O
	2283100100	1202 MOUNTAIN LAUREL RD	BRIX AT BARHAM BY LENNAR - BLDG 6 (7 UNITS)	B24-01312	SFA	O
	2283100100	1301 MOUNTAIN LAUREL RD	BRIX AT BARHAM BY LENNAR - BLDG 11 (3 UNITS)	B24-01317	SFA	O
	2283100100	1101 MOUNTAIN LAUREL RD	BRIX AT BARHAM BY LENNAR - BLDG 12 (3 UNITS)	B24-01318	SFA	O
	2210802200	314 BEAKER RD	RADIUS AT N. CITY BY LENNAR HOMES - BLDG #40 (8 UNITS)	B25-00042	SFA	O
	2210802200	460 CALIPER WAY	AXIS AT NORTH CITY BY LENNAR HOMES - BLDG 18 (6 UNITS)	B25-00021	SFA	O
	2210802200	336 BEAKER RD	RADIUS AT N. CITY BY LENNAR HOMES - BLDG #41 (8 UNITS)	B25-00043	SFA	O
	2283100100	2802 FAYE DR	BRIX AT BARHAM BY LENNAR - BLDG 15 (7 UNITS)	B24-01321	SFA	O
	2283100100	2602 FAYE DR	BRIX AT BARHAM BY LENNAR - BLDG 16 (3 UNITS)	B24-01322	SFA	O
	2210802200	240 ABACUS AVE	AXIS AT NORTH CITY BY LENNAR HOMES - BLDG 49 (5 UNITS)	B25-00047	SFA	O
	2210802200	241 ABACUS AVE	AXIS AT NORTH CITY BY LENNAR HOMES - BLDG 48 (5 UNITS)	B25-00048	SFA	O
	2210802200	358 BEAKER RD	RADIUS AT N. CITY BY LENNAR HOMES - BLDG #42 (8 UNITS)	B25-00044	SFA	O
	2283100100	2501 FAYE DR	BRIX AT BARHAM BY LENNAR - BLDG 25 (7 UNITS)	B24-01331	SFA	O
	2210802200	380 BEAKER RD	RADIUS AT N. CITY BY LENNAR HOMES - BLDG #43 (8 UNITS)	B25-00045	SFA	O
	2283100100	2901 FAYE DR	BRIX AT BARHAM BY LENNAR - BLDG 23 (7 UNITS)	B24-01329	SFA	O
	2283100100	2701 FAYE DR	BRIX AT BARHAM BY LENNAR - BLDG 24 (7 UNITS)	B24-01330	SFA	O
	2210802200	331 BEAKER RD	AXIS AT NORTH CITY BY LENNAR HOMES - BLDG 51 (3 UNITS)	B25-00051	SFA	O
	2210802200	347 BEAKER RD	AXIS AT NORTH CITY BY LENNAR HOMES - BLDG 52 (6 UNITS)	B25-00052	SFA	O
	2210802200	521 SPINDLE WAY	AMPLITUDE AT N. CITY BY SHEA HOMES - BLDG 33 (4 UNITS)	B25-00028	SFA	O
	2210802200	532 SPINDLE WAY	REVEL AT N. CITY BY SHEA HOMES - BLDG 30 (3 UNITS)	B25-00033	SFA	O
	2210802200	538 SPINDLE WAY	REVEL AT N. CITY BY SHEA HOMES - BLDG 29 (4 UNITS)	B25-00032	SFA	O
	2210802200	402 BEAKER RD	RADIUS AT N. CITY BY LENNAR HOMES - BLDG #44 (8 UNITS)	B25-00046	SFA	O
	2210802200	533 SPINDLE WAY	AMPLITUDE AT N. CITY BY SHEA HOMES - BLDG 24 (4 UNITS)	B25-00025	SFA	O

Affordability by Household Incomes - Completed Entitlement (4, 5, 6)

Local Jurisdiction Tracking ID	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	Entitlement Date Approved	# of Units issued Entitlements
SDP24-0004					9		28				210	5/22/2025	247
SP22-0005											46	9/23/2025	46
SP23-0001					17						148	6/24/2025	165
TSM21-0004											9	3/17/2025	[illegible]
SC25-0002											258	8/25/2025	258
B24-01128													0
B24-01629													0
B24-00960													0
B24-01726													0
B24-01224													0
B24-01485													0
B24-01612													0
B24-01662													0
B24-00608													0
B24-01194													0
B24-01108													0
B24-01685													0
B25-0355													0
B25-0389													0
B25-0641													0
B25-0634													0
B25-0862													0
B25-0353													0
B25-1023													0
B25-0222													0
B25-0754													0
B25-1291													0
B25-0040													0
B25-0133													0
B25-0769													0
B25-0651													0
B25-0013													0
B22-00512													0
B22-03286													0
B23-02756													0
B23-02970													0
B23-03143													0
B24-00883													0
B24-01479													0
B24-01546													0
B21-01173													0
B22-01090													0
B22-01123													0
B22-02309													0
B22-03329													0
B23-00350													0
B23-00556													0
B23-01114													0
B23-02542													0
B23-02773													0
B23-02836													0
B23-03063													0
B23-03172													0
B24-00547													0
B24-00939													0
B24-00977													0
B24-01227													0
B24-01190													0
B24-01195													0
B24-01260													0
B24-01306													0
B24-01310													0
B24-01311													0
B24-01315													0
B24-01316													0
B25-00016													0
B25-00017													0
B25-00018													0
B25-00019													0
B25-00020													0
B25-00034													0
B25-00035													0
B22-02311													0
B24-02079													0
B24-02080													0
B25-00023													0
B25-00024													0
B25-00063													0
B25-00064													0
B25-00065													0
B25-00066													0
B24-01312													0
B24-01317													0
B24-01318													0
B25-00042													0
B25-00021													0
B25-00043													0
B24-01321													0
B24-01322													0
B25-00047													0
B25-00048													0
B25-00044													0
B24-01331													0
B25-00045													0
B24-01329													0
B24-01330													0
B25-00051													0
B25-00052													0
B25-00028													0
B25-00033													0
B25-00032													0
B25-00046													0
B25-00025													0

Affordability by Household Incomes - Building Permits (7, 8, 9)

Local Jurisdiction Tracking ID	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	Building Permits Date Issued	# of Units Issued Building Permits
SDP24-0004													0
SP22-0005													0
SP23-0001													0
TSM21-0004													0
SC25-0002													0
B24-01128											1	1/3/2025	1
B24-01629											2	1/28/2025	2
B24-00960											1	2/18/2025	1
B24-01726											1	3/5/2025	1
B24-01224											1	[illegible]	1
B24-01485											1	3/6/2025	1
B24-01612											1	3/21/2025	1
B24-01662											1	3/21/2025	1
B24-00608											1	4/8/2025	1
B24-01194											2	5/20/2025	2
B24-01108											1	5/27/2025	1
B24-01685											1	6/3/2025	1
B25-0355											1	8/25/2025	0
B25-0389											1	9/8/2025	0
B25-0641											1	5/8/2025	0
B25-0634											1	6/12/2025	0
B25-0862											1	9/3/2025	0
B25-0353											1	7/7/2025	0
B25-1023											1	10/16/2025	0
B25-0222											1	8/11/2025	0
B25-0754											1	9/10/2025	0
B25-1291											1	9/10/2025	0
B25-0040											1	10/29/2025	0
B25-0133											1	11/17/2025	0
B25-0769											1	10/29/2025	0
B25-0651											1	5/15/2025	0
B25-0013											2	8/5/2025	0
B22-00512													0
B22-03286													0
B23-02756													0
B23-02970													0
B23-03143													0
B24-00883													0
B24-01479													0
B24-01546													0
B21-01173													0
B22-01090													0
B22-01123													0
B22-02309													0
B22-03329													0
B23-00350													0
B23-00556													0
B23-01114													0
B23-02542													0
B23-02773													0
B23-02836													0
B23-03063													0
B23-03172													0
B24-00547													0
B24-00939													0
B24-00977													0
B24-01227													0
B24-01190											8	1/21/2025	8
B24-01195											10	4/4/2025	10
B24-01260											5	1/23/2025	5
B24-01306											7	2/19/2025	7
B24-01310											7	2/19/2025	7
B24-01311											7	3/5/2025	7
B24-01315											3	2/3/2025	3
B24-01316											3	2/3/2025	3
B25-00016											4	2/20/2025	4
B25-00017											4	2/20/2025	4
B25-00018											5	3/17/2025	5
B25-00019											3	4/22/2025	3
B25-00020											3	4/22/2025	3
B25-00034											6	3/20/2025	6
B25-00035											6	3/20/2025	6
B22-02311											4	1/27/2025	4
B24-02079											5	1/27/2025	5
B24-02080											5	1/27/2025	5
B25-00023											5	4/17/2025	5
B25-00024											4	4/17/2025	4
B25-00063											4	4/17/2025	4
B25-00064											4	4/17/2025	4
B25-00065											4	4/17/2025	4
B25-00066											4	4/17/2025	4
B24-01312											7	3/5/2025	7
B24-01317											3	4/24/2025	3
B24-01318											3	4/24/2025	3
B25-00042											8	5/1/2025	8
B25-00021											6	5/21/2025	6
B25-00043											8	5/27/2025	8
B24-01321											7	5/28/2025	7
B24-01322											3	5/28/2025	3
B25-00047											5	6/23/2025	5
B25-00048											5	6/23/2025	5
B25-00044											8	7/2/2025	8
B24-01331											7	7/22/2025	7
B25-00045											8	8/19/2025	8
B24-01329											7	9/3/2025	7
B24-01330											7	9/3/2025	7
B25-00051											3	9/4/2025	3
B25-00052											6	9/4/2025	6
B25-00028											4	9/15/2025	4
B25-00033											3	9/15/2025	3
B25-00032											4	9/24/2025	4
B25-00046											8	9/24/2025	8
B25-00025											4	9/29/2025	4

Affordability by Household Incomes - Certificates of Occupancy (10, 11, 12)

Local Jurisdiction Tracking ID	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	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
SDP24-0004													0
SP22-0005													0
SP23-0001													0
TSM21-0004													0
SC25-0002													0
B24-01128													0
B24-01629											2	5/14/2025	2
B24-00960													0
B24-01726											1	12/9/2025	1
B24-01224													0
B24-01485													0
B24-01612											1	10/7/2025	1
B24-01662											1	5/20/2025	1
B24-00608													0
B24-01194													0
B24-01108											1	10/27/2025	1
B24-01685													0
B25-0355													0
B25-0389													0
B25-0641													0
B25-0634													0
B25-0862													0
B25-0353													0
B25-1023													0
B25-0222													0
B25-0754													0
B25-1291													0
B25-0040													0
B25-0133													0
B25-0769													0
B25-0651													0
B25-0013													0
B22-00512											1	6/3/2025	1
B22-03286											1	6/4/2025	1
B23-02756											1	2/7/2025	1
B23-02970											1	5/12/2025	1
B23-03143											1	9/5/2025	1
B24-00883											1	8/28/2025	1
B24-01479											1	4/17/2025	1
B24-01546											1	4/23/2025	1
B21-01173											1	12/18/2025	1
B22-01090											1	6/9/2025	1
B22-01123											1	3/21/2025	1
B22-02309											1	4/16/2025	1
B22-03329											1	8/21/2025	1
B23-00350											1	4/4/2025	1
B23-00556											1	12/22/2025	1
B23-01114											1	5/29/2025	1
B23-02542											1	1/27/2025	1
B23-02773											1	6/27/2025	1
B23-02836											2	8/5/2025	2
B23-03063											1	7/8/2025	1
B23-03172											1	10/13/2025	1
B24-00547											1	4/17/2025	1
B24-00939											1	10/13/2025	1
B24-00977											1	1/7/2025	1
B24-01227											1	4/18/2025	1
B24-01190											8	7/24/2025	8
B24-01195											10	9/16/2025	10
B24-01260											5	11/13/2025	5
B24-01306											7	10/21/2025	7
B24-01310											7	10/28/2025	7
B24-01311											7	11/18/2025	7
B24-01315											3	9/30/2025	3
B24-01316											3	9/30/2025	3
B25-00016											4	10/22/2025	4
B25-00017											4	10/22/2025	4
B25-00018											5	11/17/2025	5
B25-00019											3	12/16/2025	3
B25-00020											3	12/15/2025	3
B25-00034											6	12/4/2025	6
B25-00035											6	12/12/2025	6
B22-02311													0
B24-02079													0
B24-02080													0
B25-00023													0
B25-00024													0
B25-00063													0
B25-00064													0
B25-00065													0
B25-00066													0
B24-01312													0
B24-01317													0
B24-01318													0
B25-00042													0
B25-00021													0
B25-00043													0
B24-01321													0
B24-01322													0
B25-00047													0
B25-00048													0
B25-00044													0
B24-01331													0
B25-00045													0
B24-01329													0
B24-01330													0
B25-00051													0
B25-00052													0
B25-00028													0
B25-00033													0
B25-00032													0
B25-00046													0
B25-00025													0

Streamlining (13), Historic Sites (14), Infill (15), Housing with Financial Assistance and/or Deed Restrictions (16, 17), Housing without Financial Assistance or Deed Restrictions (18), Term of Affordability or Deed Restriction (19), Demolished/Destroyed Units (20), Density Bonus (21–24), Notes (25)

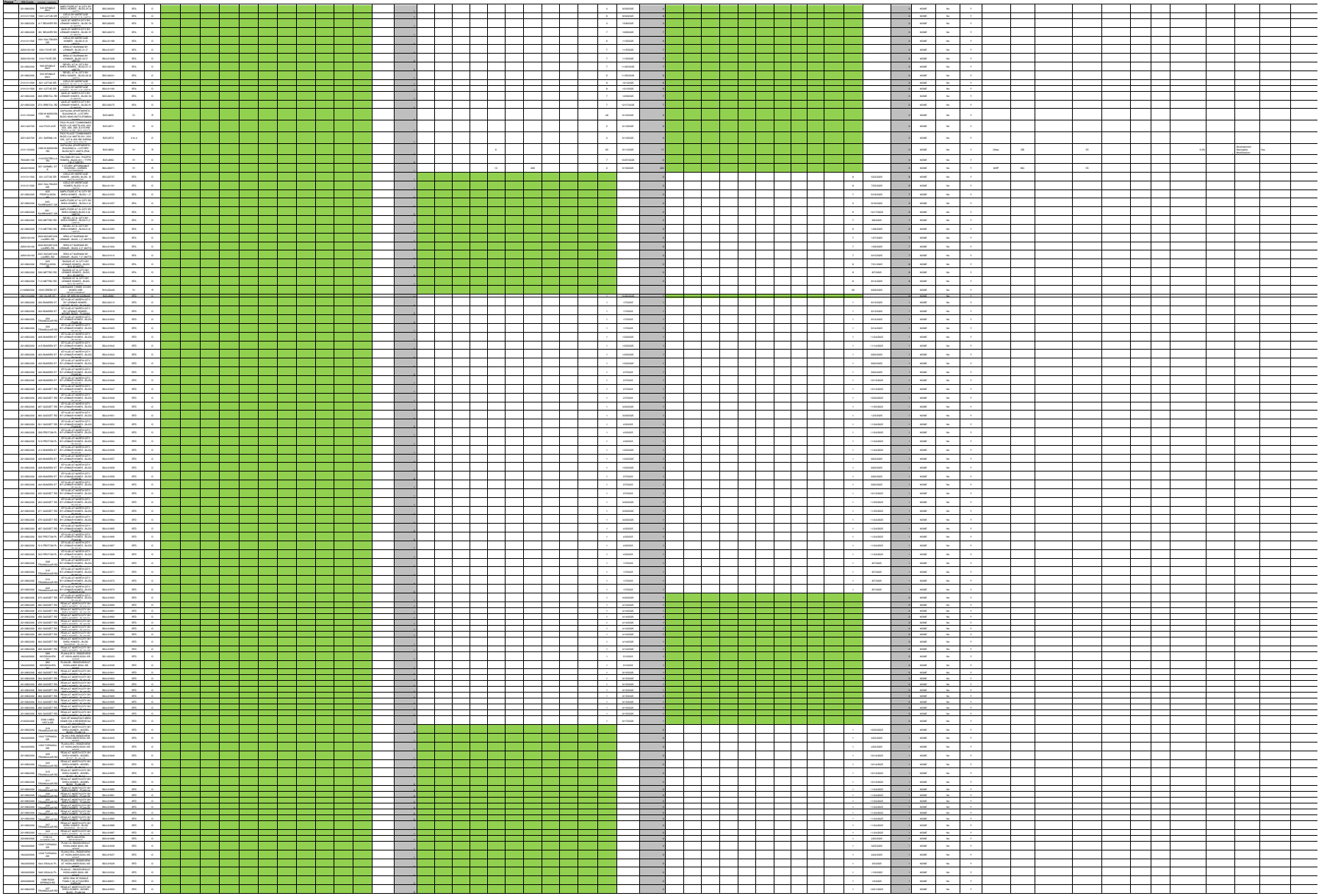
Local Jurisdiction Tracking ID	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
SDP24-0004	NONE	No	Y	Other	Other		55						Development Standards Modification	No	This project provided 37 affordable units as part of fulfilling its 15% affordable requirement under the University District
SP22-0005	NONE	No	Y											No	
SP23-0001	NONE	No	Y	Other	Other		55								Specific Plan provides development standards specific to the development, no concessions have been requested, as allowed under State Density Bonus Law. Project is meeting the 15% IHO requirement
TSM21-0004	NONE	No	Y												
SC25-0002	NONE	No	Y												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.
B24-01128	NONE	No	Y												
B24-01629	NONE	No	Y												
B24-00960	NONE	No	Y												
B24-01726	NONE	No	Y												
B24-01224	NONE	No	Y												
B24-01485	NONE	No	Y												
B24-01612	NONE	No	Y												
B24-01662	NONE	No	Y												
B24-00608	NONE	No	Y												
B24-01194	NONE	No	Y												
B24-01108	NONE	No	Y												
B24-01685	NONE	No	Y												
B25-0355	NONE	No	Y												
B25-0389	NONE	No	Y												
B25-0641	NONE	No	Y												
B25-0634	NONE	No	Y												
B25-0862	NONE	No	Y												
B25-0353	NONE	No	Y												
B25-1023	NONE	No	Y												
B25-0222	NONE	No	Y												
B25-0754	NONE	No	Y												
B25-1291	NONE	No	Y												
B25-0040	NONE	No	Y												
B25-0133	NONE	No	Y												
B25-0769	NONE	No	Y												
B25-0651	NONE	No	Y												
B25-0013	NONE	No	Y												
B22-00512	NONE	No	Y												
B22-03286	NONE	No	Y												
B23-02756	NONE	No	Y												
B23-02970	NONE	No	Y												
B23-03143	NONE	No	Y												
B24-00883	NONE	No	Y												
B24-01479	NONE	No	Y												
B24-01546	NONE	No	Y												
B21-01173	NONE	No	Y												
B22-01090	NONE	No	Y												
B22-01123	NONE	No	Y												
B22-02309	NONE	No	Y												
B22-03329	NONE	No	Y												
B23-00350	NONE	No	Y												
B23-00556	NONE	No	Y												
B23-01114	NONE	No	Y												
B23-02542	NONE	No	Y												
B23-02773	NONE	No	Y												
B23-02836	NONE	No	Y												
B23-03063	NONE	No	Y												
B23-03172	NONE	No	Y												
B24-00547	NONE	No	Y												
B24-00939	NONE	No	Y												
B24-00977	NONE	No	Y												
B24-01227	NONE	No	Y												
B24-01190	NONE	No	Y												
B24-01195	NONE	No	Y												
B24-01260	NONE	No	Y												
B24-01306	NONE	No	Y												
B24-01310	NONE	No	Y												
B24-01311	NONE	No	Y												
B24-01315	NONE	No	Y												
B24-01316	NONE	No	Y												
B25-00016	NONE	No	Y												
B25-00017	NONE	No	Y												
B25-00018	NONE	No	Y												
B25-00019	NONE	No	Y												
B25-00020	NONE	No	Y												
B25-00034	NONE	No	Y												
B25-00035	NONE	No	Y												
B22-02311	NONE	No	Y												
B24-02079	NONE	No	Y												
B24-02080	NONE	No	Y												
B25-00023	NONE	No	Y												
B25-00024	NONE	No	Y												
B25-00063	NONE	No	Y												
B25-00064	NONE	No	Y												
B25-00065	NONE	No	Y												
B25-00066	NONE	No	Y												
B24-01312	NONE	No	Y												
B24-01317	NONE	No	Y												
B24-01318	NONE	No	Y												
B25-00042	NONE	No	Y												
B25-00021	NONE	No	Y												
B25-00043	NONE	No	Y												
B24-01321	NONE	No	Y												
B24-01322	NONE	No	Y												
B25-00047	NONE	No	Y												
B25-00048	NONE	No	Y												
B25-00044	NONE	No	Y												
B24-01331	NONE	No	Y												
B25-00045	NONE	No	Y												
B24-01329	NONE	No	Y												
B24-01330	NONE	No	Y												
B25-00051	NONE	No	Y												
B25-00052	NONE	No	Y												
B25-00028	NONE	No	Y												
B25-00033	NONE	No	Y												
B25-00032	NONE	No	Y												
B25-00046	NONE	No	Y												
B25-00025	NONE	No	Y												

Jurisdiction: San Marcos
Reporting Year: 2024 (Jan. 1 - Dec. 31)
Planning Period: 6th Cycle

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Select how many years are covered in this report



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

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.

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

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 inlcusion 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 feasiblity study on a city-owned parcel identified for affordable development.	Other	1	A Notice of Funding Available and Notice of Availabily 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	

5. Facilitate Affordable and Special Needs Housing Construction	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	12/31/2029	6th Cycle	Continuous	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.	Units	320	A Notice of Funding Available and Notice of Availabily of property was publicly advertised via PlanetBids during 2025.
5. Facilitate Affordable and Special Needs Housing Construction	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.	12/31/2029	6th Cycle	Continuous	The City maintains close relationships with affordable development community.A Notice of Availablity/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	Meetings	74	www.sanmarcosca.gov/Business-Services/Development/Planning/Project-Application-Process
5. Facilitate Affordable and Special Needs Housing Construction	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	12/31/2029	6th Cycle	Continuous	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.	Other	1	https://www.sanmarcosca.gov/Business-Services/Development/Forms-Applications/Fees
6. Inclusionary Housing	Create 49 inclusionary affordable units, 30% in HR areas.	12/31/2029	6th Cycle	Completed	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.	Units	355	https://library.municode.com/ca/san_marcos/codes/code_of_ordinances?nodeId=TIT20ZO_CH20.310INHO

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. Entitlment 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 Dwelliing 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?nodeId=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 Progream (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

14. Housing Choice Vouchers (Section 8)	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.	12/31/2029	6th Cycle	Continuous	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.	Persons	267	https://www.sanmarcosca.gov/Resident-Services/Housing/Affordable-Housing
15. Mobile Home Park Rent Review	Assist in protecting mobile home park tenants from unwarranted rent increases as requested by mobile home owners and tenants.	12/31/2029	6th Cycle	Continuous	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.	Other	1	https://library.municode.com/ca/san_marcos/codes/code_of_ordinances?nodeId=TIT16MOMOPA_CH16.16MORERECO
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.	12/31/2029	6th Cycle	Continuous	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.	Other	1	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
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	12/31/2029	6th Cycle	Continuous	The City is researching exisiting programs in neighboring jurisdictions to identify best practices and additional resourcces, including lending partners to strengthen the RRLP prior to reinstating the program.	Households		https://www.sanmarcosca.gov/Resident-Services/Housing
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.	12/31/2029	6th Cycle	Continuous	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.	Other	1	Energy and Green Building Code adopted January 1, 2026: https://library.municode.com/ca/san_marcos/codes/code_of_ordinances?nodeId=TIT17BUCOREAC_CH17.04CAENCO

19. Lead Based Paint Education and Reduction Program	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.	12/31/2029	6th Cycle	Continuous	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.	Other	1	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
20. Monitor changes in Federal/State Housing, Planning and Zoning laws	Monitor State and Federal legislation as well as City development process and zoning regulations to identify and remove housing constraints.	12/31/2029	6th Cycle	Continuous	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 reflects 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 associed with AB130.	Other	1	https://library.municode.com/ca/san_marcos/codes/code_of_ordinances?nodeId=TIT20ZO_CH20.305DEBO
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.	12/31/2029	6th Cycle	Continuous	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.	Other	11	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
22. Fair Housing	Support fair housing laws and initiatives by serving 45 individuals per year.	12/31/2029	6th Cycle	Continuous	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 respresents an average served/year during this HE Cycle	Persons	126	www.sanmarcosca.gov/Resident-Services/Housing/Fair-Housing

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	6th Cycle	04/30/2021 - 04/30/2029

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									

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

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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:
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

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

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Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2

Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Moderate Income RHNA		Notes
1					2	3	4							5		6
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	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 Moderate Income Units Converted from Above Moderate	Date Converted	Notes
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0		

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

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table G
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						

Jurisdiction	San Marcos	**NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns**	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2025 (Jan. 1 - Dec. 31)		

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Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**	**Surplus Designation**	**Parcel Size (in acres)**	**Notes**
Summary Row: Start Data Entry Below						
220-311-29-83	500 Rancheros Dr, SPC 122	Residential	1	Surplus Land	0.1	exact acreage unknown
219-410-48-50	150 S. Rancho Sante Fe Rd, SPC 146	Residential	1	Surplus Land	0.08	exact acreage unknown

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

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 Code65915(b)(1)(F)

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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	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														

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

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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	

Jurisdiction	San Marcos		**NOTE: This table needs to be completed with any sites within your jurisdiction that were newly added to a National, State, or Local register of historic places within the reporting year. If none, leave blank.**	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2025	(Jan. 1 - Dec. 31)		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table L
Historical Resources

Parcel Identifier		Designation				Size	Notes
1		2				3	4
APN	**Street Address/Intersection**	**Date of Designation**	**Designation Level**	**Historic Site Period**	**Areas of Significance**	**Parcel Size (in acres)**	**Notes**
Summary Row:							

Jurisdiction	San Marcos	
Reporting Year	2025	(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 $ -

Total award amount is auto-populated based on amounts entered in rows 15-26.

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**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	26
	Non-Deed Restricted	0
Low	Deed Restricted	28
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		671
Total Units		**725**

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**

Certificate of Occupancy 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	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		297
Total Units		**297**