

City of San Marcos

2013-2021

Housing Element

City of San Marcos
1 Civic Center Drive
San Marcos, CA 92069

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San Marcos Housing Element

8.1 Introduction

The Housing Element provides the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all community residents.

8.1.1 Purpose of the Housing Element

The Housing Element is a mandatory General Plan element. It identifies ways in which the housing needs of existing and future residents can be met. State law requires that all cities adopt a Housing Element and describe in detail the necessary contents of the housing element. This Housing Element responds to those requirements, and responds specifically to conditions and policy directives unique to San Marcos. This Housing Element provides policy guidance for the 2013-2021 planning period for jurisdictions within the San Diego Association of Governments (SANDAG) region.

The California Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the state's main housing goal. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive general plans. Section 65581 of the California Government Code reflects the legislative intent for mandating that each city and county prepare a Housing Element:

- a. To assure that counties and cities recognize their responsibilities in contributing to the attainment of the State housing goal.
- b. To assure that counties and cities will prepare and implement housing elements which, along with federal and State programs, will move toward attainment of the state housing goals.
- c. To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the State housing goal, provided such a determination is compatible with the State housing goal and regional housing needs.
- d. To ensure that each local government cooperates with other local governments in order to address regional housing needs.

8.1.2 Scope and Content of the Housing Element

The Housing Element covers the planning period of April 30, 2013 through April 30, 2021, identifies strategies and programs to: 1) encourage the development of a variety of housing opportunities; 2) provide housing opportunities for persons of lower and moderate incomes; 3) preserve the quality of the existing housing stock

in San Marcos; 4) minimize governmental constraints; and 5) promote equal housing opportunities for all residents.

Toward these ends, the Housing Element consists of:

- An introduction of the scope and purpose of the Housing Element
- An analysis of the City's demographic and housing characteristics and trends
- A review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs
- An evaluation of land, administrative, and financial resources available to address the housing goals
- A review of past accomplishments under the previous Housing Element
- A Housing Plan to address the identified housing needs, including housing goals, policies, and programs

8.1.3 Relationship to Other General Plan Elements

The San Marcos General Plan consists of the following elements:

- Land Use and Community Design
- Mobility
- Conservation and Open Space
- Parks, Recreation and Community Health
- Safety
- Noise
- Housing

When any element of the General Plan is amended, the City will review the Housing Element and if necessary, amend it to ensure continued consistency among elements.

The Housing Element contains policies and programs that are consistent with policy directives in all other General Plan elements. Hazards, the natural environment, and infrastructure considerations discussed in detail in the General Plan relate specifically in the context of potential constraints to future residential development. Development policies contained in the Land Use and Community Design Element—which establishes the location, type, density, and distribution of local land uses, including housing—most directly relate to the Housing Element. The policies and priorities of both the Housing and Land Use and Community Design Elements have been carefully balanced to maintain internal consistency.

Two of the key topics addressed in the General Plan are smart growth and mixed use development. Smart growth advocates compact, transit-oriented, walkable, bicycle-friendly land use patterns, including neighborhood schools, complete streets, and mixed-use development with a range of housing choices. Specifically, goals in the Land Use and Community Design Element aim to:

- Achieve a balanced distribution and compatible mix of land uses to meet the present and future needs of all residents and the business community;

- Promote development standards and land use patterns that encourage long-term environmental sustainability; and
- Provide for land use patterns that are compatible with and support a variety of mobility opportunities and choices.

The establishment of mixed land uses in the Land Use and Community Design Element is a key tool in implementing the goals of the Plan.

8.1.4 Community Context

The City of San Marcos covers just over 24 square miles in the North County area of the region. The City is located in the central portion of northern San Diego County, approximately 40 miles north of downtown San Diego. The City is bounded by the cities of Vista and Carlsbad to the west, the city of Escondido to the east, and unincorporated areas within the County of San Diego to the north and south. Regional access is provided by State Route 78, an east/west highway that links Interstate 5 with Interstate 15, both of which provide north/south access.

The City incorporated in 1963; however, the community was established much earlier than that. In the late 1700s, the Spaniards came upon a valley which they named “Los Vallecitos de San Marcos” (Little Valley of Saint Mark) in honor of the day it was discovered. In 1956, San Marcos began to grow rapidly when Colorado River water arrived in the City. At that time, businesses started up and people moved to the area. Since then, San Marcos has grown faster than any other jurisdiction in the region.

As indicated in the Housing Needs Assessment, between 2000 and 2010, the City’s population increased by 52 percent. San Marcos offers a mix of housing types. Single-family homes make up about 61 percent of the housing stock, multi-family comprises about 28 percent, and mobile homes comprise the remaining 12 percent. Between 2000 and 2010, the City’s housing stock increased by 52 percent, equal to the population growth in the same period. San Marcos is now home to two of the region’s major education facilities: Palomar Community College and California State University, San Marcos.

8.1.5 Public Participation

The Housing Element must reflect the values and preferences of the San Marcos Community; therefore, public participation plays a role in the development of this Element. Section 65583(c)(6)(B) of the Government Code states: “The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.” This process not only includes residents of the community, but also coordinates participation among local agencies and housing groups, community organizations, and housing sponsors.

On February 21, 2013, the Planning Commission conducted a study session prior to submitting the draft Housing Element to the State Department of Housing and

Community Development (HCD) to discuss the Draft Housing Element. Notification of the study session was published in the *U-T San Diego* newspaper. To ensure that the housing concerns of low- and moderate-income and special needs residents were addressed, the City notified agencies and organizations that serve the low- and moderate-income and special needs communities in San Marcos and surrounding areas. Local stakeholders such as developers, neighboring jurisdictions and housing advocates were invited to review and comment on the 2013-2021 Housing Element and to attend the study session. The list of agencies and organization invited to the study session are listed in Appendix B. As appropriate, their comments and concerns have been integrated into the Housing Element. *[Insert examples of comments after Study Session]*

The draft Housing Element was made available to the public at the following locations:

- San Marcos City Hall
- City website
- San Diego County Library – San Marcos Branch

8.1.6 Data Sources and Methodology

Data from several resources informed the crafting of the San Marcos Housing Element. One of the most cited sources is the 2010 Census. The 2010 Census provides consistent demographic characteristics that are widely accepted. Several data sources supplement the Census data on topics of income, housing, and household characteristics, including:

- American Community Survey (ACS) 1-, 3-, and 5- year data estimates from the Census Bureau
- California Department of Finance 2012 Population and Housing Estimates
- Additional information has been drawn from the 2009 Comprehensive Housing Affordability Strategy (CHAS) data. CHAS data are based on special tabulations for the U.S. Department of Housing and Urban Development (HUD) from sample Census data.

Compared to the 2000 Census, the data provided by the 2010 Census are limited and in most instances, instead of providing 100 population data for demographic factors, provide estimates. Many of these estimates (such as the 1-, 3-, and 5- year American Community Survey data and California Department of Finance data) are shown solely as percentages, as the raw numbers carry a significant margin of error, especially for smaller geographies such as cities and Census-designated places. Nonetheless, the percentages give a general indication of population and employment trends. The information contained in the CHAS is based on special tabulations from sample Census data. Thus, the number of households in each category often deviates slightly from 100 percent due to extrapolations to the total household level. Because of this, interpretations of CHAS data should focus on proportions and percentages rather than on precise numbers.

Data for specific topics were obtained from a range of sources, including but not limited to housing cost information from Dataquick and the San Diego County Apartment Association and special needs data from the California Department of Developmental Services (DDS) and The Regional Task Force on the Homeless.

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8.2 Housing Needs Assessment

To understand housing needs of current San Marcos residents, this section describes population characteristics, employment patterns, and income levels in San Marcos. The information illustrates how the City of San Marcos has grown and changed, and identifies patterns and trends that serve as the basis for crafting the City's housing policies and programs. Projections show how the community is expected to change over the next two decades. Where relevant, conditions in San Marcos are compared with surrounding communities and San Diego region in general.

8.2.1 Population Characteristics and Trends

The City's close proximity to regional freeways, strong employment base, stable residential neighborhoods, and strong quality of life have made San Marcos a prime destination for homebuyers and renters. To clarify the type of housing that will be needed to meet future demand, Housing Element law requires that this element assess population and economic characteristics. Population, income, and employment characteristics provide insight regarding current and future housing need in San Marcos. Characteristics such as age, ethnicity, and employment influence the type and cost of housing needed or in high demand. Tracking changes in the City's demographics can also help City leaders better respond to or anticipate changing housing demand.

Population Growth

Founded in the late 1800s and incorporated in 1963, the City of San Marcos has been one of the fastest growing cities in the San Diego region and the State in recent years. During the 1980s, San Marcos doubled its population. Growth continued to increase between 1990 and 2010, when the City more than doubled its population again. In 2010, the population had grown to 83,781. The San Diego Association of Governments (SANDAG) growth forecasts predict a steady increase in population through 2050 (**Figure 8-1**). From 2010 to 2020, SANDAG estimates that the City's population will grow by 8 percent while regionwide population is expected to increase by 14 percent (**Figure 8-1**).

Table 8-1

Population Growth: San Marcos and Surrounding Cities, 1990-2010

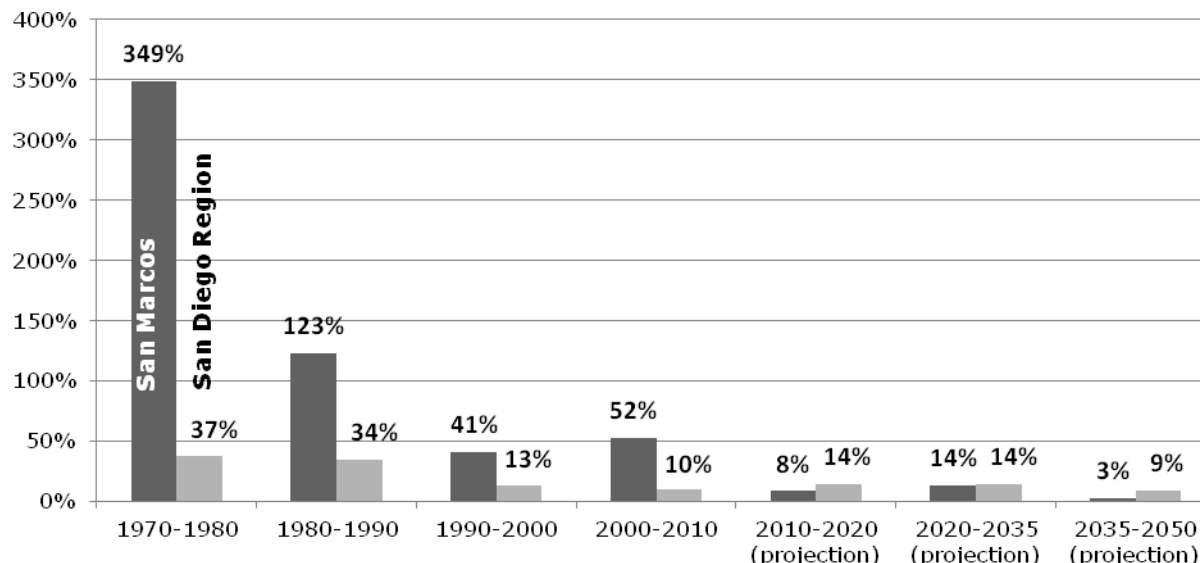
Jurisdiction	1990	2000	2010	% Change 1990- 2010	% Change 2000- 2010
San Marcos	38,974	54,977	83,781	115%	52%
Carlsbad	63,126	78,247	105,328	67%	35%
Encinitas	55,386	58,014	59,518	7%	3%
Escondido	108,635	133,559	143,911	32%	8%
Oceanside	128,398	161,029	167,086	30%	4%
Poway	43,516	48,044	47,811	10%	-0.5%

Table 8-1
Population Growth: San Marcos and Surrounding Cities, 1990-2010

Jurisdiction	1990	2000	2010	% Change 1990-2010	% Change 2000-2010
Vista	71,872	89,857	93,834	31%	4%
San Diego Region	2,498,016	2,813,833	3,095,313	24%	10%

Source: U.S. Census 1990, 2000 and 2010

Figure 8-1: San Marcos and Regional Population Growth 1970 - 2050



Source: California Department of Finance Historical Census Populations of Places, Towns, and Cities in California, 1850-2000, Census 2000, 2010; SANDAG 2050 Regional Growth Forecasts (2010).

Age

Age distribution is a key indicator of housing needs, as housing needs and preferences change as individuals and households age. Housing needs for young families may focus more on cost and the ability to become first-time homebuyers. For seniors, cost and access to services are important, as seniors may be on fixed incomes and have mobility limitations. **Table 8-2** shows the age distribution of San Marcos residents.

In 2010, young adults (25-44 years) constituted the largest age group, at 30 percent, followed by the school age group (5-19 years), at 23 percent. Since 2000, the largest change has been the increase in the middle age group (45-64 years). While the proportion of residents in the young adult group (25-44 years) dropped 2 percent, the proportion of residents in the senior adult group (65+ years) increased 2 percent. Although the City's population is still young overall, this trend shows that City residents are becoming older. An aging population indicates that in the future, demand will be higher for smaller housing units, and housing programs such as housing repair services for seniors will become more necessary.

In 2010, the median age in San Marcos was 32.9 years, only slightly higher than the median age in 2000 (32.1). Compared to the region average, the City has a younger population, as the median age regionwide was 34.6 in 2010.

Table 8-2
Age Distribution

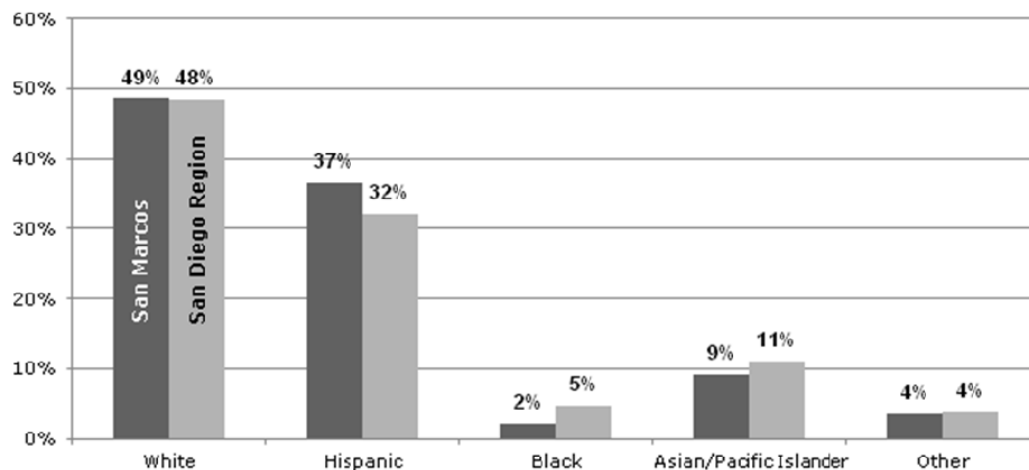
Age Group	2000		2010	
	Number	Percent	Number	Percent
Preschool (0-4 years)	4,821	9%	7,008	8%
School Age (5-19 years)	12,640	23%	19,334	23%
College Age (20-24 years)	3,730	7%	6,160	7%
Young Adult (25-44 years)	17,744	32%	25,237	30%
Middle Age (45-64 years)	9,517	17%	17,515	21%
Senior Adults (65+ years)	6,525	12%	8,527	10%
Total	54,977	100%	83,781	100%
Median	32.1		32.9	

Source: U.S. Census 2000 and 2010.

Race/Ethnicity

Different racial and ethnic groups often have different household characteristics and cultural backgrounds that may affect their housing needs and preferences. **Figure 8-2** shows the racial/ethnic distribution of population in San Marcos. Figure 8-2 shows that in San Marcos, the population is predominately White, although the City has a higher percentage of Hispanic residents than the region as a whole. In 2010, approximately 49 percent of San Marcos' residents were White, 37 percent were Hispanic, 2 percent were Black, and 9 percent were Asian/Pacific Islander. Since 2000, there has been a decrease in the proportion of White residents, with an accompanying increase in the Asian/Pacific Islander population. The proportion of Hispanic residents has remained unchanged.

Figure 8-2: San Marcos Race/Ethnicity Distribution 2010



Source: U.S. Census 2010.

Ethnic diversity also influences other demographic characteristics such as age, family, household size, and income. For example, 2011 American Community Survey (ACS) data (2009-2011) show that Hispanic workers living in San Marcos had lower median earnings than Asians and Whites and the population as a whole.

Employment Trends

Labor and employment characteristics have a direct impact upon current and future housing needs within San Marcos. Different industries and occupations within a particular industry often translate into different wage levels. These differences in wages directly impact a household's ability to afford certain types of housing, the ability to rent or own housing, and the ability to adequately maintain housing.

In September 2012, both the San Diego region and the City of San Marcos had unemployment rates of 8.4 percent. The unemployment rate in the City and region was lower than the State unemployment rate of 9.7 percent, demonstrating that San Marcos is located in a strong employment market.¹ In 2012, the State Employment Development Department estimated that San Marcos had a labor force of approximately 31,800 persons,² or 2 percent of the regional labor force. SANDAG 2050 Growth Projections estimate that by 2020 the City's labor force will have increased to 40,830 persons, an increase of 28 percent from 2012. This is a significant change as, according to SANDAG, the San Diego region as a whole is expected to see only a 0.4 percent increase in the labor force in that same time period.

Employment growth typically leads to strong housing demand, while the reverse is true when employment contracts. In some cases, the types of jobs themselves can affect housing needs and demand (such as in communities near military installations, college campuses, and large amounts of seasonal agriculture). **Table 8-3** shows the type of occupations held by San Marcos residents.

Table 8-3
Employment by Occupation

Occupation	San Marcos	San Diego Region	Regionwide Median Income
Management, business, science, and arts occupations	37%	40%	\$60,011
Service occupations	18%	20%	\$19,074
Sales and office occupations	26%	24%	\$30,104
Natural resources, construction, and maintenance occupations	9%	8%	\$33,672
Production, transportation, and material moving occupations	9%	8%	\$27,927
Total	100%	100%	

Source: U.S. Census Bureau, 2011 ACS 3-Year Estimates

¹ Labor Force Data for Sub County Areas. September 2012. California Employment Development Department

² Labor Force Data for Sub County Areas. September 2012. California Employment Development Department

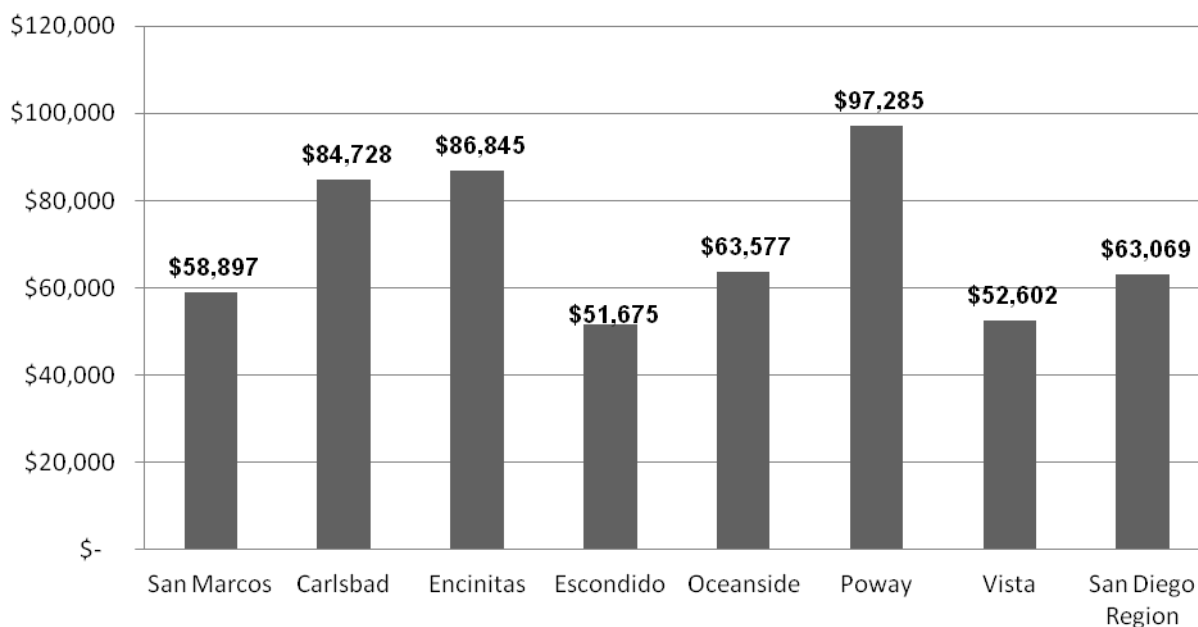
San Marcos, similar to the region, has a high proportion of residents with managerial jobs, and sales/ office jobs. While 37 percent of the labor force in the City held managerial jobs, 26 percent held sales/office jobs, and 18 percent held service jobs. These are important trends, as managerial jobs have the highest earnings in the region while sales/office and service occupations have much lower earnings. The job distribution in San Marcos may cause the overall median income to level off or decline as income gains made by residents with managerial occupation may be offset by residents with sales/office jobs and service occupations. Overall, San Marcos' employment distribution is similar to that in the region.

The top three employers in San Marcos are educational institutions (San Marcos Unified School District, California State University San Marcos, and Palomar College). Combined, these three institutions employ 2,592 persons.³

Household Income

Household income is the most important, although not the only factor, affecting housing opportunity because it determines a household's ability to purchase or rent housing and balance housing costs with other necessities. Income levels can vary considerably among households, affecting preferences for tenure, location, and housing type. While higher-income households have more discretionary income to spend on housing, low- and moderate-income households have a more limited choice in the housing they can afford.

Figure 8-3: Median Household Income 2010



³ City of San Marcos, Economic Development Department, 2012.

The median household income in San Marcos is \$58,897 according to the 2010 Census, or 93 percent of the region median income of \$63,069. As seen in **Figure 8-3**, San Marcos has a higher median income than the neighboring cities of Escondido (\$47,180) and Vista (\$46,759), but lower than Carlsbad (\$84,728) Encinitas (\$86,845), Oceanside (\$63,577), and Poway (\$97,285).

For housing planning and funding purposes, the HCD uses five income categories to evaluate housing need based on the Area Median Income (AMI) for the metropolitan area:

- Extremely Low-Income Households earn between 0 and 30% of AMI
- Very Low-Income Households earn between 31 and 50% of AMI
- Low-Income Households earn between 51 and 80% of AMI
- Moderate-Income Households earn between 81 and 120% of AMI
- Above Moderate-Income Households earn over 120% of AMI

Comprehensive Housing Affordability Strategy (CHAS) data provides special Census tabulations (developed for HUD) and calculates household income adjusted for family size and tenure. As shown in **Table 8-4**, in San Marcos, moderate/above moderate-income households comprise the largest share of all households, and low-income households comprise the second largest category. According to the 2009 CHAS, 10 percent of the City's total households were classified as extremely low income (0-30% of AMI), 13 percent were classified as very low income (31-50% of AMI), and 18 percent were classified as low income (51-80% AMI). Fifty-eight percent of the City's households had incomes above 80 percent of the median household income in 2009.

Table 8-4
Households by Income Category

Household Type:	Extremely Low Income (0-30%)	Very Low Income (31-50%)	Low Income (51-80%)	Moderate/ Above Moderate (81% +)
San Marcos	2,600 (10%)	3,225 (13%)	4,525 (18%)	14,500 (58%)

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2009.

Note: CHAS data was developed with sample data. Due to the smaller sample size, the CHAS data presented may have significant margins of error, particularly for smaller geographies. The intent of the data is to show general proportions of household need, not exact numbers.

Tenure refers to whether a housing unit is owner occupied or renter occupied. Tenure is closely correlated with income, as those households with lower incomes most usually cannot afford to buy a home. Consistent with this fact, renters in San Marcos earned lower incomes overall, with 20 percent of renters (1,650 households) earning extremely low incomes (**Table 8-5**). There was a significant difference in income between renter and owner households, with the proportion of owners earning extremely low incomes at 6 percent (950 households). Elderly renters and large family renters are shown to be in the most precarious financial

situation, with 54 percent and 45 percent respectively earning extremely low and very low incomes.

Table 8-5
Income by Household Type

Household Type	Extremely Low Income (0-30%)	Very Low Income (31-50%)	Low Income (51-80%)	Moderate/ Above Moderate (81% +)	Total
Renter-Occupied Households					
Elderly (62+ years)	27%	27%	27%	20%	100%
Small Families (2-4 persons)	18%	23%	24%	35%	100%
Large Families (5+ persons)	14%	31%	26%	29%	100%
Total Renters	20%	22%	26%	32%	100%
Owner-Occupied Households					
Elderly (62+ years)	13%	13%	26%	49%	100%
Small Families (2-4 persons)	3%	3%	9%	86%	100%
Large Families (5+ persons)	4%	4%	21%	71%	100%
Total Owners	6%	8%	15%	71%	100%
Total Households	10%	13%	18%	58%	100%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2009.

Note: Due to the smaller sample size, the CHAS data presented may have significant margins of error, particularly for smaller geographies. The intent of the data is to show general proportions of household need, not exact numbers.

8.2.2 Households Characteristics

Household characteristics and types can impact the type of housing needed. For instance, single-person households often occupy smaller apartment units or condominiums, such as studio and one-bedroom units. Married couples often prefer larger single-family homes, particularly if they have children. This underscores the need to provide a diversity of housing opportunities to provide households of different ages and types the opportunity to live in San Marcos.

The U.S. Census Bureau defines a household as all of the people who occupy a housing unit. A household is different than a housing unit, as a housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room occupied (or if vacant, intended for occupancy) as separate living quarters. A household consists of all the people who occupy a housing unit.

In 2010, there were 27,202 households in the City, up from 18,176 in 2000 (a 50 percent increase). San Marcos households make up 2.5 percent of the 1,086,865 households in the San Diego region. As **Table 8-6** indicates, San Marcos appears to

be a family-oriented community, with 73 percent of all households classified as families. The City has a higher proportion of family households as compared with the region (66%). This proportion has increased significantly since 2000, with a 23 percent increase in the proportion of family households. The proportion of families with no children also increased, possibly indicating a large presence of non-family households such as students living together.

The average household size and tenure distribution have remained stable, with 37 percent of households renting and 63 percent owning their home (compared to the regionwide distribution of 46 percent renters and 54 percent owners). The average household size is 3.05 persons (larger than the regionwide average household size of 2.75).

Table 8-6
Household Characteristics

Household Type	2000		2010	
	Number	Percent of Total	Percent of Total	
Total Households	18,176	100%	27,202	100%
Families	9,109	50%	19,811	73%
with children	5,801	32%	11,602	43%
Non-Families	2,925	16%	7,391	27%
Average Household Size	3.03		3.05	
Average Family Size	3.46		3.49	
Renter-Occupied	6,142 (37%)		10,108 (37%)	
Owner-Occupied	12,034(63%)		17,094(63%)	

Source: U.S. Census 2000, 2010

8.2.3 Special Needs

Certain groups have more difficulty in finding decent, affordable housing due to their special circumstances. Special circumstances may be related to one's income earning potential, family characteristics, the presence of physical or mental disabilities, or age-related health issues. As a result, certain groups typically earn lower incomes and have higher rates of overpayment for housing, or they live in overcrowd residences. A central goal of the Housing Element is to assist persons with special needs in meeting their housing needs.

The special needs groups analyzed include the elderly, people with disabilities, single parents, large households, homeless people, farm workers, and students (**Table 8-7**). Many of these groups overlap; for example, many farm workers are homeless and many elderly people have a disability of some type. The majority of these special needs groups would be assisted by an increase in affordable housing, especially housing located near transit stations.

Table 8-7
Special Needs Population

Special Needs Group	San Marcos	San Diego Region
Seniors	8,527 Persons (10% of Total Population)	11% of Total Population
Disabled Persons	6,960 Person (8% of Total Population)	9% of Total Population
Developmentally Disabled Persons	1,508 Persons (1.8% of Total Population)	1.8% of Total Population
Female Headed Households	3,056 Households (11% of Total Households)	12% of Total Households
Female Headed Households with Children	1,954 Households (7% of Total Households)	6% of Total Households
Large Households	4,833 Households (18% of Total Households)	18% of Total Households
Homeless	37 Persons	9,641 Persons
Farmworkers	764 Persons (2% of Labor Force)	0.7% of Labor Force
Students	7,946 Persons (9% of Total Population)	9% of Total Population

Source: American Community Survey 2010, Census 2010, California State Council on Developmental Disabilities, Regional Task Force on the Homeless

Seniors

Many senior-headed households have special needs due to their relatively low incomes, disabilities or limitations, and dependency needs. Specifically, many people aged 65 years and older live alone and may have difficulty maintaining their homes, are usually retired and living on a limited income, and are more likely to have high health care costs and rely on public transportation, especially those with disabilities. The limited income of many elderly persons often makes it difficult for them to find affordable housing. In the San Diego region, the elderly spend a higher percentage of their income for food, housing, medical care, and personal care than non-elderly families.

In 2010, there were 8,527 senior persons in San Marcos. Between 2000 and 2010, the senior population in San Marcos grew by approximately 31 percent (from 6,525 seniors). Twenty percent of households have elderly heads of household. Among the 5,355 elderly households (homes with a senior head of household), three-quarters were owners and only one quarter were renters.

The housing needs of seniors (over 65 years of age) are diverse. Senior homeowners often have limited retirement income and/or increasing physical limitations, and could benefit from homeowner assistance. In addition to disabilities, seniors who rent housing have greater needs, in that rental assistance may be required to continue affording housing. According to the CHAS database, San Marcos over three-quarters of elderly households earned low incomes (<80% AMI).

The following affordable senior apartments are located in San Marcos, most of which have long waiting lists:

- Hacienda Vallecitos; 736 Center Drive, 10 units
- Casa Vallecitos: 852 Avenida Ricardo, 22 units
- Grandon Village: 1607 Grandon Avenue, 160 units
- Royal Oaks: 650 Woodward Avenue, 12 units
- Woodland Village; 975 Woodland Parkway, 31 units
- Rancho Santa Fe Village: 500 S. Rancho Santa Fe, 355 units
- Madrid Manor Mobile Home Park: 1401 El Norte Parkway, 330 units
- Casitas Del Sol Mobile Home Park: 1195 La Moree Road, 195 units
- La Moree Mobile Home Park: 1175 La Moree Road, 122 units
- Valle Verde Mobile Home Park: 1286 Discovery Street, 147 units
- Rancho Vallecitos: 3535 Linda Vista Drive, 340 units
- Palomar East Mobile Home Park: 650 S. Rancho Santa Fe Road, 372 units
- Palomar West Mobile Home Park: 1930 W. San Marcos Boulevard, 474 units

Several programs address the non-housing needs of seniors in the City. The senior nutrition program operated by the San Marcos Senior Center provides transportation services to bring seniors to the Center for meals. Two other organizations that assist in feeding low-income seniors are Meals on Wheels and Angels Depot. Meals on Wheels provides home delivery of meals five days a week to seniors who are homebound and to persons with disabilities that make it difficult for the person to get out. Angel's Depot offers an emergency meal box program to low-income seniors at the San Marcos Senior Center once a month. The North County Food Bank, which delivers food to direct distribution sites, also provides senior outreach initiatives and other emergency food relief services. The Sheriff's Senior Volunteers provides a daily "you are not alone" check on the welfare of seniors and persons with disabilities who are living alone.

Persons with Disabilities

The Census Bureau's American Community Survey (ACS) identifies persons as having a disability as those who exhibit difficulty with specific functions and may, in the absence of accommodation, have a disability. According to the ACS, disability exists where this interaction results in limitations of activities and restrictions to full participation at school, at work, at home, or in the community. For example, disability may exist where a person is limited in his or her ability to work due to job discrimination against persons with specific health conditions; or, disability may exist where a child has difficulty learning because the school cannot accommodate the child's deafness⁴.

Both mentally and physically disabled residents face housing access and safety challenges. Disabled people, in most cases, are of limited incomes and often receive Social Security income only. As such, the majority of their monthly income is often devoted to housing costs. In addition, disabled persons may face difficulty finding accessible housing (housing that is made accessible to people with disabilities through the positioning of appliances and fixtures, the heights of installations and

⁴ U.S. Census Bureau. *American Community Survey and Puerto Rico Survey 2011 Subject Definitions*.

cabinets, layout of unit to facilitate wheelchair movement, etc.) because of the limited number of such units. A small segment of San Marcos residents have disabilities that prevent them from working, restrict their mobility, or make it difficult to care for themselves. As reflected in **Table 8-8**, 8 percent of the population reported a disability in 2011. Senior residents had the highest incidence of disability (43 percent).

Table 8-8
Household Characteristics

Age Group	Total Persons	Persons with a Disability	% of Total Age Group
Under 5 Years	6,769	17	0%
5-17 Years	15,275	250	2%
18-64 Years	52,159	2,979	6%
65+ Years	8,581	3,714	43%
Total	82,784	6,960	8%

Source: U.S. Census Bureau, 2011 ACS 3-Year Estimates

The Census does not record developmental disabilities. The California State Council on Developmental Disabilities estimates that nationwide 1.8 percent of the population meet the federal definition of a developmental disability. This equates to 1,508 persons in the City of San Marcos with developmental disabilities, based on the 2010 Census population.

According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The San Diego Regional Center (SDRC) is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. SDRC has 5

locations to serve clients throughout the County, including an office in the City of San Marcos. The center is a private, non-profit community agency that contracts with local service providers to offer a wide range of services to individuals with developmental disabilities and their families. In San Marcos, 363 persons are reported as consumers of the services provided at the local Regional Center (**Table 8-9**).

Table 8-9
Developmental Disabilities: Regional Center Consumers

Zip Code	Age					Total
	0 - 14 Years	15 - 22 Years	23 - 54 Years	55 - 64 Years	65+ Years	
San Marcos Residents	162	66	111	19	5	363

Source: California Department of Development Services, December 2012

The City works with a number of local agencies that provide housing and/or service to persons with special needs and their families. T.E.R.I., Inc. provides small group home residential facilities for adults with developmental disorders, and opportunities for work and therapy as appropriate to the individual. T.E.R.I. provides education as appropriate to developmentally disabled children on behalf of local school districts across the North County region. Two Mountain Shadows Community Homes located in San Marcos serve persons with developmental disabilities. The homes provide physician/nursing services, physical, occupational, speech, and recreational therapies, behavior management, and nutrition services.

Female-Headed Families

Single-parent households require special consideration and assistance because of the greater need for day care, health care, and other services. In particular, female-headed households with children tend to have lower incomes and a greater need for affordable housing and accessible daycare and other supportive services. The relatively low incomes earned by female-headed households, combined with the increased need for supportive services, severely limit the housing options available to them.

In 2010, 3,056 female-headed households resided in San Marcos, representing 11 percent of all households in the City. Female-headed households with children made up 7 percent of all households.

Large Households

Large households, defined as households with 5 or more members, have special housing needs due to the limited availability of adequately sized, affordable housing units. Larger units can be very expensive; as such, large households are often forced to reside in smaller, less expensive units or double-up with other families or extended family to save on housing costs, both of which results in unit overcrowding. The 2010 Census reported 4,833 large households with 5 or more members in San Marcos (18% of all households). Among large households, 46 percent (2,212 households) were renter-households and 54 percent (2,621

households) were owner-households. Housing problems include overcrowding, cost burden, and substandard conditions. Approximately 71 percent of large-renter families earned below 80 percent of the County median family income.

Homeless Persons

Throughout the country and the San Diego region, homelessness has increased. Factors contributing to the rise in homelessness include a lack of housing affordable to low- and moderate-income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, a weak economy with high unemployment and high rates of home foreclosures, and the de-institutionalization of the mentally ill.

The Regional Task Force on the Homeless (Task Force) is San Diego County's leading resource for information on issues of homelessness. Established in 1985, the Task Force promotes a regional approach as the best solution to ending homelessness in San Diego County. The Task Force is a public/private effort to build a base of understanding about the multiple causes and conditions of homelessness.

The Task Force uses the McKinney-Vento Act definition of homeless, which is an individual (not imprisoned or otherwise detained) who:

- Lacks a fixed, regular, and adequate nighttime residence;
- Has a primary nighttime residence that is a supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

The term "homeless" does not include any individual imprisoned or otherwise detained.

According to the Task Force, the San Diego region's homeless population can be divided into two general groups: 1) urban homeless and 2) rural homeless, including farm workers and day laborers who live in the hillsides, canyons, and fields of the northern regions of the county. It is important to recognize that homeless individuals may fall into more than one category (e.g., a homeless individual may be a veteran and a substance abuser), making it difficult to accurately quantify and categorize the homeless.

The homeless population is very difficult to quantify. Census information on homeless populations is often unreliable due to the difficulty of efficiently counting a population without permanent residences. Given this impediment, local estimates of the homeless and anecdotal information are often where population numbers of the homeless come from. The Task Force produces estimates that are obtained using observations of homeless service providers; estimates from local officials; reports

from local surveys and studies; utilization rates of homeless facilities, services, and meal programs; and estimated counts of persons observed at known location.

The Task Force conducted a Point-In-Time (PIT) count in 2012 which resulted in an estimate of 9,641 individuals who are homeless in the San Diego region (both sheltered and living on the street). This represents a regional increase of 6.9 percent since the PIT count in 2011. In San Marcos, 37 homeless persons were identified living on the streets during the 2012 PIT count. Among neighboring cities, only Poway had a lower homeless count, while Escondido, Oceanside, and Vista had the highest homeless counts.

Table 8-10
Homeless Population

City	Sheltered	Unsheltered	Total
San Marcos	0	37	37
Carlsbad	48	62	110
Encinitas	46	89	135
Escondido	303	127	430
Oceanside	267	219	486
Poway	0	7	7
Vista	395	88	483
San Diego Region	4,374	5,086	9,460

Regional Task Force on the Homeless (RTFH) - WeALLCount (Point-In-Time Count) 2012

In addition to the homeless population living in shelters or on the streets, many residents—due to high housing cost, economic hardships, or physical limitations—live on the brink of homelessness yet are housed temporarily through friends or families. Experts estimate that 2 to 3 families are on the verge of homelessness for every family staying in a homeless shelter. The "at-risk" population is comprised of families and individuals living in poverty, who, upon loss of employment or other emergency requiring financial reserves, would lose their housing and become homeless. These families are generally experiencing a housing cost burden, paying more than 30 percent of their income for housing. According to the CHAS data, 85 percent of the City's extremely low-income renter-households (0-30% AMI) and 77 percent of the City's very low-income owner-households (31-50% AMI) were paying more than 30 percent of their income on housing. These households are considered most vulnerable and at risk of becoming homeless.

The following inventory lists some of the homeless resources located in the North County area of the region.

- The *Alliance for Regional Solutions* is a coalition of Northern San Diego County social service agencies, municipalities, the County of San Diego, United Way, educational entities, healthcare providers, other agencies and philanthropic bodies. Alliance for Regional Solutions, located in San Marcos, runs a Winter Shelter System consisting of six shelters that provide up to 244 shelter beds each night (Bread of Life Rescue Mission, Interfaith Community Services North Inland Shelter, Salvation Army, Community

Resources Center North Coastal Shelter, Operation Hope, and Catholic Charities La Posada de Guadalupe).

- *North County Health Services*, located in San Marcos, provides health services to uninsured people experiencing homelessness. Services provided include emergency medical care, emergency dental care, vision care (depending on availability) and outreach/case management.
- North County Solutions for Change, located in Vista, offers a comprehensive approach to homelessness through emergency, transitional, and permanent housing coupled with education and supportive services.
- *Brother Benno's Foundation* operates 10 facilities providing housing for men and women in recovery from drug and alcohol abuse and for homeless women and women with children. The foundation provides hot meals and sack lunches at the main facility in Oceanside.
- *M.I.T.E. Todd House*, located in Oceanside, provides treatment and shelter for men with substance abuse issues.
- *North Coastal/North Inland Mental Health Services* (Oceanside and Poway) mental health management services, individual counseling, group therapy, homeless outreach, case management and transition age youth services.
- *Women's Resources Center*, located in Oceanside, provides supportive services, counseling, shelter, and education to North County women, children, and men involved in or threatened by domestic violence or sexual assault.
- *Center for Community Solutions*, located in Escondido, provides emergency domestic violence shelters.
- *Interfaith Community Services*, located in Escondido and Oceanside, provide two-dozen different housing programs, such as emergency shelters, throughout North San Diego County. Two "Fairweather Lodges," in San Marcos and Escondido, provide permanent shared housing and supported part-time employment for mentally ill adults.

Farm Workers

Due to the high cost of housing and low wages, a significant number of migrant farm workers have difficulty finding affordable, safe, and sanitary housing. It is estimated that a number of migrant and/or farm worker camps are located throughout the San Diego region, primarily in rural areas. These encampments range in size from a few people to a few hundred and are frequently found in fields, hillsides, canyons, ravines, and riverbeds, often on the edge of their employer's property. Some workers reside in severely overcrowded dwellings, in packing buildings, or in storage sheds.

The housing needs of farm workers are frequently overlooked due to the migratory nature of farm labor. Thus, farm workers are given low priority when addressing housing needs, and often receive the least hospitable housing

The 2011 ACS data estimates that the San Diego region employed a total of 12,554 workers in agriculture, forestry, fishing and hunting, and mining; of these, 764 were employed in San Marcos. Workers in agriculture, forestry, fishing and hunting, and mining made up 2 percent of the City's employed population (16 years and over) compared to 4 percent each for cities of Vista and Escondido. These are generous estimates due to limitations in the ACS data, which do not count actual farm workers and does not distinguish between a farm worker and other jobs in the same field. Of the 56 homeless persons identified in San Marcos by the Regional Task Force on the Homeless 2010 Point-In-Time count, 25 were identified as farm/day laborers. The 2011 ACS data also suggests that workers in the agriculture, forestry, fishing and hunting, and mining industry have wages significantly below the general population. While these indicators do not directly measure total farm worker population, they do suggest that farm workers are a special housing needs population.

San Marcos is host to two farm worker housing developments. Firebird Manor is an affordable farm worker housing development of 38 two- and three-bedroom apartments. The second development is Chinaberry Apartments, which houses 12 farm worker families. Both developments require that one family member be legally employed in the agriculture business. These two farm worker communities contributed substantially to the reduction in the number of un-sheltered farm workers in San Marcos. In addition to this permanent housing, one of the 6 winter shelters in the Alliance network targets migrant farm workers and provides 25 beds. Consistent with State law, farm employee housing up to 36 beds and 12 units is also allowed with approval of a Director's Permit in these zones.

Students

The need for student housing is another factor affecting housing demand in San Marcos. Although students may produce only a temporary housing need, the impact upon housing demand is critical in areas that surround universities and colleges. Typically, students have limited incomes and are, therefore, competing for the same limited amount of affordable housing in the community, especially within easy commuting distance from campus. They often seek shared housing situations to decrease expenses, and can be assisted through roommate referral services offered on and off campus. The lack of affordable housing also influences choices students make after graduation, often with a detrimental effect upon the region's economy. College graduates provide a specialized pool of skilled labor that is vital to the economy; however, the lack of affordable housing often leads to their departure from the region.

The 2011 ACS data indicate that 7,946 San Marcos residents were enrolled in undergraduate or graduate studies. The two main educational institutions located in San Marcos are Palomar Community College and California State University San Marcos (CSUSM). Palomar College is a two-year institution. Palomar Community College enrolled 27,534 students during the fall of 2010. Community colleges

typically do not provide housing because they are colleges that serve the educational needs of students already residing in nearby communities.

CSUSM enrolled 9,722 students during the fall of 2010. The campus has more than one million square feet of facilities, all of which have been constructed since 1990. CSUSM houses 625 students at the University Village Apartments and 899 at the off-campus Quad apartments (when all phases are constructed). These are currently the only on-campus housing option. Beginning with the Fall 2012 semester, CSUSM joined a number of other CSU campuses in requiring that first-year students from outside of the local area live in University or University-affiliated housing during their first year (on a space available basis). The CSUSM Master Plan forecasts an ultimate build-out of approximately 25,000 full-time equivalent students (FTES). The Master Plan emphasizes the need for strong community relations and integration of sustainable design principles for all future facilities.

In an effort to increase the supply of quality student housing, the City's University District Specific Plan includes diverse housing options, including student housing. Consistent with the City's Inclusionary Housing requirement, 15 percent of all dwelling units will be reserved as affordable for low- and moderate-income households (exclusive of student housing). While full-time students cannot occupy these affordable units, they will be an important resource for the University community. The housing needs of the student population will also be met through general multi-family development and mixed used development in other areas of the City such as the San Marcos Creek District.

8.2.4 Housing Profile

A community's housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock, including growth, type, age and condition, tenure, vacancy rates, housing costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of San Marcos to identify how well the current housing stock meets the needs of current and future City residents.

Housing Growth

Table 8-11 shows that since 1990, the City's housing stock almost doubled. Only Carlsbad (+64%) came close to equaling the type of growth seen in San Marcos. The majority of neighboring jurisdictions saw housing growth increase during the same period between 13 and 26 percent. Since 2000, the housing stock in San Marcos increased by 52 percent, more than the growth experienced by neighboring jurisdictions and the region. In comparison, Carlsbad had the second greatest growth rate, with a 32 percent increase in units.

Table 8-11
Housing Unit Growth 1990-2010

Jurisdiction	1990	2000	2010	% Change 1990-2010	% Change 2000-2010
San Marcos	14,476	18,862	28,641	98%	52%
Carlsbad	27,235	33,798	44,673	64%	32%
Encinitas	22,123	23,829	25,740	16%	8%
Escondido	42,040	45,050	48,044	14%	7%
Oceanside	51,105	59,581	64,435	26%	8%
Poway	14,386	15,714	16,715	16%	6%
Vista	27,418	29,814	30,986	13%	4%
San Diego Region	946,240	1,040,149	1,164,786	23%	12%

Source: U.S. Census 1990, 2000 and 2010

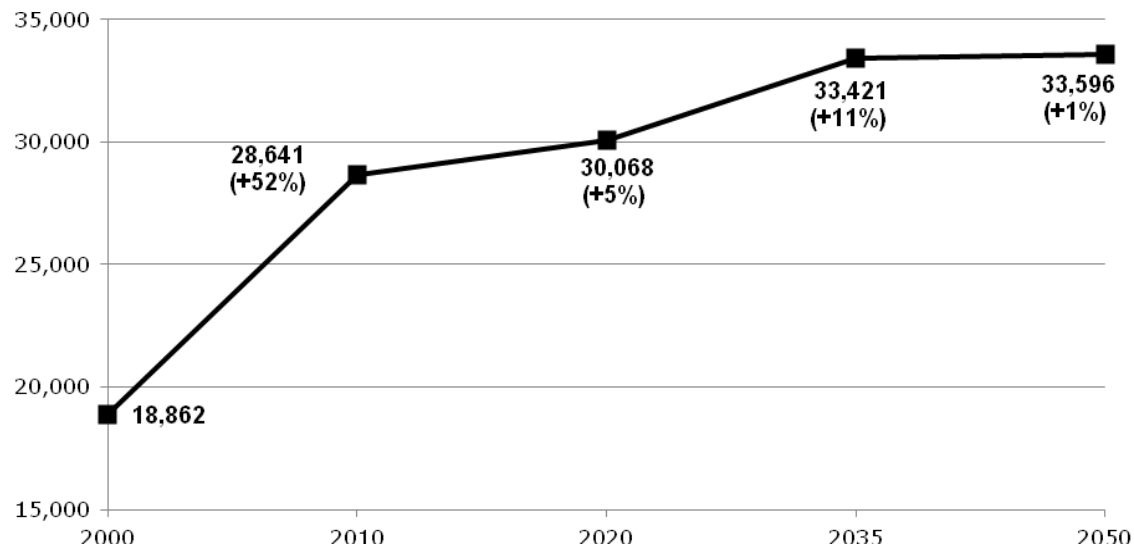
According to the SANDAG Regional Growth Forecasts (2010), between 2010 and 2020 San Marcos is projected to gain five percent in housing stock (**Figure 8-4**). In comparison, region-wide, approximately eight percent more units will be added to the housing stock. Between 2010 and 2035, San Marcos is expected to see an increase of 16.7 percent in housing stock. Housing growth is projected to level off between 2035 and 2050, as housing unit growth is projected to be less than one percent. In comparison, the region is expected to grow by 22 percent between 2010 and 2035 and by eight percent from 2035 to 2050. By 2050, SANDAG estimates that the City will have 33,596 units (a 17% increase from 2010). By comparison, the regional housing stock is expected to increase by 31 percent, and the City of Vista is expected to see a 42 increase in its housing stock.

Table 8-12
Projected Housing Unit Growth 2010-2050

Jurisdiction	2010	2020	2035	2050	% Change 2010-2035	% Change 2035-2050
San Marcos	28,641	30,068	33,421	33,596	16.7%	0.5%
Carlsbad	44,673	48,100	50,208	50,566	12.4%	0.7%
Encinitas	25,740	26,328	28,126	28,486	9.3%	1.3%
Escondido	48,044	50,287	53,081	54,600	10.5%	2.9%
Oceanside	64,435	69,565	73,599	73,600	14.2%	0.0%
Poway	16,715	17,231	18,214	18,216	9.0%	0.0%
Vista	30,986	31,602	36,061	43,893	16.4%	21.7%
San Diego Region	1,164,786	1,262,488	1,417,520	1,529,090	21.7%	7.9%

Source: Census 2010; SANDAG 2050 Regional Growth Forecasts (2010).

Figure 8-4: San Marcos Housing Unit Growth Projections



Source: Census 2000, 2010; SANDAG 2050 Regional Growth Forecasts (2010).

Housing Type

In 2010, the majority of housing units in San Marcos were single-family homes, comprising approximately 61 percent of all units. Multi-family units comprised 28 percent of all homes. Mobile homes comprised 12 percent of all homes. Since 2000, the proportion of single-family and multi-family units has increased (6 and 3 percentage points, respectively) while the proportion of mobile home units has dropped 7 percentage points.

Table 8-13
Housing Type, 2010

Jurisdiction	Total Housing Units	Single Family Units	Multi-Family Units	Mobile Home Units
San Marcos	28,641	61%	28%	12%
Carlsbad	44,673	69%	28%	3%
Encinitas				
Escondido	48,044	57%	35%	8%
Oceanside	64,435	64%	31%	5%
Poway	16,715	79%	16%	5%
Vista	30,986	58%	36%	6%
San Diego Region	1,164,786	61%	35%	4%

Source: Census 2010

Housing Tenure and Vacancy

Housing tenure refers to whether a unit is owned or rented. The changes in the distribution of owner- versus renter-occupied units and the vacancy rates of the housing stock between 2000 and 2010 are presented in **Table 8-14**. In 2010, 63

percent of the occupied housing units in San Marcos were owner-occupied. Regionwide, 54 percent of all housing units were owner-occupied. The tenure distribution has remained at levels close to those seen in 2000, reflecting a balance of housing types among the significant number of new units.

Vacancy rates often influence the cost of housing. In general, vacancy rates between 5 and 6 percent for rental housing and between 2 and 3 percent for ownership housing are considered healthy and suggest a balance between housing supply and demand. According to the 2010 Census, the overall vacancy rate in San Marcos was 5 percent. Specifically, ownership housing had a vacancy rate of 2.5 percent, but the rental vacancy rate was 7.6 percent. According to the California Department of Finance, the vacancy rate in San Marcos in 2012 was 5 percent.

Table 8-14
Tenure and Vacancy

	2000	2010
Total Housing Units	18,862	28,641
Vacancy Rate	4%	5%
Renter-Occupied	34%	37%
Owner-Occupied	66%	63%

Sources: Census 2000 and 2010 ACS 5-Year Estimates

Housing Age and Condition

The age and condition of the housing stock in San Marcos is an indicator of potential rehabilitation needs. Commonly, housing over 30 years of age needs some form of major rehabilitation, such as a new roof, foundation work, plumbing, etc.

The age of a jurisdiction's housing stock is an important characteristic because it is often an indicator of housing condition and indicative of potential rehabilitation needs. Many federal and state programs use age of housing as one factor to determine housing needs and the availability of funds for housing and/or community development. The housing stock in San Marcos is relatively new. The median year built for the housing stock is 1989. The housing stock is newer than in neighboring cities (median year built for Vista is 1980 and Escondido is 1978) and the San Diego region (1977). Housing units that were built before 1980 make up about 33 percent of the housing stock (99,135 units). Although the Census does not include statistics on housing condition based upon observations, it includes statistics that correlate closely with substandard housing conditions such as lack of plumbing or kitchen facilities (135 units or 0.5% of all units).

The information presented above can only give indirect indication of housing conditions. Units in need of substantial rehabilitation are few, as most of the housing stock is relatively new. Based upon observations and experiences of the code enforcement and planning staff, the City estimates that potentially 20 housing units may be considered to be in severe need of replacement or substantial rehabilitation due to housing conditions.

Housing Cost and Affordability

The cost of housing in a community is directly correlated to the number of housing problems and affordability issues. High housing costs can price low-income families out of the market, cause extreme cost burdens, or force households into overcrowded or substandard conditions.

Ownership Housing

The median price for single-family homes sold in San Marcos in 2012 was \$419,772. Prices in the North County area of the region ranged from \$755,000 in Encinitas to \$316,174 in Vista. Compared with the region, the median home price in San Marcos is just under the median regionwide home price of \$444,559. The median cost of a condominium in 2012 was \$233,913, about \$30,000 less than the regionwide median (\$263,449).

Table 8-15
Median Home Prices, 2012

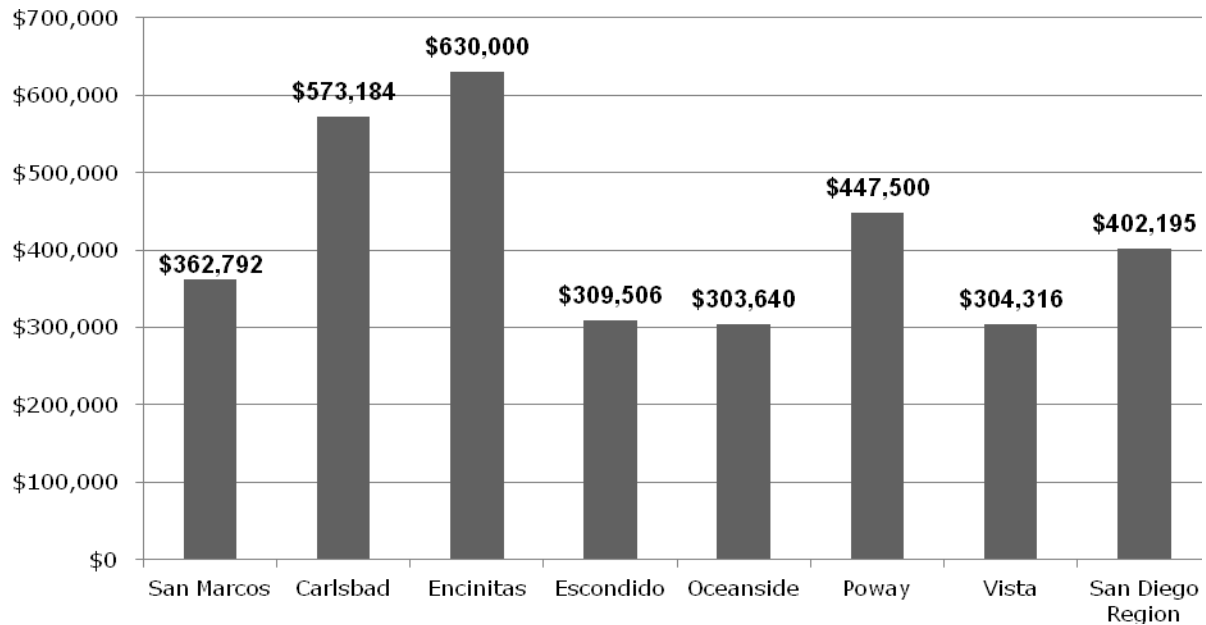
Jurisdiction	Single Family	Condominiums	All Homes
San Marcos	\$419,772	\$233,913	\$362,792
Carlsbad	\$634,216	\$347,692	\$573,184
Encinitas	\$755,000	\$333,750	\$630,000
Escondido	\$329,686	\$122,607	\$309,506
Oceanside	\$323,283	\$208,505	\$303,640
Poway	\$481,250	\$265,000	\$447,500
Vista	\$316,174	\$156,660	\$304,316
San Diego Region	\$444,559	\$263,449	\$402,195

Source: DQNews (2012)

Prices are rising throughout Southern California mainly because the share of foreclosures, which are typically lower priced, has fallen significantly in the last year or so. DataQuick reported that foreclosure resales made up 16.3 percent of the resale market in Southern California in October 2012, down from 16.6 percent in September 2012 and down from 32.8 percent a year prior.

Although home prices have dropped substantially since the peak in 2006, affordability is still out of reach for many. The California Building Industry Association publishes a quarterly housing affordability index. The index calculates the percentage of homes that were sold during a three-month period that would be affordable to a family earning the region's median income. During the second quarter of 2012, the San Diego-Carlsbad-San Marcos metropolitan area ranked twelfth in a listing of the least affordable metro areas in the country. According to the Index, only 53 percent of homes were affordable to a family earning the region's median income.

Figure 8-5: Median Home Prices, 2012



Source: www.dqnews.com (2012).

Rental Housing

The primary source for renter cost data in the San Diego region is the San Diego County Apartment Association. The Apartment Association typically conducts two surveys of rental properties per year. For Spring 2012, the average monthly rent in San Marcos ranged from \$883 for a one-bedroom apartment to \$1,477 for a three-bedroom apartment. Apartment rents in San Marcos tend to be lower than those of neighboring cities and the San Diego region as a whole. These rents generally fall within the range for rents specified by the HUD fair market rent for the San Diego region.

Table 8-16
Average Monthly Rents, Spring 2012

Area	Studio	1-Bedroom	2-Bedroom	3+ Bedroom
San Marcos	\$591	\$883	\$1,137	\$1,477
Carlsbad	\$962	\$1,060	\$1,461	\$2,047
Encinitas	\$816	\$1,288	\$1,644	\$1,961
Escondido	n/a	\$933	\$1,140	\$1,436
Oceanside	\$975	\$1,119	\$1,252	\$1,802
Poway	n/a	\$1,025	\$1,345	\$1,556
Vista	\$887	\$1,062	\$1,232	\$1,500
<i>HUD Fair Market Rents</i>	<i>\$984</i>	<i>\$1,126</i>	<i>\$1,378</i>	<i>\$1,960</i>
Source: San Diego County Apartment Association Survey, Spring 2012; www.hud.gov , HUD Fair Market Rents, 2012				

Housing Affordability by Income

Housing affordability can be inferred by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. Taken together, this information can generally show who can afford what size and type of housing, and indicate the type of households most likely to experience overcrowding and overpayment.

The federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits that can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. The maximum affordable home and rental prices for residents in San Diego County are shown in **Table 8-17**. Table 8-17 shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment). This amount can be compared to current ownership housing prices and rental rates to determine what types of housing opportunities a household can afford.

Table 8-17**Housing Affordability for Low Income Residents, San Diego County 2012**

Income Group	AMI adjusted by size		Affordable Monthly Payment		Maximum Affordable Price	
			Renter	Owner	Rental	Home
Extremely Low (0-30% MFI)		30% AMI				
One Person (Studio)	---	\$15,945	\$399	\$399	\$349	\$52,567
Two Person (1 bedroom)	---	\$18,210	\$455	\$455	\$405	\$75,697
Three Person (2 bedrooms)	---	\$20,490	\$512	\$512	\$412	\$74,999
Four Person (3 bedrooms)	---	\$22,770	\$569	\$569	\$444	\$81,283
Five Person (4 bedrooms)	---	\$24,585	\$615	\$615	\$440	\$79,043
Very Low (30-50% MFI)		50% AMI				
One Person (Studio)	---	\$26,575	\$664	\$664	\$614	\$116,222
Two Person (1 bedroom)	---	\$30,350	\$759	\$759	\$709	\$138,186
Three Person (2 bedrooms)	---	\$34,150	\$854	\$854	\$754	\$145,168
Four Person (3 bedrooms)	---	\$37,950	\$949	\$949	\$824	\$159,132
Five Person (4 bedrooms)	---	\$40,975	\$1,024	\$1,024	\$849	\$163,933
Lower (50-80% MFI)	60%AMI	70%AMI				
One Person (Studio)	\$31,890	\$37,205	\$930	\$930	\$883	\$170,507
Two Person (1 bedroom)	\$36,420	\$42,490	\$1,062	\$1,062	\$977	\$189,039
Three Person (2 bedrooms)	\$40,980	\$47,810	\$1,195	\$1,195	\$1,070	\$204,865
Four Person (3 bedrooms)	\$45,540	\$53,130	\$1,328	\$1,328	\$1,153	\$219,527
Five Person (4 bedrooms)	\$49,170	\$57,365	\$1,434	\$1,434	\$1,234	\$236,022
Moderate Income (81-120% MFI)		110% AMI				
One Person (Studio)	---	\$58,465	\$1,462	\$1,705	\$1,327	\$271,189
Two Person (1 bedroom)	---	\$66,770	\$1,669	\$1,947	\$1,534	\$327,564
Three Person (2 bedrooms)	---	\$75,130	\$1,878	\$2,191	\$1,721	\$362,901
Four Person (3 bedrooms)	---	\$83,490	\$2,087	\$2,435	\$1,876	\$384,740
Five Person (4 bedrooms)	---	\$90,145	\$2,254	\$2,629	\$2,016	\$410,365

Source: CA Housing and Community Development Department, 2012; Hogle-Ireland, Inc., 2012

Notations:

1. AMI= Area Median Income
Small Family = 3 persons; Large Families = 5 persons
2. Property taxes and insurance based on averages for the region
3. Calculation of affordable home sales prices based on a down payment of 10%, annual interest rate of 4%, 30-year mortgage, and monthly payment 30% of gross household income
4. Based on San Diego AMI \$75,900 and 2012 HCD State Income Limits
5. Monthly affordable rent based on payments of no more than 30% of household income
6. Maximum affordable price also takes into consideration the cost of utilities, taxes, and insurance.

Comparing housing costs and maximum affordable prices for low-income households shows that low-income households are being priced out of the San Diego region rental and ownership market. Given the median home prices presented in **Table 8-15**, single-family home ownership is beyond the reach of most low-income households. Condominiums are affordable to moderate-income smaller families. While condominiums may be affordable to lower-income five-person families, those units may be too small for their needs. In the rental market,

extremely and very low-income households generally cannot afford the market rents in San Marcos (**Table 8-16**). While low- and moderate-income households may be able to afford one- or two-bedroom units in the City, such units are too small for large households. Moderate-income four person and large families may also be able to afford reasonable priced rental homes.

8.2.5 Housing Problems

Overcrowding

In response to a mismatch between household income and housing costs in a community, some households may not be able to buy or rent housing that provides a reasonable level of privacy and space. Residents may accept smaller-sized housing or double up with other families to afford the housing costs. The federal government defines overcrowding as a situation where a household has more members than habitable rooms in a unit. An overcrowded household is defined as one with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Severely overcrowded households are households with more than 1.5 persons per room. Overcrowding contributes to increases in traffic within a neighborhood, accelerates deterioration of homes and infrastructure, can overburden utilities and services such as sewers, and results in a shortage of on-site parking.

Table 8-18 displays the prevalence of overcrowding in San Marcos. As indicated by the 2011 ACS, two percent of households in San Marcos were overcrowded. The incidence of overcrowding (1-1.5 persons/room) was half as much as the San Diego region (four percent). The percentage of severely overcrowded households (>1.5 persons/room) in San Marcos was one percent in 2011, half of the region percentage of two percent. Overall, three percent of households lived in overcrowded (overcrowded and severely overcrowded) conditions, compared to six percent regionwide.

The extent of overcrowding varies significantly by income, type, and size of household. Generally, very low- and low-income households and large families are disproportionately affected by overcrowding. However, cultural differences also contribute to overcrowding conditions since some cultures tend to have larger household sizes. Overcrowding is typically more prevalent among renters than among owners. Six percent of renter households experienced overcrowding in 2011, compared to two percent for owner households.

Table 8-18
Overcrowding by Tenure, 2011

	Renter- Occupied Units	% of All Renter Occupied Units	Owner- Occupied Units	% of All Owner Occupied Units	All Units	% of All Occupied Units
San Marcos						
Overcrowded (1-1.5 persons/room)	349	3%	253	2%	602	2%
Severely Overcrowded (>1.5 persons/room)	245	2%	41	0.3%	286	1%
Total Overcrowded (>1 persons/room)	594	6%	294	2%	888	3%
San Diego Region						
Overcrowded (1-1.5 persons/room)	28,402	6%	11,418	2%	39,820	4%
Severely Overcrowded (>1.5 persons/room)	17,350	4%	4,209	0.7%	21,559	2%
Total Overcrowded (>1 persons/room)	45,752	9%	15,627	3%	61,379	6%

Source: U.S. Census 2011 ACS 3-Year Estimates

Overpayment (Cost Burden)

State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. Federal and state agencies use overpayment indicators to determine the extent and level of funding and support that should be allocated to a community. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care. In the event of unexpected circumstances such as loss of employment and health problems, lower-income households with a burdensome housing cost are more likely to become homeless. Homeowners with a housing cost burden have the option of selling the homes and become renters. Renters, on the other hand, are vulnerable and subject to constant changes in the housing market.

Table 8-19 demonstrates the extent of cost burden (overpaying for housing costs) by household type (elderly households, large households, all households) and income. Overall, half of San Marcos residents experience cost burden. In general, renters (62%) experienced cost burden more than homeowners (44%), and households with low incomes experienced cost burden at a higher proportion than upper income households. Very low-income elderly owner households had the highest level of cost burden (97%) followed by extremely low-income elderly renter households (91%). Table 8-19 also shows that the proportion of households experiencing cost burden declined significantly as income increased. So while 91 percent of very low-income renters experienced cost burden, that figure was much lower (25%) for moderate-income homeowners. Overall, 72 percent of lower-

income households experienced cost burden (80% of renters and 62% of owners). Among owner households, cost burden declined significantly as income increased. While 64 percent of very low-income homeowners experienced cost burden, the proportion dropped to 36 percent for moderate-income homeowners.

Table 8-19
Households Experiencing Cost Burden

Household Type	Extremely Low Income (0-30%)	Very Low Income (31-50%)	Low Income (51-80%)	Moderate/ Above Moderate (81% +)	All Income Categories
Renter-Occupied Households					
Elderly (62+ years)	91%	85%	71%	20%	70%
Large Families (5+ persons)	89%	77%	33%	18%	50%
Total Renters	91%	87%	66%	25%	62%
Owner-Occupied Households					
Elderly (62+ years)	70%	97%	25%	26%	41%
Large Families (5+ persons)	75%	63%	82%	40%	51%
Total Owners	74%	64%	56%	36%	44%
Total Households	85%	77%	61%	34%	50%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2009.

8.2.6 Affordable Housing

Assisted Housing

The Housing Authority of the County of San Diego Housing Choice Voucher Program (formerly known as Section 8) serves San Marcos and provides rent subsidies for very low-income households. The Housing Choice Voucher Program provides rental subsidies to very low-income families that spend more than 30 percent of their gross income on housing costs. As of September 2012, the Housing Authority provides Housing Choice Voucher rental assistance to 308 households in San Marcos, and there are 1,223 applicants on the waiting list residing in San Marcos. The Housing Authority has an extensive waiting list. The wait for rental assistance after a family is placed on the waiting list is several years.

The City uses various funding sources to preserve and increase the supply of affordable housing through new construction and the acquisition and/or rehabilitation of renter-occupied units. Affordability covenants in San Marcos include developments that hold federal subsidy contracts, received tax credits or mortgage revenue bonds, were created through the City's Inclusionary Housing Program, and/or were financed by redevelopment funds or non-profit developers.

Table 8-20 presents the inventory of affordable housing developments in San Marcos. In 2012, 42 affordable housing developments were located in San Marcos, providing approximately 3,142 affordable units to lower-income households.

Table 8-20
Affordable Housing Units

Name	Type	Total Affordable Units	Total Units
El Dorado Apartments 331 Richmar Ave	General	17	17
Terra Cotta Apartments 523 Rush Dr	General	166	166
Mariposa Apartments 604 Richmar Lane	General	70	70
The Knolls 688 Vineyard Road	General	61	61
Villa Serena 339-340 Marcos Street	General	136	136
Sierra Vista 422 Los Vallecitos	General	190	190
Ventaliso 609 Richmar Avenue	General	38	38
Paseo Del Oro 432 W. Mission Drive	General	96	96
Northwoods 420 Smilax Road	General	3	5
Prominence 601 S. Twin Oaks	General	39	39
Hacienda Vallecitos 736 Center Drive	Senior	10	10
Grandon Village 1607 Grandon Avenue	Senior	160	160
Royal Oaks 650 Woodwards Avenue	Senior	12	12
Copper Creek Apartments 1730 Elfin Forest Road	General	204	204
Woodland Village 975 Woodland Parkway	Senior	31	31
Sage Canyon Apartments 1030 Stephanie Court	General	71	71
Las Flores Village Apartments 1411 N. Las Flores	General	100	100
Rancho Santa Fe Village 500 S. Rancho Santa Fe	Senior	120	120
Magnolias (University Commons Project Area 1)	General (for sale)	4	275
SolAire (University Commons Project Area 7)	General (for sale)	10	128
Melrose Villas 1820 Melrose Drive	General	113	113
Camden Old Creek Apartments 1935 North Star Way	General	53	350
Autumn Terrace Mixed Use 251 Autumn Drive	General	100	103

Table 8-20
Affordable Housing Units

Name	Type	Total Affordable Units	Total Units
Sage Point 225 Autumn Drive	General	32	40
Westlake Village 405 Autumn Drive	General	104	105
Firebird Manor 343 Firebird Lane	Farmworker	38	38
Chinaberry Apartments 240 Chinaberry Lane	Farmworker	12	12
Richmar Terrace 150 Gosnell Way	General	12	12
San Marcos Affordable Housing 195 Johnson Way	General	6	6
San Marcos Affordable Housing 303 Richmar Avenue	General	12	12
San Marcos Affordable Housing 366 W. San Marcos Blvd.	General	4	4
Autumn 15 351 Autumn Drive	General	15	15
Chinaberry Apartments 225 Chinaberry Lane	General	8	8
Madrid Manor Mobile Home Park 1401 El Norte Pkwy	Senior Mobile Home Park	7	330
Casitas Del Sol Mobile Home Park 1195 La Moree Rd	Senior Mobile Home Park	18	195
Twin Oaks Mobile Home Park 500 Rancheros Dr	Family Mobile Home Park	113	190
San Marcos View Estates Mobile Home Park 150 S. Rancho Santa Fe Rd	Family Mobile Home Park	64	192
La Moree Mobile Home Park 1175 La Moree Rd	Senior Mobile Home Park	13	122
Valle Verde Mobile Home Park 1286 Discovery St	Senior Mobile Home Park	110	147
Rancho Vallecitos 3535 Linda Vista Dr	Senior Mobile Home Park	170	340
Palomar East Mobile Home Park 650 S. Rancho Santa Fe Rd	Senior Mobile Home Park	267	372
Palomar West Mobile Home Park 1930 W. San Marcos Blvd	Senior Mobile Home Park	333	474
Total Units		3,142	5,109

Source: City of San Marcos, 2012

Included in Table 8-20 are nine mobile home parks with affordable, deed-restricted units. The City requires that the housing be kept available to low- to moderate-income residents. A recorded deed restriction serves as an affordability covenant that restricts the income level of a person who occupies the property, and ensures the property will remain available for low- to moderate- income persons through the foreseeable future.

Units at Risk Analysis

Housing Element law requires jurisdictions to provide an analysis and program for preserving affordability of assisted housing developments for the next 10 years. A large portion of the affordable housing stock was created via the City's inclusionary housing requirement. This requirement stipulates a 55-year affordability term. As many of these units were built in the early 2000s, their affordability covenants do not expire within the next 10 years. Another subset of affordable units was developed by non-profit, affordable housing developers which do not intend to convert their units to market-rate apartments. According to The California Housing Partnership Corporation (CHPC), there are no federally assisted units in the City at risk of market rate conversion.

Based on City records and information from the California Housing Partnership Corporation, in the next 10 years (2013-2023) there are no assisted housing subject in San Marcos at risk of losing affordability.

8.2.7 Estimates of Housing Need

Several factors influence the degree of demand, or "need," for housing in San Marcos. The major needs categories considered in this element include:

- Housing needs resulting from the overcrowding of units
- Housing needs that result when households pay more than they can afford for housing
- Housing needs of "special needs groups" such as elderly, large families, female-headed households, households with a disabled person, farm workers, students, and the homeless

State law requires that cities quantify existing housing need in their Housing Element. **Table 8-21** summarizes those findings.

Table 8-21
Summary of Existing Housing Need

Summary of Households/Persons with Identified Housing Need	
Households Overpaying for Housing:	
% of Renter Households Overpaying	62%
% of Owner Households Overpaying	44%
% of Extremely Low Income Households (0-30% AMI) Overpaying	85%
% of Very Low Income Households (31-50% AMI) Overpaying	77%
% of Low Income Households (51-80% AMI) Overpaying	61%
Overcrowded Households:	
% of Overcrowded Renter Households	6%
% of Overcrowded Owner Households	3%
% of All Overcrowded Households	3%
Special Needs Groups:	
Elderly Households	20% of Households

Table 8-21
Summary of Existing Housing Need

Summary of Households/Persons with Identified Housing Need	
Disabled Persons	8% of Population
Developmentally Disabled Persons	1.8% of Population
Large Households	18% of Households
Female Headed Households	11% of Households
Female Headed Households with Children	7% of Households
Farmworkers	2% of Labor Force
Homeless	37 persons
Students	7,946 students
Affordable Housing Units At-Risk of Conversion to Market Rate Costs	0

Source: Census 2010, Census 2010 ACS Estimates, HUD Comprehensive Housing Affordability Strategy (CHAS), 2009

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8.3 Housing Constraints

Actual or potential constraints to the provision of housing affect the development of new housing and the maintenance of existing units for all income levels. Governmental and non-governmental constraints in San Marcos are similar to those in other jurisdictions in the region and are discussed below. One of the most, if not the most, significant and difficult constraints to housing in San Marcos and elsewhere in the San Diego region is the high cost of land. This section describes various governmental, market, and environmental constraints on the development of housing.

8.3.1 Market Constraints

A number of private sector factors contribute to the cost of housing and affect the availability of affordable housing: land costs, construction costs, and financing. The following is a discussion of these factors and their impact on housing development.

Land Costs

The cost of land is major impediment to production of affordable housing. Land costs are influenced by many variables, including scarcity and developable density (both of which are indirectly controlled through governmental land use regulations), location, unique features, and the availability of public utilities.

In December 2012, the cost of advertised vacant single-family land in San Marcos yielded an average price of \$84,085 per acre (**Table 8-22**). The cost per acre of smaller single-family lots (i.e., lots under 1.0 acre) was substantially higher than the price per acre of larger single-family lots. Single-family lots larger than 2.5 acres can be assumed to have significant slope and/or habitat constraints that would make subdivision difficult or impractical.

Table 8-22
Single-family Land Cost

Lot Size	Acres Listed	Average Price per Acre
<1.0 acre	2.1	\$326,829
1.0 to 2.5 acres	8.8	\$226,621
>=2.5 acres	42.7	\$43,084
Overall average \$/acre		\$84,085

Source: MLS Real Estate Database, December 2012.

Note: Prices for single-family lots were derived from MLS listings of vacant land for sale.

No vacant multi-family or mixed use lots were listed for sale in the Multiple Listing Service (MLS) database in December 2012. Undeveloped multi-family and mixed use lots are typically more valuable on a per-acre basis when compared to single-family lots. Higher density residential lots in San Diego region offend command more than four times the cost per acre than single-family lots.

Construction Costs

Construction cost is determined primarily by the cost of labor and materials. The relative importance of each is a function of the complexity of the construction job and the desired quality of the finished product. As a result, builders are under constant pressure to complete a job for as low a price as possible while still providing a quality product. This pressure has led (and is still leading) to an emphasis on labor-saving materials and construction techniques.

The price paid for material and labor at any one time will reflect short-term considerations of supply and demand. Between 2003 and 2008, residential construction costs rose in response to an extremely active housing market. Since 2008, construction costs have moderated due to the housing industry downturn. Future costs are difficult to predict given the cyclical fluctuations in demand and supply that in large part are created by fluctuations in the state and national economies. Such policies unilaterally impact construction in a region and therefore do not deter housing construction in any specific community.

For the average home, the cost of labor is generally two to three times the cost of materials and therefore represents a substantial component of the total cost of construction. Most relatively small residential construction jobs in the San Diego region are performed with nonunion contractors; as a result, labor costs are responsive to changes in the residential market. The relative ease by which a skilled tradesperson can get a contractor's license further moderates the pressures that force labor costs to rise. Construction costs in San Marcos are about the same as in other parts of Southern California. For standard housing construction, costs may average \$106 to \$122 per square foot for single-family residences depending on the level of amenities provided, and \$96 to \$124 per square foot for multi-family residential structure, depending on construction type and excluding parking.⁵

A reduction in amenities and quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could lower sale prices. Economy building techniques may reduce costs. In addition, prefabricated, factory-built housing may provide for lower-priced housing by reducing construction and labor costs. Another factor related to construction costs is the number of units built at one time. As the number of units is increased, construction costs over the entire development are generally reduced based on economies of scale. This reduction in costs is of particular benefit when density bonuses are used for the provision of affordable housing.

Financing

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary concern in a review of lending activity is to determine whether home financing is available to a City's

⁵ <http://www.iccsafe.org/cs/Documents/BVD/BVD-0812.pdf>, accessed December 10, 2012.

residents. The annual HMDA report for 2011 (the most recent available at the writing of this element) was reviewed to evaluate the availability of residential financing within the City. The data presented in this section include the disposition of loan applications submitted to financial institutions for home purchase, home improvement, and refinance loans in San Marcos.

In 2011, 1,639 households applied for conventional mortgage loans in San Marcos.⁶ As shown in **Table 8-23**, 72 percent of the conventional mortgage applications were approved, 15 percent were denied, and 13 percent were withdrawn or closed for incompleteness. Government-backed home purchase loans were less popular in 2011 than conventional purchase loans. Of the 773 applications for government-backed loans, 77 percent were approved, 13 percent were denied, and 11 percent were withdrawn or closed for incompleteness.

Another 138 San Marcos households applied for home improvement loans in 2011; of these, only 59 percent were approved and 23 percent were denied. In general, home improvement financing is less accessible during market downturns, compared to home purchase financing. High debt-to-income ratios coupled with lower property appraisals can make it more difficult to qualify for additional financing.

Applications to refinance existing mortgages were most common with a total of 5,085 applications. The approval rate for refinance loans (68 percent) was somewhat lower than the approval rate for conventional home purchase loans (72 percent) and government-backed purchase loans (77 percent). The lower approval rates for refinance loan applications may reflect the tightening of credit markets that has occurred since 2008.

More than 62 percent of loan applicants had incomes that exceeded 120 percent of the AMI. Approximately 72 percent of applications filed by these upper-income households were approved and 13 percent were denied. Lower-income households, particularly very low-income households, had the lowest loan approval rates and highest denial rates. Only 51 percent of very low-income and 64 percent of low-income applicants were approved.

Given the high rates of approval, refinancing and home purchase loans are generally available and not considered to be a significant constraint in San Marcos. However, the relatively low approval rate and high denial rate for home improvement loans, limited access to this type of financing may be a constraint to the maintenance of the City's housing stock over time.

⁶ Government-backed loans include loans insured or guaranteed by the Federal Housing Administration (FHA), Veteran Administration (VA), and Farm Service Agency (FSA)/Rural Housing Services (RHS).

Table 8-23
Disposition of Loan Applications

Applications	Total	Percent Approved	Percent Denied	Percent Other
By Loan Type				
Conventional	1,639	72%	15%	13%
Government Backed	773	77%	13%	11%
Home Improvement	138	59%	23%	17%
Refinancing	5,085	68%	17%	15%
By Income				
Very Low (<=50% AMI)	297	51%	36%	13%
Low Income (51-80% AMI)	763	64%	22%	14%
Moderate Income (81-120% AMI)	1,381	67%	19%	13%
Above Moderate (>120% AMI)	4,739	72%	13%	15%
Not Available	455	72%	12%	16%
Total	7,635	70%	16%	14%

Source: HMDA data, 2011.

Notes: "Approved" includes loans approved by the lenders whether or not they are accepted by the applicants. "Other" includes loan applications that were either withdrawn or closed for incomplete information.

Financing Issues in 2012-2013

After record increases in sale prices, mortgage payments, and negative equity due to use of subprime loans and other creative financing, San Marcos, like most other communities in Southern California, experienced a high incidence of foreclosures during 2008-2012. Changes to the mortgage industry since 2008 have made it harder to qualify for home purchase or refinance loans. Families that have overextended financially to purchase a home and have lost or are facing loss of their home continue to have difficulty in securing funds necessary to purchase even smaller homes. Although the market has been showing some sign of stabilization, restricted credit markets and a relatively high incidence of foreclosures compared to pre-2008 foreclosure levels can be expected to continue beyond 2013. Also, the direct or indirect impacts on housing prices and availability of financing could potentially extend longer into the planning period for this Housing Element.

Foreclosures

Between 2000 and 2005, with low interest rates, "creative" financing (e.g., zero down, interest only, adjustable loans), and predatory lending practices (e.g. aggressive marketing, hidden fees, negative amortization), many households purchased homes that were beyond their financial means. Under the false assumptions that refinancing to lower interest rates would always be an option and home prices would continue to rise at double-digit rates, many households were (and still are) unprepared for the hikes in interest rates, expiration of short-term fixed rates, and decline in sales prices that set off in 2006. Suddenly faced with

significantly inflated mortgage payments, and mortgage loans that are larger than the worth of the homes, many had to resort to foreclosing their homes.

While foreclosures remain an issue, particularly for the region, the situation has improved dramatically since 2011. In San Diego County, 3,727 Notices of Default (NODs) were recorded in the third quarter of 2012, compared to 5,048 NODs filed during the same period in the previous year (for a 26.2 percent decrease).⁷ In November 2012, 330 homes in San Marcos were listed as foreclosures for sale.⁸ These homes are listed at various stages of foreclosure (from pre-foreclosures to auctions) and range in price from \$40,000 (mobile home) to \$1,485,000 (estate home). The range in prices of these homes facing foreclosure indicates that the impact of foreclosure extends to households with higher incomes as well as lower income households.

8.3.2 Governmental Constraints

Housing affordability is affected by factors in both the private and public sectors. Actions by the City can have an impact on the price and availability of housing in San Marcos. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the overall quality of housing may serve as a constraint to housing development. These governmental constraints can limit the operations of the public, private, and nonprofit sectors, making it difficult to meet the demand for affordable housing and limiting supply in a region.

Land Use Controls

Local land use policies and regulations impact the price and availability of housing, including affordable housing. This section discusses the General Plan land use designations and provisions in the Zoning Ordinance relative to the types of housing allowed within San Marcos as a potential governmental constraint.

General Plan Land Use Designations

The General Plan Land Use and Community Design Element set forth land use designations that guide the location, type, and intensity or density of permitted uses of land in the City of San Marcos. The Zoning Ordinance (Title 20 of the Municipal Code) implements the General Plan by providing specific direction and development standards for each general land use categories. **Table 8-24** shows residential land uses, the corresponding zoning designation, and permitted densities allowed for housing.

⁷ <http://www.dqnews.com/Articles/2012/News/California/CA-Foreclosures/RRFor121017.aspx>, accessed December 11, 2012.

⁸ <http://www.homes.com>, accessed December 11, 2012.

Table 8-24
Primary Land Use Designations Allowing Housing

General Plan Land Use Designation	GP Symbol	Zone Symbol	Zoning Designation
Single-Family Residential			
Hillside Residential 1 (1.0 du/ 4-20 acres)	HR1	A-3	Agricultural-3 (0.05-0.25 du/acre)
Agriculture/Residential (1.0 du/parcel based on location and slope)	AG		Agricultural-1 & -2 (0.125-1.0 du/acre)
Hillside Residential 2 (1.0 du/ 2-4 acres)	HR2	A-1 / A-2	
Rural Residential (Max. 2.0 du/acre)	RR	R-1-20	Estate (1.0-2.0 du/acre)
Very Low Density Residential (2.1-4.0 du/acre)	VLDR	R-1-10	Residential Low (2.0-4.0 du/acre)
Low Density Residential (4.1-8.0 du/acre)	LDR	R-1-7.5	Residential-1 (4.1-8.0 du/acre)
Multi-Family Residential			
Low Medium Density Residential (8.1-12.0 du/acre)	LMDR	R-2	Residential-2 (8.1-12.0 du/acre)
Medium Density Residential 1 (12.1-15.0 du/acre)	MDR1	R-3-10	Residential-3-10 (12.1-20 du/acre)
Medium Density Residential 2 (15.1-20.0 du/acre)	MDR2		Senior Residential (15.1-20.0 du/acre)
Medium High Density Residential (20.1-30.0 du/acre)	MHDR	R-3-6	Residential-3-6 (20.1-30.0 du/acre)
High Density Residential (30.1-45.0 du/acre)	HDR	MU-2	Mixed-Use-2 (14.0-45.0 du/acre)
Mixed Use			
Mixed Use 1	MU1	MU-1	Mixed-Use-1 (20.0-30.0 du/acre)
Mixed Use 2	MU2	MU-2	Mixed-Use-2 (30.0-45.0 du/acre)

Source: City of San Marcos General Plan, 2012; and City of San Marcos Zoning Ordinance, 2012.

Specific Plans

A specific plan is a comprehensive planning document that guides the development of a defined geographic area in a mix of uses including residential, commercial, industrial, schools, and parks and open space. Specific plans typically include more detailed information than the General Plan about land use, traffic circulation, affordable housing programs, resource management strategies, development standards, and a comprehensive infrastructure plan. Specific plans are also used as a means of achieving superior design by providing flexibility in development standards beyond those contained in the Zoning Ordinance.

The City Council has adopted 48 specific plans. Each one contains detailed regulations, conditions, programs, and design criteria unique to a defined geographic area within San Marcos and is intended to implement the General Plan. The adopted specific plans are consistent with the General Plan. Future specific

plans, specific plan amendments, and development projects must be consistent with policies contained in the General Plan, including the General Plan Land Use and Community Design Element. The following discussion summarizes the two primary specific plans that will accommodate a significant portion of the Regional Housing Needs Assessment (RHNA) through the planning period.

San Marcos Creek Specific Plan

The San Marcos Creek Specific Plan represents an effort to create a downtown for San Marcos. The plan outlines framework for future growth and redevelopment of the approximately 214-acre area along San Marcos Creek. All new construction within the plan boundaries will be guided by a form-based development code, which provides the guidance needed to implement the District's intended urban form and character. The Regulating Plan identifies seven spatial zones, including the following zones that allow residential development:

- Downtown Core (DTC)
- Bent Avenue Center (BAC)
- San Marcos Boulevard (SMB)
- West End / Midtown / East End (WME)
- Creekside (C)

Build out of the planning area is expected to produce 2,300 multi-family, townhouse, and live/work units.

University District Specific Plan

The University District spans 194 acres at the core of the City, near California State University, San Marcos. The specific plan envisions an urban mixed-use center with a variety of housing types, as well as a strong emphasis on pedestrian movement and mass transit. Although the entire University District is zoned for mixed-use, individual neighborhoods may have an emphasis on one or more uses. Neighborhoods identified in the specific plan include:

- Commercial / Retail Core
- Student Housing Village
- Mixed-Use Center
- Office Park
- Residential

The specific plan identifies a capacity for up to 2,600 multi-family residential units. These units will be found in a combination of building types: mixed-use with residential uses located on upper floors above ground floor commercial uses, townhouses, and shopkeeper type live/work units. Residential uses are located throughout the specific plan area. Another 800 student housing units are also anticipated.

Provisions for a Variety of Housing Types

State housing element law requires that jurisdictions facilitate and encourage a range of housing types for all economic segments of the community. As shown in **Table 8-25**, the San Marcos Zoning Ordinance accommodates a wide variety of conventional and special needs housing.

Table 8-25
Residential Zoning Provisions for a Variety of Housing Types

Housing Type	Zoning District									
	A-1, A-2, A-3	R-1- 7.5, R-1- 10, R-1-20	MHP	R-2	R-3- 6	R-3- 10	MU-1, MU-2	SR	L-I	I
Single-Family										
--Detached	P	P	--	--	--	--	--	--	--	--
--Attached	--	--	--	P	--	--	--	--	--	--
Duplex	--	--	--	P	P	P	--	--	--	--
Live/Work	--	--	--	--	--	--	P	--	--	--
Multi-Family	--	--	--	P ¹	P	P	P ²	--	--	--
Second Dwelling Unit	P	A	--	--	--	--	--	--	--	--
Manufactured Home	P	P	P	--	--	--	--	--	--	--
Mobile Home Park	--	--	P	--	--	--	--	--	--	--
Residential Care Facility										
--6 or fewer clients	P	P	P	P	P	P	P	P	--	--
--7 or more clients	CUP	--	CUP	CUP	CUP	CUP	CUP/DP ³	DP	--	--
Emergency Shelter	--	--	--	--	--	--	--	--	--	P
Transitional Housing	P	P	P	P	P	P	P	P	--	--
Supportive Housing	P	P	P	P	P	P	P	P	--	--
Senior/Age-Restricted Dwelling	--	--	P	--	--	--	--	P	--	--
Continuing Care Retirement Community	--	--	--	--	--	CUP	--	--	--	--
Single Room Occupancy	--	--	--	--	CUP	CUP	CUP	--	--	--
Farm Employee Housing										
--Up to 36 beds or 12 units	DP	--	--	--	--	--	--	--	--	--
--More than 36 beds or 12 units	CUP	--	--	--	--	--	--	--	--	--
Lodging, Rooming House	--	--	--	--	CUP	CUP	--	--	--	--

Source: City of San Marcos Zoning Ordinance, 2012.

Notes: "P" = Permitted; "A" = Accessory to Permitted Use; "DP" = Director's Permit; "CUP" = Conditional Use Permit; and "--" = Not Permitted.

¹Limited to duplex and three- and four-unit buildings designed in massing/character to appear as a single-family home; except where modified by a Planned Residential Development.

²Not permitted as ground floor use on "Primary" streets as identified in the General Plan Mobility Element.

³CUP required for ground floor use; DP required for upper floor use.

Single-Family

Zoning Ordinance Definition: A building containing one dwelling unit located on a single lot. These include mobile homes and factory-built housing.

1. Attached. A form of single-family residential development allowing for two units to be attached, designed in character, style, and massing, to match the setting and scale of a single-family detached neighborhood.
2. Detached. Individual single-family units not attached to any other unit or structure.

Detached single-family dwellings and subdivisions are permitted within the A-1, A-2, A-3, R-1-20, R-1-10, and R-1-7.5 zones. Attached single-family dwellings are allowed within the R-2 zone. Single-family projects within an approved Specific Plan and attached single-family units are subject to Site Development Plan Review (administrative). Projects proposing between two and nine attached single-family units are heard by the Planning Commission. City Council approval is required for projects proposing 10 or more units.

Duplex

Zoning Ordinance Definition: A building comprised of two attached living units within independent unit entrances.

Duplexes are allowed within the R-2, R-3-6, and R-3-10 zones, subject to Site Development Plan Review. The Planning Commission may approve projects between 2 and 9 units, and City Council review is required for 10 or more units.

Live/Work Units

Zoning Ordinance Definition: An integrated dwelling unit and working space, in which the work component is the primary use and the residential component is secondary, occupied by a single housekeeping unit in a structure, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes:

1. Complete kitchen space and sanitary facilities in compliance with the Building Code; and,
2. Working space reserved for and regularly used by one or more occupants of the unit.

Live/Work units are limited to the Mixed Use zones (MU-1 and MU-2). All development within the Mixed Use zones is subject to Site Development Plan Review.

Multi-Family

Zoning Ordinance Definition: Two or more dwelling units on a lot. This does not apply to second dwelling units built on single-family residential lots.

Multi-family developments are permitted in the R-2, R-3-6, R-3-10, MU-1, and MU-2 zones. Projects proposed within the R-2 zone are limited to duplexes, three- and four-unit buildings designed in massing and character to appear as a single-family home, except where modified by a Planned Residential Development (PRD). Dwellings are not allowed on the ground floor of mixed use developments within the MU-1 and MU-2 zones if facing a “Primary” street as identified in the General Plan Mobility Element.

All attached residential developments outside of a specific plan area require a Multi-Family Site Development Plan (MFSDP) review (regardless of zone). Attached residential developments within specific plan areas require Site Development Plan (SDP) review. The Planning Commission considers development applications for 2 to 9 units. Applications for multi-family projects with 10 or more units are heard by the City Council. Multi-family uses are also subject to design guidelines contained in Section 20.215.060 of the Zoning Ordinance. Design guidelines and criteria for multi-family residential housing are provided to ensure that quality architectural design and construction are achieved from project inception to completion. The guidelines are intended to facilitate and encourage multi-family development that is functional in use, enhanced by architecturally pleasing massing and building orientations, and maximizes open space areas and other facilities. The guidelines provide prospective developers with greater review and approval certainty by establishing clear and objective standards for the required open space, child play area amenities, on-site circulation, mechanical equipment screening, laundry facilities, storage, mailboxes, site planning and building orientation, building form and relief, site features, architectural projections, featured architecture, and design and materials.

Second Dwelling Unit

Zoning Ordinance Definition: A detached or attached residential dwelling unit that provides complete independent living facilities for one or more persons on the same parcel as a legal single-family residence. A second dwelling unit shall include permanent provisions that include, but are not limited to, living, sleeping, eating, cooking, and sanitation.

Second dwelling units are allowed in the A-1, A-2, A-3, R-1-20, R-1-10, and R-1-7.5 as an accessory use provided that the parcel is at least 10,000 square feet in size, has an existing single-family detached dwelling, and a second dwelling unit does not already exist on the lot. Ministerial building permit applications for second dwelling units are subject to the site planning and development standards of the Zoning Ordinance, including Chapter 20.410 of the Municipal Code. Second dwelling units are considered an accessory residential use that is consistent with the General Plan density and zoning designation for the lot.

Manufactured Home

Zoning Ordinance Definition: A structure, transportable in one or more sections, that in the traveling mode is eight or more feet in body width or 40 feet in body length, or that when erected is 320 or more square feet in area and is built on a permanent chassis and is designed to be used as a dwelling with or without a foundation system when connected to the required utilities, and that contains required plumbing, heating, air conditioning, and electrical systems. A mobile home which was constructed after 1974 in accordance with California Department of Housing and Urban Development standards or after 1976 in accordance with U.S. Department of Housing and Urban Development (HUD) standards is considered to be a manufactured home.

To increase the supply and variety of housing types available to the public, manufactured homes may be placed on individual lots that allow residential uses provided that the homes are attached to a foundation system in compliance with all applicable building regulations and Section 18551 of the Health and Safety Code and occupied only as a residential use. Manufactured homes are subject to all Zoning Ordinance provisions applicable to residential structures.

Mobile Home Park

Zoning Ordinance Definition: Any parcel, area, or tract of land, or portion thereof where two or more mobile home lots are rented, leased, or offered for rent or lease to accommodate mobile homes used for human habitation.

Mobile home parks, including manufactured home parks and recreational vehicle parks, that conform to the State Mobile Home Parks Act (Division 13, Part 23.1 of the California Health and Safety Code, commencing with Section 18200) or the implementing state guidelines (Title 25, Part 1, Chapter 2 of the California Administrative Code) and Section 18300 of the State Health and Safety Code, are allowed within the MHP zone, subject to Chapter 20.245 of the San Marcos Municipal Code. Mobile home subdivisions are also permitted on lots outside of the MHP zone if the units conform to all development standards of the applicable Zone and Manufactured Home standards.

Residential Care Facility

Zoning Ordinance Definition: Any State licensed facility, place, or structure that is maintained and operated to provide non-medical residential care, day treatment, or foster agency services for adults, children, or adults and children as defined in Article 1 of Chapter 3 of the California Health and Safety Code, Section 1500 et seq. This use includes the administration of limited medical assistance (e.g., dispensing of prescribed medications).

“Small” residential care facilities (those serving 6 or fewer clients) are allowed by right in all zones that allow residential uses and in the SR zone subject to the same development standards and permit processing standards as other residential uses

in those zones, pursuant to the California Lanterman Developmental Disabilities Services Act. "Large" residential care facilities require approval of a DP in the A-1, A-2, A-3, MHP, R-3-6, R-3-10, SR, MU-1 and MU-2 zones. Large residential care facilities are subject to development standards contained in Section 20.400.110 of the Zoning Ordinance.

Emergency Shelters

Zoning Ordinance Definition: Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

Emergency shelters are allowed without discretionary review in the I zone. In addition to the same land use regulations and development standards that apply to all development within the I zone (e.g., lot size, setbacks, building height, etc.), an emergency shelter proposed in this district must comply with the following operational standards found in Section 20.400.080 of the Zoning Ordinance:

- The shelter shall be available to residents for no more than 6 months. Staff and services shall be provided to assist residents to obtain permanent shelter and income;
- Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of an intensity compatible with the neighborhood;
- Onsite management of the facility shall be required during all open hours of operation; and,
- The emergency shelter provider/operator shall have a written management plan including, as applicable, provisions for staff training, neighborhood outreach, security, screening of residents to ensure compatibility with services provided at the facility, and for training, counseling, and treatment programs for residents.

The I zone includes more than 362 acres on 275 parcels. According to County Assessor data, over 120 acres on 52 parcels have no reported improvement value and are assumed vacant. Of these vacant parcels, 21 are larger than one acre in size. The undeveloped I-zoned parcels could accommodate an emergency shelter for at least 37 homeless individuals (identified unsheltered homeless population in San Marcos as of January-February 2012), including at least one year-round emergency shelter.

Emergency shelters are also allowed within a religious place of assembly without separate discretionary approval, subject to the standards of Section 20.400.080 and the following requirements:

- The primary place of assembly land use was authorized through a CUP approval;
- No rent or fees of any kind shall be charged for emergency shelter services offered to homeless persons;

- Within Residential Zones, emergency shelter accommodations shall be limited to 10 persons at a single time;
- Appropriate design accommodations for the emergency shelter was included in the original facility design, and listing of transitional housing as an accessory use was identified in the original CUP application;
- Operation of the emergency shelter use commences upon the religious place of assembly receiving a Certificate of Occupancy consistent with the operational commencement of the primary assembly use; and
- A person residing at the facility shall be limited to 60 days.

Transitional Housing

Zoning Ordinance Definition: Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Transitional housing that is provided in single-, two-, or multi-family dwelling units, group residential, residential care facilities, or boarding house uses shall be permitted, conditionally permitted or prohibited in the same manner as the other single-, two- or multi-family dwelling units, group residential, residential care facilities, or boarding house uses under this code.

Transitional housing facilities meeting the Health and Safety Code Section 50675.2(h) definition are considered a residential use and allowed by right in all zones that allow residential uses, consistent with SB2. These facilities are subject to the same development standards and permit processing criteria required for similar uses in the same zones.

Supportive Housing

Zoning Ordinance Definition: Housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. "Target population" means persons, including persons with disabilities, and families who are "homeless," as that term is defined by Section 11302 of Title 42 of the United States Code, or who are "homeless youth," as that term is defined by paragraph (2) of subdivision (e) of Section 11139.3 of the Government Code. Supportive housing that is provided in single-, two-, or multi-family dwelling units, group residential, residential care facilities, or boarding house uses shall be permitted, conditionally permitted or prohibited in the same manner as the other single-, two- or multi-family dwelling units, group residential, residential care facilities, or boarding house uses under this code.

Supportive housing meeting the Health and Safety Code definition in Section 50675.14(b), like transitional housing facilities, is considered a residential use and is allowed in all zones that allow residential uses, consistent with SB2. Supportive housing is subject to the same development standards and permit processing criteria required similar uses in the same zones.

Senior/Age-Restricted Dwelling

Zoning Ordinance Definition: Dwelling units or a residential development for the restricted purpose of serving and housing adults over a specified age. This use may include supportive medical and non-medical services directly affiliated with the treatment of on-site patients.

Senior, or age-restricted, dwellings are allowed by right in the MHP and SR zones. The SR zone was created and applied to sites already developed with senior housing. If a senior housing developer would like to use the SR zone, rezoning of the property would be required. Senior developments require Site Development Plan Review.

Continuing Care Retirement Community (CCRC)

Zoning Ordinance Definition: CCRCs any establishment at offers a long-term continuing care contract that provides for housing, residential services, and nursing care, usually in one location, and usually for a resident's lifetime. All providers offering continuing care contracts must first obtain a certificate of authority and a residential care facility.

CCRCs are allowed with approval of a CUP in the R-3-10 zone, subject to development standards contained in Section 20.400.110 of the Zoning Ordinance.

Single-Room Occupancy (SRO) Units

Zoning Ordinance Definition: A facility providing dwelling units where each unit has a minimum floor area of 150 square feet and a maximum floor area of 220 square feet. These dwelling units may have kitchen or bathroom facilities and shall be offered on a monthly basis or longer.

SROs are a housing type that is considered suitable to meet the needs of extremely low-income households. Buildings that provide SRO dwellings require a CUP in the R-3-6, R-3-10, and MU-1/-2 zones.

Farm Employee Housing

Zoning Ordinance Definition: Any living quarters, dwelling, boarding house, bunkhouse, or other housing accommodations, consisting of beds in a group quarters or units or spaces designated for use by a single-family or household, and which is for the exclusive occupancy of farm employees and their families in connection with any farm work or place where farm work is being performed, and the premises upon which they are situated.

The Zoning Ordinance identifies three agricultural zones and three residential zones that permit commercial agricultural operations with approval of a DP. Consistent with State law, farm employee housing up to 36 beds and 12 units is also allowed with approval of a DP in these zones. A CUP is required for farm employee housing with more than 36 beds or 12 units in these zones.

Lodging, Rooming House

Zoning Ordinance Definition: A building containing three or more bedrooms or other rooms used, designed, or intended to be used, rented, leased, let or hired to be occupied or which are occupied by five or more individuals under five or more separate oral or written leases, subleases or any other contractual agreement designed to effectuate the same result, with or without meals, for compensation, as permanent guests pursuant to an arrangement for compensation for definite periods, by the month or greater term. A "Rooming Housing" does not require a property owner, or an agent, or a rental manager, to be in residence. A "Rooming House" may or may not have individual or group cooking facilities. A "Rooming House" may or may not provide free access to common living areas beyond the bedrooms or guest rooms. A "room" means any rented, leased, let or hired room, living space or other square footage within the building that is used or designed to provide sleeping accommodations for one or more persons. A property permitted accessory dwelling unit, second unit, or "granny flat" shall not be considered a rooming house if used, designed, or intended to be used, rented, leased, let or hired, to be occupied or which is occupied by two or fewer individuals under two or fewer written leases, subleases or any other contractual agreement designed to effectuate the same result, with or without meals, for compensation, as permanent guests pursuant to an arrangement for compensation for definite periods, by the month or greater term.

Rooming Houses are accommodated in the R-3-6 and R-3-10 zones, subject to CUP approval. This housing type is often most suitable to meet the housing needs of students and single residents. The Planning Commission considers rooming house development applications.

Development Review Process

The City reviews all applications for development to ensure the construction of projects that contribute in a positive manner to the community and improve quality of life. Residential development projects typically undergo several types of approvals— ministerial, discretionary actions (either with or without a public hearing), and legislative actions. This section outlines the timeline for typical residential development review and describes the permitting requirements and procedures for Multi-family Site Development Plan (MFSPD), Site Development Plan (SDP), Director's Permits (DP), and Conditional Use Permits (CUP). Given the housing growth experienced by the City prior to the economic downturn in 2008, the City's processing and permit procedures do not appear to unduly constrain the development of housing.

Timeframes

Processing times for applications in San Marcos vary, based upon the scope and type of project. The amount of time involved in processing applications depends on the type of project, the applicant's compliance with the City's ordinances, and the completeness of the applications. Certain types of applications/permits are discretionary and require a public hearing, while others are processed administratively. Through administrative approval, the applicant bypasses the public hearing requirement and shortens the processing time.

Some projects may take an extended period of time for final approval. However, these projects generally have significant environmental impacts, involve plan amendments and rezonings, or need community workshops. The developers may be responsible for delays by failing to provide information or requesting continuances. Permit approval under these circumstances requires more time for public notice, public hearings, and negotiation of design modifications to resolve problems.

On average, "Case Review" of an application takes about 6 to 8 weeks of City staff time and applicant dependent time. This period covers application review and basic environmental review (e.g., exemptions and negative declarations). Projects with potential to cause significant environmental impacts take additional time to process.

Site Development Plan (SDP)

SDP review applies to detached single-family projects within an approved Specific Plan, all projects involving attached units, and all mixed use developments. Projects proposing between 2 and 9 units require MFSDP/SDP through Planning Commission approval. Projects with 10 units or more require SDP through Planning Commission recommendation with final approval by the City Council. Projects that require CUP approval by the Planning Commission/and or City Council are exempt from the SDP review procedures. The purpose of SDP review is to ensure:

- That the development, buildings, or structures will conserve the values of adjacent properties and will not prove detrimental to the character of buildings or uses already established in the area;
- That the proposed development will be properly related to its site and to surrounding sites and structures, and to prevent the erection of structures that would be inharmonious with their surroundings;
- That projects and structures subject to Site Development Plan Review are developed with due regard for the aesthetic qualities of the natural terrain and landscape and that trees and shrubs are not indiscriminately destroyed;
- That the design and exterior architecture of proposed structures will not be so at variance with either the design or exterior architecture of the structure already constructed or being constructed in the immediate neighborhood as to cause a substantial depreciation of property values in the neighborhood;
- That open space, parking areas, and landscaping are designed to enhance the visual and physical use of the property and to screen deleterious uses;
- Effective concealment of electrical and similar mechanical equipment and trash and storage areas, when feasible;
- Adequate improved access to all developments;
- That developments are in compliance with City adopted Design Manuals and guidelines; and
- Conformance with the City adopted General Plan, any applicable Specific Plan, and all provisions of the Zoning Code.

The reviewing body must make the following findings prior to approval of any site development plan pursuant to Section 20.515.060 of the Zoning Ordinance:

- The project conforms to the General Plan, any applicable Specific Plan, and all provisions of the Zoning Ordinance and San Marcos Municipal Code;

- As feasible, the project preserves mature trees and will not unnecessarily remove trees and natural vegetation;
- The project will preserve natural landforms and ridgelines, does not include excessive or unsightly grading of hillsides, and otherwise will not adversely affect the natural setting;
- The project provides adequate buffering between residential and nonresidential uses, and otherwise is in the best interests of the public health, safety, and general welfare;
- The structure(s) and landscaping are in scale and harmonious with existing and future development and with the landforms and vegetation adjacent to and in the vicinity of the site;
- The structure(s) and landscaping create an internal sense of order, provide a visually pleasing setting for occupants, visitors and the general community, are appropriate to the function of the site, and provide safe and convenient access to the property for pedestrians, cyclists, and vehicles;
- To the maximum extent feasible, the project includes the maintenance, rehabilitation and improvement of existing sites, structures, and landscaping, and will correct any violations of the Zoning Ordinance, Building Code, or other Municipal Codes that exist on the site;
- The design and location of signs are consistent with the character and scale of the buildings to which they were attached or that are located on the same site, the signs are visually harmonious with surrounding development, and there are no illegal signs on the site; and
- The project provides all required on-site and off-site public improvements deemed necessary by the Development Advisory Committee.

These findings apply to all uses that require SDP; no special or unique findings are required for residential uses.

Director's Permits (DP)

The DP enables the Director of Development Services to administratively review the location, site development, and/or conduct of certain land uses. No public hearing is required. A DP is required for the following residential uses:

- Farm employee housing up to 36 beds and 12 units within the A-1, A-2, and A-3 zones; and

Residential care facilities serving seven or more clients in the A-1, A-2, A-3, MHP, R-2, R-3-6, R-3-10, SR, MU-1, and MU-2 zones.

The Director may approve, conditionally approve, or deny a Director's Permit application after making the following findings pursuant to Section 20.510.040 of the Zoning Ordinance:

- Approval of the DP would not result in detrimental impacts to adjacent properties or the character and function of the neighborhood;
- The design, development, and conditions associated with the DP are consistent with the goals, policies, and intent of the General Plan, the purpose and intent of the applicable Zone, and the character of any applicable Specific Plan; and

- The land use allowed in conjunction with the DP is compatible with the existing and future land uses of the applicable zone, and the general area in which the proposed use is to be located.

These findings apply to all uses that require a DP; no special or unique findings are required for residential uses.

Conditional Use Permits (CUP)

Land uses that require a CUP generally have a unique and distinct impact on the area in which they are located or are capable of impacts to adjacent properties unless given special review and conditions. The following residential uses require a CUP:

- Continuing Care Retirement Communities within the R-3-10 zone;
- Rooming Houses in the R-3-6 and R-3-10 zones; and
Farm employee housing with more than 36 beds or 12 units within the A-1, A-2, and A-3 zones.

The Planning Commission may approve, conditionally approve, or disapprove a CUP application unless the application includes concurrent processing of a permit that requires City Council action, in which case the Planning Commission makes a recommendation to the City Council. The approving body must make the following findings prior to approval, pursuant to Section 20.520.040 of the Zoning Ordinance:

- Approval of the CUP would not result in detrimental impacts to adjacent properties or the character and function of the neighborhood;
- The design, development, and conditions associated with the CUP are consistent with the goals, policies, and intent of the General Plan, the purpose and intent of the applicable zone, and the character of any applicable Specific Plan; and
- The land use allowed in conjunction with the CUP is compatible with the existing and future land uses of the applicable zone, and the general area in which the proposed use is to be located.

These findings apply to all uses that require a CUP; no special or unique findings are required for residential uses.

Development Standards

Development standards directly shape the form and intensity of residential development by providing controls over land use, heights and volumes of buildings, and open space on a site. Site development standards also ensure a quality living environment for all household groups in the City, including special groups such as lower- and moderate-income households and senior citizens.

Zoning Ordinance

New construction and alterations to existing structures and sites within the residential and agricultural zones must conform to the development standards summarized in **Table 8-26** (A, R-1, and R-2 zones) and **Table 8-27** (R-3 zones).

Table 8-26
Residential Development Standards within the A, R-1, and R-2 Zones

Standards		A-1	A-2	A-3	R-1-20	R-1-10	R-1-7.5	R-2
Max. Dwelling Height		35 ft	35 ft	35 ft	35 ft or 2 stories	35 ft or 2 stories	35 ft or 2 stories	35 ft or 2 stories
Min. Lot Size	<15% slope	1 acre	1 acres	4 acres	20,000 sf	10,000 sf	7,500 sf	3,500 sf
	15-25% slope	2 acres	2 acres	4 acres				
	25-35% slope	4 acres	4 acres	8 acres				
	35+% slope	8 acres	8 acres	20 acres				
Setbacks	Front, Living	35 ft	35 ft	35 ft	35 ft	25 ft	20 ft	10 ft
	Front, Garage					30 ft	25 ft	20 ft*
	Interior Side	15 ft	15ft	15 ft	10 ft	10 ft	7.5 ft	5 ft
	Corner	--	--	--	15 ft	15 ft	10 ft	10 ft
	Rear	25 ft	25 ft	25 ft	30 ft	25 ft	20 ft	15 ft
	Between Buildings	--	--	--	10 ft	10 ft	10 ft	10 ft
Open Space	Ground Floor Unit	--	--	--	--	--	--	250 sf
	2nd-Story Unit	--	--	--	--	--	--	50 sf

Source: City of San Marcos Zoning Ordinance, 2012.

Notes: *Turn-in garages permitted at 15 ft front setback.

The maximum height of residential buildings in the A, R-1, R-2, and R-3-6 zones is 35 feet or 2 stories. Up to 45 feet and 3 stories are permitted within the R-3-10 zone. Based on recent project history, these maximum building heights are sufficient to achieve 20 units per acre in the R-3-10 zone and 30 units per acre in the R-3-6 zone.

The City has not established maximum lot coverage standards for residential zones. In single-family neighborhoods, open space requirements are established by the cumulative application of minimum lot size and setbacks that allow for a sizable front yard, setbacks, and a backyard. In this manner, each home has adequate open space and the setting is conducive and consistent with lower-density residential settings.

In recognition that multi-family residences create a need for recreational amenities, open space requirements apply. Each ground-floor unit is required to have at least 250 square feet of fenced patio or private courtyard area, and each second floor unit must provide a minimum of 50 square feet of private open space within a balcony or outdoor area. Common open space is also required for multi-family development within the R-3 zones. Common usable open space or recreation areas equal to 30 percent of livable ground floor area of all units area shall include recreational amenities (enclosed tot lot, court facilities, pool, open lawn area, etc.) based on the size of the complex.

Table 8-27**Residential Development Standards within the R-3 Zones**

Standards			R-3-6	R-3-10
Max. Building Height			35 ft or 2 stories	45 ft or 3 stories
Min. Lot Size			6,000 sf	10,000 sf
Setbacks	Primary Street (Front, Living)		15 ft	15 ft
	Interior/Private Streets		10 ft	10 ft
	Alley		3ft or >18 ft	
	Property Boundary	Up to 3 units	7.5 ft	10 ft
		4+ units	10 ft	
	Parking		8 ft	5ft
	Between Buildings		10 ft	
Open Space	Common		Area equal to 30% of livable ground floor area of all units	
	Private Ground Floor Unit		250 sf	
	Private 2nd-Story Unit		50 sf	

Source: City of San Marcos Zoning Ordinance, 2012.

The mixed use zones that allow residential uses (MU-1 and MU-2) are governed by form-based codes, which focus regulations on the intended character and type of place, with secondary regulations related to land use permissions. Form-based regulations are intended to facilitate building placement, form and use, complemented by landscape installation and parking accessibility that contributes to the physical definition of streets, pedestrian pathways, and civic spaces. Development standards for the MU-1 and MU-2 zones are summarized in **Table 8-28**.

Table 8-28**Residential Development Standards within the MU Zones**

Standard		MU-1	MU-2
Minimum Unit Size		600 sf	
Minimum Subdivision Lot Size		1,500 sf	
Building Height	Minimum	27 ft or 2 stories	
	Ground Floor Height	15 ft	
	Maximum	54 ft or 4 stories	65 ft or 5 stories
	Max. Adjacent to Res. Property Line	1 story greater than adjacent development	
Build-To Lines / Min. Frontage Required	Primary Street Pedestrian-Oriented	2 ft required for 75% of frontage	--
	Secondary Street	6 ft required for 75% of frontage	7 ft required for 75% of frontage
	Tertiary Street	10 ft required for 50-75% of frontage	--
	Interior Property Line	0 ft	10 ft
	Property Line Adj. to Res. Zone	10 ft	
	Alley Property Line / Driveway	3 ft	3 ft
	Internal Streets	--	5 ft
Common Outdoor Open Space	≤10,000 sf lot	10%	
	10,000<30,000 sf lot	15%	
	≥30,000 sf lot	20%	
Common Indoor Open Space	Projects with 21+ units	500 sf	
Private Unit Open Space		36 sf	
All Common Open Space		40 ft x 12 ft and 10% planting	

Source: City of San Marcos Zoning Ordinance, 2012.

San Marcos Creek Specific Plan

Projects proposed within the San Marcos Creek District are subject to the form-based code and regulating plan specified in the specific plan. The form-based code and related standards are summarized in **Table 8-29**.

Table 8-29**San Marcos Creek Specific Plan Codes / Standards**

Standard		DT/BAC	SMB	WME	C
Minimum Lot Area		2,000 sf		1,000 sf	
Maximum Lot Coverage		100%		70%	80%
Setbacks	Front	0 ft min. / 5 ft max.	0 ft min. / 5 ft max. ¹	0-5 ² ft min. / 10 ft max.	
	Side Street				
	Creekside Promenade	N/A	10 ft min. / 20 ft max.	0-5 ² ft min. / 20 ft max.	
	Side Yard	None	None		None
	Rear		5 ft min.		
	Alley	3 ft min.			
Building Frontage	Primary	90% at min. setback	75% at min. setback	75% ³	75% at min. setback
	Secondary		50% at min. setback	50% within allowable setback	
Building Heights ⁴		Min. 25-35 ft or 2-3 stories, depending on location / Max. 60-70 ft or 5-6 stories, depending on location			

Source: San Marcos Creek Specific Plan, 2007.

Notes:

¹ 5 ft min. / 10 ft max. along San Marcos Blvd.

² 5 ft min. for ground floor residential uses.

³ At min. setback along Main St and within allowable setback elsewhere.

⁴ Additional building height up to 15 feet may be permitted by the Director of Development Services to allow for special architectural features and roof line variation as long as such variation does not exceed 15 percent of the area of the building floorplate and is not used to create additional leasable/habitable space.

University District Specific Plan

The University District Specific Plan also relies on a form-based code and regulating plan to guide development within the district's planning area. The specific plan describes the following building types (that allow residential uses) for implementing the form-based code:

- **Mixed-Use Building A:** A multi-story building that contains a mix of commercial and residential uses. Along the front faced, the ground floor generally contains store fronts for retail, dining, and entertainment uses. Upper floors generally contain residential units or office uses.
- **Mixed-Use Building B:** A multi-story building that contains a mix of commercial, office, and residential uses. The ground floor generally contains storefronts, offices, or live-work units. Upper floors generally contain residential units or office space.
- **University Flats:** Residential units within a multi-story building that includes forecourts and a central courtyard. The residential units may be apartments, condominiums, or student housing. Retail, live-work, or office space may be provided on the ground floor.
- **Townhomes/Flats:** Townhomes are multi-story residential units that are placed side-by-side and share side property lines with adjacent units. Flats

are residential units that are stacked vertically to create a multi-story building. Both townhomes and flats may be combined within one development. Building heights for townhouses and flats generally range from two to five stories. Creek side townhomes/flats have a separate form-based code than townhomes/flats proposed elsewhere within the University District.

The form-based code and related development standards for each of these building types are summarized in **Table 8-30**.

Table 8-30
University District Specific Plan Codes / Standards

Standard	Mixed-Use Building A	Mixed-Use Building B	University Flats	Townhomes / Flats	Creek Side Townhomes / Flats
Min. Lot Width	20 ft		50 ft	16 ft	
Min. Lot Depth	60 ft		100 ft	60 ft	
Min. Setbacks	8 ft from external side property lines along certain streets		8 ft from external side property lines along certain streets	5 ft from front and external side property lines, except along certain streets	24 ft from rear property line
Build-to-Lines	Along the front and external property lines, with certain exceptions	Within 0 ft to 8 ft of the front and external property lines, with certain exceptions	Within 8 ft to 16 ft of front property lines and 0 ft to 8 ft of external side property lines, with certain exceptions	Within 5 ft to 12 ft of front property lines, with certain exceptions	Within 0 ft to 8 ft of the property line along certain streets, with certain exceptions
Frontage Buildout	100%, with certain exceptions	75-100% of street frontage	Min. 80% of street and public space frontage	90-100% of street frontage; lower where driveway access is provided	90-100% of street frontage; lower where driveway and pedestrian access to the Creek Trail is provided
Common Open Space	--		15% of site area	150 sf / unit	
Number of Floors	1 to 3-stories and 18 ft min. to 7-stories and 90 ft max, depending on location				
Building Height	Min. 36 ft along East Urban Plaza	--			

Source: University District Specific Plan, 2009.

Parking Requirements

Parking is an important development regulation in communities. Adequate parking for residential projects contributes to the value of a project, the safety of residents, and its appearance. However, excessive parking standards can pose a significant constraint to the development of housing because it reduces the land and financing availability for project amenities or additional units. Parking requirements for residential uses in San Marcos are summarized in **Table 8-31**. Mixed use parking requirements are provided in **Table 8-32**.

Table 8-31
Residential Parking Requirements

Use	Requirement	Additional Regulations
Adult Residential Facility	1 space/2 employees; 1space/5 adults or 1 space/ 10 adults where adequate drop-off facilities are provided	--
Duplex	2 spaces/unit; 1 guest space/3 units	1 space covered
Emergency Shelters	1 space/4 beds	--
Residential Care Facility	1 space/3 residents	--
Continuing Care Retirement Community	Residential unit parking; 1 space/2 employees	--
Manufactured Home	2 covered spaces/unit; 1 guest space/6 units	Tandem parking permitted
Multi-family Dwellings	1 space/studio ; 1.5 spaces/1 BR unit; 2 spaces/2+ BR unit*; 1 guest space/3 units	* 1 garage space required for condominiums, duplexes, townhomes, patio homes. 1 covered space (garage or carport) of the required ratio for apartments.
Affordable Multi-family Dwellings	1.7 spaces/unit	--
Senior / Age Restricted Dwelling	1.25 spaces/unit	--
Single-family Attached	2 spaces/unit	Garage spaces
Single-family Detached	2 attached spaces/≤3,000 sf unit; 3 attached spaces >3,000 sf unit.	Garage spaces
Second Dwelling Unit	1 space	--
Supportive Housing	Same as single-family or multi-family, depending on building chosen for proposed use.	
Transitional Housing		

Source: City of San Marcos Zoning Ordinance, 2012.

The provision of off-street parking can increase the cost of housing; however, requirements in San Marcos are reasonable because the standards for multi-family and mixed use development are equal to or less than requirements for single-family detached dwellings (2 spaces per unit) and comparable to the parking requirements established in the State density bonus law for affordable housing. Parking standards in San Marcos are not considered a significant constraint to housing development.

Table 8-32
Mixed Use Parking Requirements

Use	Vehicle ¹	Motorcycle	Bicycle
Studio/1 Bedroom Unit	1.25 spaces/unit ²	0.1 space/unit	0.5 space/unit
2 Bedroom Unit	1.25 to 1.75 spaces/unit		0.75 space/unit
3 Bedroom Unit	1.75 to 2 spaces/unit		1 space/unit
Senior Housing	0.8 space/unit		0.5 space/unit
Live/Work Units	1 space/unit < 2,000sf; 2 spaces/unit > 2,000sf	0.25 space/1,000 sf	0.75 space/unit

Source: City of San Marcos Zoning Ordinance, 2012.

Notes:

¹ 1.0/unit required in the University District, regardless of bedroom count.

² 1.0/studio unit < 600 sf within the San Marcos Creek District.

Flexibility in Development Standards

Development standards affect the financials of a residential project, both from the revenue side (through achievable density) and through the costs of accommodating specific development standards. However, there is no specific threshold that determines whether a particular standard or combination constrains the affordability or supply of housing. Many factors determine project feasibility. Moreover, during the building boom of the 2000s, few development standards or fees appeared to be a constraint. While prior sections discussed how to reduce development costs, the following describes ways that the Zoning Ordinance offers flexibility in development standards.

Planned Residential Development (PRD)

PRDs allow flexibility in residential development and design to supplement the development standards of the residential zones, subject to approval of a Conditional Use Permit (CUP). The PRD standards in Chapter 20.435 of the Municipal Code are intended to encourage and facilitate the use of contemporary best practices for the development of innovative, compact single-family and multi-family residential neighborhoods in a range of configurations, which may include standard subdivision, alley-loaded, cluster or small-lot development, or courtyard site plans. Developers who apply for a PRD may deviate from the height, setback, building separation, and parking requirements of the base zone.

Density Bonus Ordinance

The City's Density Bonus Ordinance (Chapter 20.305 of the Municipal Code) allows up to a 35 percent increase in density where units are reserved for lower-income (minimum 10 percent) or very low-income (minimum 5 percent) units, or condominium units are reserved for moderate-income residents (minimum 10 percent). Density bonuses are also available to applicants who donate at least 10 percent of their land for affordable housing (15 to 35 percent density bonus increase) or when a childcare facility is involved (matching square footage increase). Projects that are eligible to receive a density bonus can benefit from other incentives, including reduced parking requirements and waiver or modification of certain development standards. The Density Bonus Ordinance is consistent with California Government Code Section 65915.

Lot Averaging

Lot averaging may be applied for single-family residential development of five or more units in the A-1, A-2, A-3, R-1-20, R-1-10, and R-1-7.5 zones to reduce the minimum lot size required by the applicable zone, subject to a CUP. Lot averaging is intended to reduce the amount of required grading, thereby leaving more natural ungraded slopes in the project area.

Alternative Parking and Reduction Measures

The Zoning Ordinance includes several provisions for alternative parking measures or reduced parking requirements:

- Mixed Use Projects: A reduction may be granted based on the characteristics of the uses and a parking demand study determines a reduction is justified. A parking management plan may be required.
- Transit-Accessible: A reduction may be granted for multi-family and mixed use developments proposed within ¼ mile of local or regional transit lines or routes based on transit characteristics of patrons and employees of prospective uses documented in a parking management plan.
- Off-Site Parking: Off-site spaces located within 800 feet of the primary entrance to a site and connected via ADA-compliant pedestrian route not more than 600 feet in length may be used to satisfy a portion of the parking requirement. An off-site parking agreement and Site Development Plan Review or DP approval is required.
- Tandem Parking: Up to 10 percent of parking requirement for multi-family housing components of mixed use projects, subject to approval of a DP.
- Park Once Program: A "park once" parking strategy may be established for mixed use sites in a city-owned parking lot, parking assessment district, or other areas where opportunities exist to provide a centralized parking area, within a walkable distance of 1,320 feet if adjoining businesses and residential uses that encourages patrons to park once and walk to their destinations. City approval of a parking management plan and parking agreement is required.
- In-Lieu Fees: Projects located within 600 feet of a City parking facility or within a parking assessment district may meet the off-site parking requirements through payment of an in-lieu fee.

Residential Growth Management

The City's Growth Management Ordinance (Chapter 20.315 of the Municipal Code) was adopted to implement the General Plan and to the projected growth of residential, industrial, and commercial development. The ordinance requires that all new development bear the cost of providing the public facilities and services needed to effectively serve the new development. The Growth Management Ordinance does not limit density of development or cap the number of residential building permits that can be issued within the planning period. To the contrary, the ordinance will ensure that public facilities and services are, or will be, provided to serve future residential development anticipated by the RHNA.

Inclusionary Housing

The City's Inclusionary Housing Ordinance, established in May 2000, requires housing developers of one or more units to contribute to housing for extremely low, very low-, low-, and moderate-income households as defined by the U.S. Department of Housing and Urban Development. Developers of for-sale single-family projects and rental projects of six or fewer units may pay an in-lieu fee in accordance with Section 20.310.050 of the Municipal Code. In-lieu fees are deposited into an interest-accruing account to provide housing opportunities for target households. The City has the discretion to accept an irrevocable dedication of land or other non-monetary contribution that is not less in value than the otherwise required in-lieu fee if the non-monetary alternative furthers the goals and policies of the Housing Element. Rental projects of 6 or more units may set-aside at least 15 percent of the units for the target households.

The Inclusionary Housing Ordinance exempts the following projects:

- Projects developed pursuant to the terms of a development agreement that existed prior to the adoption of the Inclusionary Housing Ordinance;
- Non-residential uses, except in the case of SROs;
- Construction of a new structure that replaces a residential construction that was destroyed or demolished within two years prior to the application of a building permit, provided that the number of residential units is not increased;
- Second dwelling units;
- Density bonus units; and
- New residential rental projects, unless the developer has otherwise agreed by contract with the City to build affordable housing.

The impact on the cost of inclusionary housing certainly is arguable. The high and rapidly appreciating housing market in San Marcos and the San Diego region suggests that it is highly unlikely that the City's inclusionary programs substantially impact the price of market rate housing. The market is a very important determinant of the price, and with such a high profit housing market, the inclusionary "costs" would likely be absorbed as part of market pricing mechanisms. The impact would be to somewhat diminish the profit margin on a highly profitable enterprise without much impact on the overall cost. For Housing Element purposes, the program is seen less as a cost factor and more as an essential program for the

development of affordable housing, not unlike other housing related requirements (parking or open space).

Housing for Persons with Disabilities

Persons with disabilities have a number of specific housing needs, including those related to design and location. Design needs generally include the removal of architectural barriers that limit the accessibility of dwelling units and construction of wheelchair ramps, railings, etc. Location needs include accessibility to public transportation, commercial services, healthcare, and supportive services. Some persons with disabilities need group housing opportunities, especially those who are lower-income or homeless.

California statutes require that the Housing Element include an analysis of the Zoning Ordinance, permitting procedures, development standards, building codes, and permit processing fees to identify potential constraints for housing for persons with disabilities. The following discussion addresses these issues and determines that no specific City policy or regulation serves to impede the access that persons with disabilities have to housing that suits their specific needs.

Zoning and Land Use

The General Plan and Zoning Ordinance provide for the development of multi-family housing in the R-2, R-3-6, R-3-10, MU-1, and MU-2 zones. Traditional multi-family housing for persons with special needs, such as apartments for the disabled, are considered regular residential uses permitted by right in these zones. The City's land use policies and zoning provisions do not constrain the development of such housing.

Under State Lanterman Developmental Disabilities Services Act (aka Lanterman Act), small State-licensed residential care facilities for 6 or fewer persons must be permitted in all zones that allow single- or multi-family uses, subject to the same permit processing requirements and development standards; San Marcos is compliant with the Lanterman Act. "Large" residential care facilities serving 7 or more clients require approval of a CUP in the A-1, A-2, A-3, MHP, R-2, R-3-6, and R-3-10 zones. A CUP is also required for large residential care facilities proposed on the first floor of a mixed use development in the MU-1 or MU-2 zones. A DP is required if located in the SR zone or above the ground floor in a mixed use development. Potential conditions for approval may include hours of operation, security, loading requirements, and management. Conditions would be similar to those for other similar uses in the same zones and would not serve to unduly constrain the development of residential care facilities for more than 6 persons. Occupancy standards for residential care facilities are the same as occupancy standards for all other residential uses. The City has not adopted a spacing requirement for residential care facilities.

The Zoning Ordinance also accommodates transitional and supportive housing in all zones that permit single- and multi-family uses. These facilities may serve persons with disabilities.

Definition of Family

The Zoning Ordinance does not define “family.”

Building Codes

Building procedures within San Marcos are also required to conform to the 2010 California Building Code, as adopted in Title 17 of the City’s Municipal Code. Standards within the Code include provisions to ensure accessibility for persons with disabilities. These standards are consistent with the Americans with Disabilities Act (ADA). No local amendments that would constrain accessibility or increase the cost of housing for persons with disabilities have been adopted.

Reasonable Accommodation

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodation (i.e., modifications or exceptions) in their zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that elevated ramping can be constructed to provide access to a dwelling unit for a resident who has mobility impairments. Whether a particular modification is reasonable depends on the circumstances and must be decided on a case-by-case basis.

Reasonable accommodation refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. The City’s zoning and building codes, as well as approach to code enforcement, allow for special provisions that meet the needs of persons with disabilities without the need for variances. The City’s Reasonable Accommodation Ordinance is codified in Chapter 20.440 of the Municipal Code.

The City’s Director of Development Services has administrative/ministerial authority to hear and decide applications for reasonable accommodation as provided by the federal Fair Housing Amendments Act and California’s Fair Employment and Housing Act to allow reasonable remedy from zoning standards for individuals with physical or mental impairment. A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

Reasonable accommodation applications are not charged a fee for review and the Director must consider the following findings:

- Whether the housing, which is subject of the request for reasonable accommodation, will be used by an individual disabled under the Acts;
- Whether the request for reasonable accommodation is necessary to make housing available to an individual with a disability under the Acts; and
- Whether the requested accommodation would impose an undue financial or administrative burden on the jurisdiction;

- Whether the requested accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning;
- Potential impact on surrounding uses;
- Physical attributes of the property and structures; and
- Alternative reasonable accommodations which may provide an equivalent level of benefit.

Development Standards

ADA accessible features or structures required for accessibility are permitted to encroach into any required setback consistent with applicable Building Codes, pursuant to Section 20.215.050(B) of the Zoning Ordinance. This provision obviates the need for homeowners and landlords to submit a separate and additional application for reasonable accommodation.

Conclusion

Current and proposed planning policies and zoning regulations have mitigated potential constraints to the availability of housing for persons with disabilities. The City has analyzed its Zoning Ordinance and procedures to ensure that it is providing flexibility in, and not constraining the development of, housing for persons with disabilities.

Development Fees

The City of San Marcos charges fees to process plans submitted for residential projects and to finance the provision of important services that are needed to accommodate housing and population growth. Fees and exactions are used to finance public facilities, roadways, water and sewer infrastructure, schools, and other community services. Nearly all of these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or the extent of the benefit that will be derived. Failure to adequately plan for residential development is a key reason why jurisdictions are so financially constrained today. Furthermore, the City's fees have not been found to act as a constraint to the development of housing in San Marcos.

For new residential projects, developers in San Marcos may be required to pay one or more of the following fees depending on the location, type, and size of the project:

- Planning, Building, and Environmental Fees: The City of San Marcos charges developers standard plan check fees, fees for processing applications, building permits, tentative tract maps, environmental initial study, variance, conditional use permit, or other permits to pay for the cost of processing applications and conducting inspections for specific projects. This does not include additional fees paid by the developer for project-specific environmental impact reports.
- City Impact Fees: The City charges impact fees to finance new or expanded infrastructure and public facilities required to serve residents. The fee must have a reasonable relationship to the infrastructure costs and represent the

marginal cost of improvements required to serve residents of the new residential projects. The City charges fees to offset impacts to public streets, drainage facilities, water quality, parks, and habitat. Other fees and assessments may apply depending on the location.

- **Regional Impact Fees:** Regional impact fees include sewer/water fees collected by the water districts and school impact fees collected by San Marcos Unified School District, as allowed by State law to finance the construction and expansion of schools to accommodate student enrollment. The water and school districts have the authority to set the fee levels; the City does not have any ability to adjust these fees.

A summary of the City's permit processing and development impact fee schedules is included in **Table 8-33**.

Table 8-33
Permit Processing and Development Impact Fees

Fee Type	Fee Amount
<i>Planning and Application Fees</i>	
Variance	\$200 or \$564
Conditional Use Permit	\$3,476
General Plan Amendment	\$2,500
Zone Change	\$872
Site Plan Review	Single-family: \$2,470 Multi-family: \$3,430
Planned Unit Development	\$3,476
Specific Plan	\$2,860
Development Agreement	\$2,500
<i>Subdivisions</i>	
Certificate of Compliance	\$750
Lot Line Adjustment	\$750
Tentative Parcel Map	\$2,090
Tentative Subdivision Map	\$2,690 + \$50/lot
Final Parcel Map	\$750 + \$40/lot
Final Subdivision Map	\$800 + \$50/lot
<i>Environmental</i>	
Initial Environmental Study	\$200
Environmental Impact Report	Cost + 25%
Negative Declaration	\$3,720
Mitigated Negative Declaration	\$3,720
<i>Impact Fees</i>	
Parks	\$6,251/unit
SR-78 Interchanges	Single-family: \$3,204/unit Multi-family: \$1,923/unit
Circulation/Streets	Single-family: \$6,747/unit Multi-family: \$4,048/unit
NPDES	\$221/unit
Drainage	\$3,265-\$18,903/acre
Habitat	\$103/unit
Tech Improvement	\$44/unit
Water	Single-family (<1 acre): \$11,157/unit Multi-family (typical): \$7,498/unit

Table 8-33**Permit Processing and Development Impact Fees**

Fee Type	Fee Amount
Sewer	Single-family (<1 acre): \$8,562/unit Multi-family (typical): \$8,027/unit
School	\$3.93/sf

Source: City of San Marcos, 2013; Vallecitos Water District, 2013; and San Marcos Unified School District, 2013.

Table 8-34 provides a fee worksheet for two prototypical housing projects based on applications processed in the City. Altogether, developer fees for a prototypical single-family subdivision are approximately \$55,717 per unit. Fees for a prototypical multi-family project are somewhat lower on a per-unit basis at \$33,632.

Table 8-34**Development Fees for a Typical Unit**

Development Fees for a Typical Unit	Single-family	Multi-family
Planning Fees	\$162	\$85
Engineering Fees	\$1,048	\$328
Building Permit Fees	\$2,333	\$931
City Impact Fees	\$23,625	\$12,833
Water/Sewer Impact Fees	\$19,710	\$15,525
School Impact Fees	\$8,839	\$3,930
Total estimated fees per unit	\$55,717	\$33,632
Typical estimated cost of development per unit	\$383,495	\$224,683
Estimated proportion of fee cost to overall development cost per unit	14.5%	15.0%

Source: City of San Marcos, 2013; Vallecitos Water District, 2013; and San Marcos Unified School District, 2013.

Notes: Single-family prototype is a 2,249 square-foot home with 463 square-foot attached garage within a 57-lot subdivision. Multi-family prototype is a two-story apartment complex with 84 units and 143 parking spaces (107 open and 36 covered). The average unit size is 1,000 square feet with a range of 565 square feet for one-bedroom to 1,320 square feet for a three-bedroom.

Planning and permitting fees are charged on an at-cost basis to cover staff services and administrative expenses for processing development applications. Development impact fees are required to provide essential services and infrastructure to serve new residents. Impact fees are governed by State law to demonstrate a nexus between development and potential impacts. State law also requires the proportionality test to ensure the pro rata share of costs to provide services and infrastructure by individual developments is reasonable.

The City recognizes that planning/permitting and development fees add to the cost of residential development. To mitigate the impact of planning/permitting and impact fees on the cost of residential development, the City uses HOME, CDBG, and Inclusionary Housing In-Lieu funds, as well as other funding sources to gap-finance affordable housing development.

On- and Off-Site Improvements

Site improvements in the City consist of those typically associated with development for on-site improvements (fronting streets, curbs, gutters, sewer/water, and sidewalks), and off-site improvements (drainage, parks, traffic, schools, and sewer/water). These improvements are required dependent on the project. On- and off-site improvements add relatively little to total cost of housing, but are costs associated with the provision of services necessary for the health and safety of the public. Because residential development cannot take place without the addition of adequate infrastructure, site improvement requirements are not seen as a constraint to the development of housing.

San Marcos does not impose citywide or standardized infrastructure requirements. Adopted policies in other elements of the General Plan call for street and sidewalk improvement standards adequate to serve and protect public safety, but are tailored to specific community and neighborhood design needs. This is expected to result in requirements less stringent and less costly than if citywide engineering requirements were imposed. The improvements and exactions required for residential development are limited to those improvements needed to allow the project based on its impacts.

For vacant single-family residential developments, examples of typical on-site improvements might include storm water detention facilities, roads, sidewalks, perimeter walls, fire hydrants and emergency access drives, and recreational trails. The Fire Department may require fire breaks and fuel management areas if a project is within or near brush areas. Multi-family developments also may include common open space and recreation areas, as well as lockable storage areas.

For residential projects, there is no fixed landscaping requirement as a percentage of the total site. However, projects subject to design review, such as single-family subdivisions and multi-family projects, are required to submit landscaping plans as part of the overall project. Multi-family projects are required to maintain a landscape buffer when adjacent to a rural residential or single-family zone. Specific landscaping requirements may vary from city-wide standards in the various specific plan areas. For projects not subject to design review (e.g., a new single-family home on an individual lot), an approved landscaping plan generally is not required.

Open space requirements will apply to residential projects under certain circumstances such as the presence of steep slopes, flood plains, sensitive habitat, or other environmentally constrained features. The purpose of such restrictions is to protect environmentally or geologically sensitive areas from the adverse effects of development.

Open space requirements can be applied through Lot Area Averaging and Planned Residential Development (PRD) projects. A primary purpose for lot averaging and PRD projects is to allow design flexibility to protect sensitive areas and significant topographic features while maintaining the ability to achieve planned densities. Open space reservations also provide a recreational amenity for the residents of such developments.

Typical off-site improvements for both single-family and multi-family developments might include new curbs, gutters, and sidewalks; recreational trail facilities; road improvements and traffic control needed to serve the development; street trees; and landscaping. Utilities may need to be upgraded or installed to serve the development, including water mains, sewer mains, storm water pollution prevention measures, and undergrounding of electric utilities.

Building Codes and Enforcement

The City of San Marcos adopted the 2010 California Building Code with minor administrative amendments. The Code establishes minimum construction standards for residential construction and is structured to be the minimum necessary to protect the public health, safety, and welfare, while not unduly constraining the development of housing. The code is determined by the International Conference of Building Officials and the state. No local amendment to the code has either been initiated or approved that directly impacts housing standards or processes.

Code enforcement is conducted by the City and is based upon systematic enforcement in areas of concern and on a complaint basis throughout the City. The Code Compliance Section of the Housing and Neighborhood Services Division works with property owners and renters to assist in meeting state health and safety codes.

8.3.3 Environmental and Infrastructure Constraints

Environmental Constraints

The City has identified areas within San Marcos where land development should be carefully controlled. For example, future residential development can be constrained in areas with known or potential sensitive habitat, hillsides with steep slopes, flood prone areas, and geologic hazards, and areas along the urban/wildland interface.

Biological Resources

Although the extent of native habitat in San Marcos is limited, several local natural communities support unique habitats like vernal pools and sensitive plant and wildlife species endemic to the region. Even the lush landscaping and ornamental plantings in suburban areas can provide greenbelts of vegetative cover and separation between developed urban and suburban areas and natural communities.

The U.S. Fish and Wildlife Service has identified critical habitat to protect four species: the thread-leaved brodiaea, the spreading navarretia, the San Diego fairy shrimp, and the coastal California gnatcatcher. Portions of the City's planning area, which includes the Sphere of Influence, are identified as a subarea in SANDAG's Multiple Habitat Conservation Program (MHCP). In addition, other portions of the planning area occur within the boundaries of the County of San Diego's North County Multiple Species Conservation Plan (MSCP).

Sensitive habitats and sensitive species are federal-, state- or local-listed species that are afforded a higher level of protection because of their status. Applications for development with potential to impact these habitats will have to demonstrate that proposed projects will not impact biological resources or implement mitigation measures for any possible negative effects. Permit authorization from regulatory agencies and mitigation would be required if a proposed project were to have the potential to impact sensitive biological resources. Costs related to obtaining permit authorization and mitigating impacts could be significant.

Hillsides and Steep Slopes

Where steep slopes (typically greater than 25 percent) are evident, development difficulties often include the provision of proper access, utility service, and site improvements. Development in these areas, where possible, must retain the natural skyline, ridges, drainage courses, and natural outcrops. All significant development is subject to environmental impact review procedures and the City's Ridgeline Protection and Management Overlay Zone development standards and regulations (Municipal Code Chapter 20.260).

Flood Hazard Areas

Although some areas of San Marcos are determined to be within a Federal Emergency Management Agency (FEMA)-designated 100-year floodplain, 100-year floodway, and/or 500-year floodplain, flood hazards are not anticipated to be a significant constraint on residential development in the Housing Element planning period. Most of the land within a FEMA 100-year floodplain is located in areas designated for business or industrial development. Furthermore, future development will be subject to the City's Flood Damage Prevention Overlay Zone, which is intended to mitigate or avoid potential flood hazard impacts (Municipal Code Chapter 20.255). This issue is also addressed in the General Plan Safety Element.

Geologic Hazards

Geologic and seismic conditions in San Marcos are similar to conditions in other local municipalities that lie inland from the coast and west of the mountains of Cleveland National Forest. No active or potentially active faults traverse the City; however, nonactive faults may be present and potential surface and blind thrust faults may impact the City. Earthquake ground-shaking potential from surface faults in the region is relatively low. Impacts of an earthquake include potential liquefaction in relatively small but populous portions of the City identified in the General Plan. An evaluation of these areas is recommended to be included in a required environmental review prior to development and, as appropriate, avoidance or mitigation measures would be required to reduce any potential hazard.

Wildland Fires

Much of the land within the San Marcos city limits is characterized by wildland/urban interface (WUI). WUI areas have steep slopes, limited precipitation, and plenty of available fuel/combustible plant material. In an effort to reduce the threat posed by wildland fire events, the San Marcos Fire Department completed a comprehensive assessment of WUI fire hazards and prepared a Community Wildfire Protection Plan (CWPP). In accordance with the CWPP and Zoning Ordinance, all new development in identified community hazard areas requires a Fuel

Management Plan. This includes clearing and maintaining defensible space of 100 to 150 feet around structures, depending on the structure and vegetation type. Safety development and fuel reduction zones will continue to be addressed by developers and the Fire Department as outlined by the CWPP or applicable City ordinances. This issue is also addressed in the Safety Element.

Infrastructure Constraints

Another factor adding to the cost of new construction is the provision of adequate infrastructure: major and local streets; curbs, gutters, and sidewalks; water and sewer lines; storm drains; and street lighting. All of these improvements are required to be built or installed in conjunction with new development. In most cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The cost of these facilities is borne by developers, added to the cost of new housing units, and eventually passed on to the homebuyer or property owner. As noted in the Resources section of this Housing Element, public infrastructure and services are available, or are programmed to be made available, for all the sites included in the inventory, including the capacity to accommodate its total share of the regional housing need (RHNA).

Water and Sewer

San Marcos' water supply and services are provided primarily by Vallecitos Water District (VWD). Limited portions of the Business/Industrial District and College Area Neighborhood are served by Vista Irrigation District (VID), and a very small portion of the planning area is served by Olivenhein Municipal Water District (OMWD) and Rincon Water District. VWD and VID both updated their Urban Water Management Plans (UWMP) in June 2010 to assess current and future demand for water, facilities, and storage. The 2010 UWMPs indicate that the districts expect to have adequate water supply available to meet the projected demand within their jurisdictions through 2030 due to facility developments or expansions and/or meeting State-mandated water conservation goals.

Wastewater services for the majority of the planning area are provided by VWD. VWD utilizes two wastewater treatment facilities, a land outfall, and a sludge pipeline to treat and convey wastewater flows: the Encina Water Pollution Control Facility (EWPCF) and the Meadowlark Water Reclamation Facility (MRF). The Vallecitos Water District Master Plan projects that wastewater generation from land uses consistent with the City's recently adopted General Plan would exceed the district's current treatment capacity. These needs are addressed through master planning and phasing efforts. General Plan policies aimed at reducing the impacts on wastewater quality standards and wastewater facilities direct the City to work closely with local service providers to ensure that an adequate wastewater system for existing and future development is in place, and ensure development approval is related to commitments for the construction of primary wastewater systems. Furthermore, will-serve letters cannot be issued for development unless treatment facilities are in place. With VWD coordinating its planning and construction consistent with General Plan land use policy, future needs can be met.

Senate Bill 1087 (enacted 2006) requires that water providers develop written policies that grant priority to proposed development that includes housing

affordable to lower income households. The legislation also prohibits water providers from denying or conditioning the approval of development that includes housing affordable to lower-income households, unless specific written findings are made. Senate Bill 1087 also mandates priority sewage collection and treatment service to housing developments providing units affordable to lower income households. The Development Services Department will provide a copy of the adopted 2013-2021 Housing Element to the VWD, VID, and OMWD within 30 days of adoption. The Development Services Department will continue to coordinate with the VWD, VID, and OMWD to ensure priority service provision to affordable housing developments.

Community Facilities Districts

On June 7, 1988, voters in San Marcos approved Proposition R to ensure that adequate public facilities and services are available to meet the needs created by new development. To finance these facilities and services, it became necessary for the City to form Community Facilities Districts (CFDs). The City currently has 10 CFDs to finance a variety of public facilities required to serve new development, including street improvements, sewer lines, water lines and facilities, drainage facilities, schools, parks, lighting and landscaping, and congestion management.

Although the costs associated with CFDs could increase the overall cost to provide new housing in San Marcos, implementation provides a means of orderly and efficient provision public facilities to serve new development. Therefore, the benefits of Public Facilities Financing Plan for new development greatly outweigh the cost constraints.

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8.4 Housing Resources

State law requires that jurisdictions provide an adequate number of sites to allow for and facilitate the production of their regional share of housing. To determine whether a jurisdiction has sufficient land to accommodate its share of regional housing needs for all income groups, that jurisdiction must identify “adequate sites.” Under State law (California Government Code section 65583[c][1]), adequate sites are those with appropriate zoning and development standards—with services and facilities—needed to facilitate and encourage the development of a variety of housing for all income levels.

The resources available for the development, rehabilitation, and preservation of housing in San Marcos are addressed here. This section provides an overview of available sites for future housing development, and evaluates how these resources can work toward satisfying future housing needs. Also discussed are the financial and administrative resources available to support affordable housing. Per State law, this section also covers energy conservation opportunities.

8.4.1 Regional Housing Needs Allocation (RHNA)

California General Plan law requires each city and county to have land zoned to accommodate its fair share of the regional housing need. HCD allocates a numeric regional housing goal to the San Diego Association of Governments (SANDAG). SANDAG is then mandated to distribute the housing goal among the city and county jurisdictions in the region. This share for the SANDAG region is known as the Regional Housing Needs Allocation, or RHNA. The major goal of the RHNA is to assure a fair distribution of housing among cities and the County within the San Diego region so that every community provides for a mix of housing for all economic segments. The housing allocation targets are not building requirements; rather, they are planning goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to assure that adequate sites and zoning are made available to address anticipated housing demand during the planning period.

The RHNA for the SANDAG region was adopted in October 2011. This RHNA covers an 11-year planning period (January 1, 2010 through December 31, 2020)⁹ and is divided into four income categories: very low, low, moderate, and above moderate. As determined by SANDAG, the City of San Marcos’ fair share allocation is 4,183 new housing units during this planning cycle, with the units divided among the four income categories as shown in **Table 8-35**.

⁹ The Housing Element planning period differs from the RHNA Planning period. The Housing Element covers the planning period of April 30, 2013 through April 30, 2021.

Table 8-35
RHNA 2010-2020

Income Group	Total Housing Units Allocated	Percentage of Units
Extremely/Very Low	1,043	24.9%
Low	793	19.0%
Moderate	734	17.5%
Above moderate	1,613	38.6%
Total	4,183	100%

Source: San Diego Association of Governments

Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data. There are 5,825 extremely low- and very low-income households, with extremely low-income households comprising 44.6% of the total. Therefore, the City's very low-income RHNA of 1,043 units can be split into 465 extremely low-income and 578 very low-income units.

Progress towards the RHNA

Since the RHNA uses January 1, 2010 as the baseline for growth projections for the 2013-2020 planning period, jurisdictions may count toward the RHNA housing units developed, under construction, or approved since January 1, 2010. Since January 2010, 1,611 housing units have been developed, under construction, or approved in San Marcos (**Table 8-36**). These units have the following income distribution: 207 very low-income units, 86 low-income units, 870 moderate-income units, and 448 above moderate-income units.

Affordability of Units Credited Towards the RHNA

Units credited towards the RHNA are distributed among the four affordability groups (extremely/very low, low, moderate, and above moderate) based on affordability restrictions (as is the case with affordable housing projects) or housing cost for those specific types of units. For example, the market rate rents and sale prices for apartments and condominiums fall within levels affordable to the households earning moderate incomes (81-120% AMI) and are allocated as such.

According to the 2012 San Diego County Apartment Association Spring Vacancy and Rental Rate Survey, the weighted average rents reported were \$591 for studio apartment units, \$883 for 1-bedroom apartments, \$1,137 for 2-bedroom apartments, and \$1,477 for apartments with three or more bedrooms. Based on this data and the housing affordability thresholds shown in **Table 8-17** of the Needs Assessment, apartment units and second units are affordable to moderate-income (81-120% AMI) households.

Condominium units are considered entry-level homes and based on pricing are allocated as affordable to moderate-income households. The 2012 the median price

for condominiums sold in the City was \$233,913. This price is well within the affordability level for a 3-person, moderate-income family and is allocated as such. As the maximum affordable price for a 3-person, moderate-income family to purchase a home (as shown in **Table 8-17**, of the Needs Assessment) is \$362,901, even if the condominiums were priced significantly higher, they would still be considered affordable. The market rate cost of single-family units and off-campus student housing is considered affordable to above-income households.

Units Constructed or Under Construction

According to City building permit records, since January 1, 2010, 1,087 new units have been constructed or are under construction in San Marcos, of which 653 units are affordable to lower-income households (based on affordability restrictions or market rate rents that fall within affordable levels). Constructed/under construction units include the following:

- The 108-unit Campus Pointe II mixed-use development (located at Twin Oaks Valley Road and Village Drive) was under construction as of January 2013. The development will be comprised on one and two-bedroom units. Rental rates have not yet been established. While the units at Campus Pointe II will be rented at market-rate prices, based on housing affordability thresholds shown in **Table 8-17**, the units are allocated in the RHNA credits as affordable to moderate-income (81-120% AMI) households.
- Westlake Village is a 105-unit affordable, mixed use development (divided into two phases) with 6,140 square feet of ground floor retail space on a 4.84-acre property on the south side of Autumn Drive, east of Knoll Road. Phase I of the development (49 units) was under construction as of January 2013, and permits for Phase II have already been issued. The project utilized a 28.8 percent density bonus and was funded through redevelopment funds prior to the termination of redevelopment by the State of California; the project received a Low Income Housing Tax Credit.
- The Quad is a student housing facility located across from California State University, San Marcos. The development is privately owned but affiliated with the University and governed by University policies. Phase I of the development has been completed and includes 61 units (289 beds). As of January 2013 Phase II was under construction with 49 units (308 beds). Phase III is approved for 64 units, and the City is processing building permit applications.
- Candra is a market-rate project consisting of 50 condominiums and eight single-family homes. The units are located on the west side of Bougher Road. The development was approved in January 2011 and was under construction as of early 2013.
- Also included in the credits are two second units that are allocated as affordable to moderate-income households. While the City does not collect rental information on these units, rents for similar units fall within the affordable levels for small moderate-income households.

Table 8-36
Credits Toward the RHNA

	Extremely and Very Low- Income (0-50% AMI)	Low- Income (51-80% AMI)	Moderate- Income (81- 120% AMI)	Above Moderate- Income (121%+ AMI)	Total
Units Constructed/Under Construction/Permits Issued					
Various Single-Family Units	---	---	---	316	316
Various Condominium/Duplex/ Townhome Units	---	---	388*	---	388
Campus Pointe II	---	---	108*	---	108
Westlake Village	77	27	1*	---	105
The Quad Student Housing Phase I & II	---	---	---	110	110
Candera	---	---	50*	8	58
Second Units	---	---	2*	---	2
<i>Subtotal</i>	<i>77</i>	<i>27</i>	<i>549</i>	<i>434</i>	<i>1,087</i>
Approved/Entitled Units					
Promenade at Creekside	69	36	1*	---	106
Parkview Apartments	59	23	---	---	82
Palomar Station	---	---	370*	---	370
The Quad Phase III	---	---	---	64	64
TSM470-Single Family	2	---	---	20	22
<i>Subtotal</i>	<i>130</i>	<i>59</i>	<i>371</i>	<i>84</i>	<i>644</i>
Total	207	86	920	518	1,731

*Note: These units do not have affordability restrictions. Market rate rents and sale prices for apartments and condominiums fall within levels affordable to the households earning moderate incomes (81-120% AMI) and are allocated as such.

Units Entitled/Approved

Based on City records, since January 1, 2010, 644 new units have been approved in San Marcos, of which 560 are affordable to lower-income households (based on affordability restrictions or market rate rents that fall within affordable levels). Units approved but not yet constructed include the following:

- Promenade at Creekside is an affordable mixed use development that includes 105 affordable units, one managers unit, and 26,491 square feet of commercial space. The project is located in the 17-acre San Marcos Creek District, a mixed use district that will including housing, shops and offices, along with a linear park and 73-acre preserve along San Marcos Creek. The project was approved in December of 2011.
- The Parkview Apartments are within a mixed use development and include 6,490 square feet of ground floor retail space, 82 affordable apartment units, and one manager's unit on a 4.01-acre property on Chinaberry Lane, south of Autumn Drive. The development includes one to three-bedroom units and 70,000 square feet of green space.

- Palomar Station is a 15-acre mixed use project consisting of 370 apartment/condominium homes, plus 30,000 square feet of stand-alone retail space. The development is located across from Palomar College and near the Sprinter Light Rail station. While the units are expected to be rented at market-rate prices, based on average condominium sale prices in 2012 the units are allocated as affordable to moderate-income households.
- TSM470 is a 22-lot single-family development approved December 2012. The development will include 2 very low-income, affordable for-sale homes. The development utilized a 35 percent density bonus.
- Also approved is the final phase (64 units/302 beds) of The Quad student housing development. The development is privately owned but affiliated with the University and governed by University policies. Phase II was under construction as of January 2013. When complete, all three phases of the project will provide a total of 174 units and 899 beds)

Remaining RHNA

The City has already achieved approximately one-third of its RHNA with housing units constructed, under construction, or approved. Specifically, 1,611 units have been constructed, under construction, or approved. With these credits, the City has fulfilled its allocation of moderate income units and has a remaining RHNA of 2,572 units (836 extremely low/very low income units, 707 low income units, and 1,029 above moderate income units).

Table 8-37
Remaining RHNA

Income Category	RHNA	Units Constructed, Under Construction, or Approved	Remaining RHNA
Extremely- and Very-Low	1,043	207	836
Low	793	86	707
Moderate	734	920	0 (with a surplus of 186 units)
Above Moderate	1,613	518	909 (1,095 minus the 186 units surplus in the moderate income category)
Total	4,183	1,731	2,452

8.4.2 Residential Sites Inventory

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the region's projected growth. Due to a healthy building record, the City has met a significant portion of its identified regional need. The City has a remaining RHNA of 2,572 units in the extremely/very low, low, and above-moderate income categories. The City

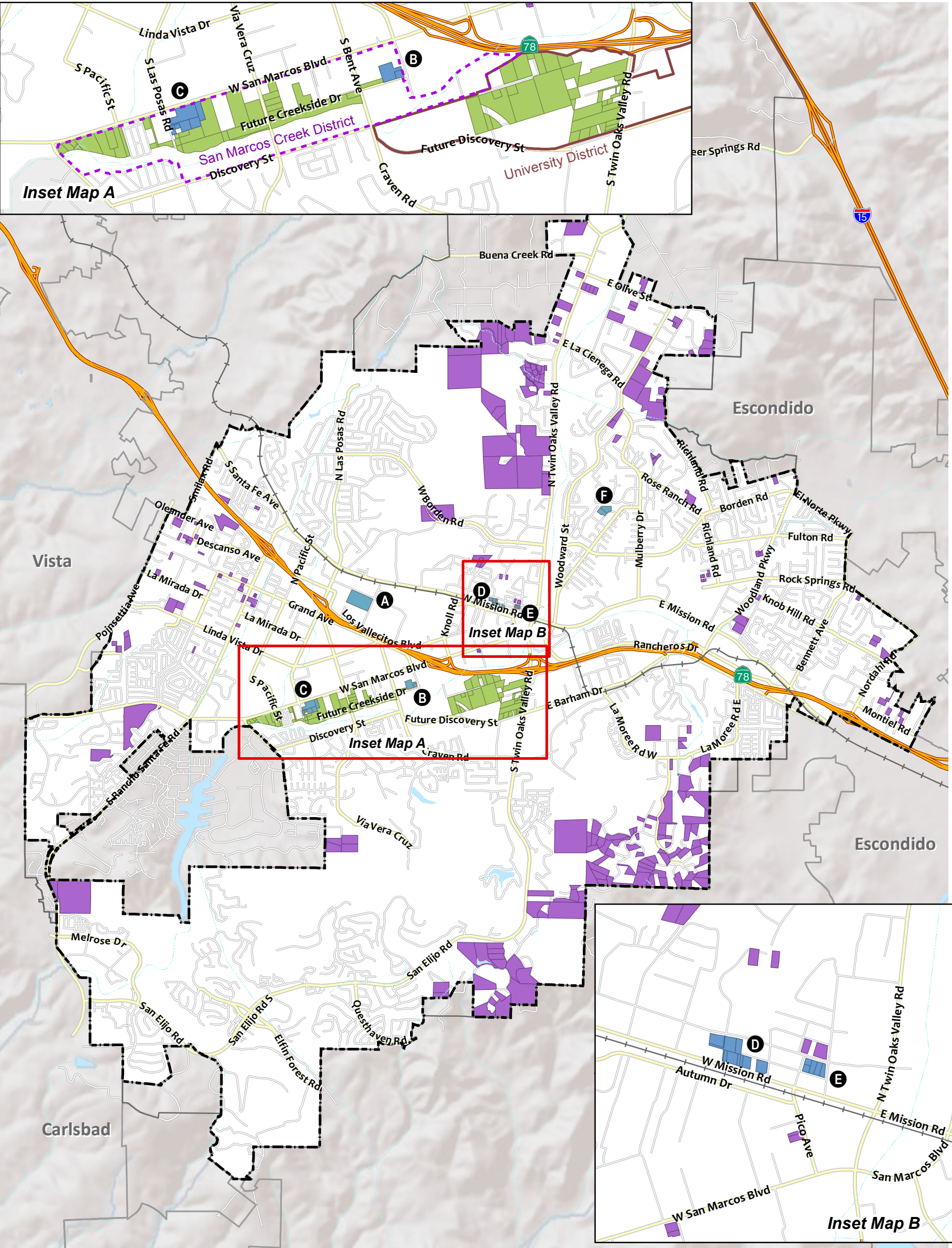
has many residential development opportunities with sufficient capacity to meet and exceed the identified housing need (**Figure 8-6**). The opportunities shown here consist predominantly of vacant sites with proposed developments, general scattered vacant sites, and vacant land within two mixed use specific plan areas. Altogether, these sites ensure that adequate sites beyond the remaining RHNA are provided for in the planning period. There are no identified constraints on these sites that would prevent development or reuse during the Housing Element period.

Sites Inventory Considerations

Realistic Capacity

Consistent with HCD Guidelines, methodology for determining realistic capacity on each identified site must account for land use controls and site improvements. A realistic density calculation of 80 percent of the maximum density has been applied to non-mixed use sites outside of Specific Plan areas. The 80 percent realistic capacity figure is also consistent with development standards in urbanized areas such as San Marcos where required site improvements and standards are conducive to achieving higher densities. Achievable density on a property is often influenced by how much a developer is willing to spend on a development, which is beyond the discretion of the local agency. In a tight housing market, achieving maximum density is financially feasible because the developer is able to recuperate the investment even at high density products that do not usually command the highest market value.

The realistic capacity for mixed use development is based on a density of 30 units per acre. The Mixed Use 1 allows for a maximum density of 30 units per acre, and the Mixed Use 2 designations allow for a maximum density of 45 units per acre. Mixed use designations in Specific Plan Areas do not have established densities for mixed use developments. To establish a realistic capacity for mixed use development, typical densities of existing and proposed mixed use developments was examined. **Table 8-38** shows that built and approved mixed use developments in San Marcos have achieved densities of 19 to 59 units per acre. Reflecting the high demand for housing in the community, densities for mixed use developments that are in the preliminary planning stages (not yet approved) range from 17.7 to over 100 units per acre. **Table 8-38** lists 10 built or approved mixed use projects and 3 proposed mixed use projects. Of these projects, 9 are affordable housing developments. The average density based on total units and total acres for the developments is 32.9 units per acre. Based on this substantial mixed use development history in San Marcos, the assumption that new mixed use development may occur at densities of at least 30 units per acre represents a realistic and reasonable assumption.



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Table 8-38
Sample History of Mixed Use Developments

Mixed Use Developments	Size (acres)	Units	Affordable Units	ACTUAL Density (or proposed density for those not yet approved)
Autumn Terrace	3.37	103	103	31 du/ac
Campus Point II (under Construction)	4.41	108	N/A	24 du/ac
Davia Village (application submitted)	11.6	348	N/A	30 du/ac
East Gate (under review)	2.85	42	42	18 du/ac
Grandon Village Senior Housing	4.12	160	160	39 du/ac
Main Street Plaza (proposed)	4.47	475	N/A	106 du/ac
Palomar Station (approved)	14.32	370	33	26 du/ac
Parkview Apartments (approved)	4.01	84	84	21 du/ac
Paseo del Oro	5	120	120	24 du/ac
The Quad Student Housing (Phase I constructed, Phase II under construction, Phase III approved)	2.94	174 units/899 beds	N/A	59 du/ac
Rancho Santa Fe Village	3.01	120	120	40 du/ac
Promenade at Creekside (approved)	5.16	98	98	19 du/ac
Westlake Village	4.84	104	104	22 du/ac

*Density for proposed/tentative projects is shown to demonstrate the types of densities developers have expressed interest in developing in San Marcos. In some cases the density will change as the development process moves forward. The densities are shown solely for the purpose of demonstrating typical densities for constructed, approved, and proposed mixed use developments and no guarantees of approval are intended.

Zoning Appropriate to Accommodate Housing Affordable to Lower-Income Households

The capacity of sites that allow development densities of at least 30 units per acre are credited toward the lower-income RHNA based on State law. The California Government Code states that if a local government has adopted density standards consistent with the population based criteria set by State law (at least 30 units per acre for San Marcos), HCD is obligated to accept sites with those density standards (30 units per acre or higher) as appropriate for accommodating the jurisdictions share of regional housing need for lower-income households. Per Government Code Section 65583.2(c)(3)(B), the City's Mixed Use and Medium High Density and High Density designations are consistent with the default density standard (30 units per acre) for metropolitan jurisdictions such as San Marcos and therefore considered appropriate to accommodate housing for lower-income households.

Additionally, developments in San Marcos have demonstrated that affordable housing can be constructed at substantially less than the densities normally associated with affordable housing due to the City's aggressive and diverse set of affordable housing programs. The City also addresses this issue through rezoning of commercially zoned lands for affordable housing construction, rezoning to specific plan area to obtain greater density flexibility, and specific plan requirements that include conditions for the provision of affordable units.

A significant number of affordable housing developments in the City have been constructed at densities lower than the 30 units per acre density standard set by the State. Specifically, affordable housing (with units affordable to extremely, very low-, and low-income households) has been developed most commonly in the zones with densities ranging from 15 to 20 units per acre. **Table 8-39** presents a sample history of affordable developments in the City. Densities in the developments presented ranged from 4.81 units per acre at Firebird Manor (due to a significant portion of the property being set aside for habitat preservation) to 40 units per acre at Rancho Santa Fe village, a mixed use affordable development. The actual densities at these developments average 22.8 units per acre.

The City's record of producing affordable housing at lower densities is best exemplified in the Richmar area. Located in this neighborhood are several of affordable developments, including Westlake Village, Autumn Terrace, Firebird Manor, Villa Serena, Ventaliso, Mariposa, and Royal Oaks, among others. The City's effort to provide quality, affordable housing in this high-need area significantly improved the quality of lives for residents in this formerly dilapidated and crime-ridden neighborhood. Many of the developments in this area were built on land designated for residential uses in the 15 to 20 units per acre range.

Table 8-39

Sample History of Affordable Housing Developments

Name	Mixed Use (Y/N)	Units	Affordability Level	Zoning	Permitted Density (at time of approval)	ACTUAL Density
Westlake Village	Y	104	EL/VL/L	Residential 15-20 du/ac rezoned to Specific Plan Area (SPA)	SPA – no mixed use densities	21.9 du/ac
Parkview Apartments (approved)	Y	84	EL/VL/L	Residential 15-20/20-30 du/ac rezoned to SPA	SPA – no mixed use densities	20.9 du/ac
Residences at Creekside (approved)	Y	98	EL/VL/L	SPA	SPA – no mixed use densities	18.9 du/ac
Rancho Santa Fe Village (Senior)	Y	120	VL/L	Commercial rezoned to SPA	SPA – no mixed use densities	40 du/ac
Grandon Village (Senior)	Y	160	VL/L	Commercial (C-1)– allows Senior Housing	Conditional Use Permit allowed senior housing.	39 du/ac
Firebird Manor	N	38	Not known, County of San Diego Project	R-3-6 (allows 12.1-20 du/ac)	12.75-17du/ac GP designation.	4.81 du/ac (significant portion of parcel set aside for open space)

Table 8-39**Sample History of Affordable Housing Developments**

Name	Mixed Use (Y/N)	Units	Affordability Level	Zoning	Permitted Density (at time of approval)	ACTUAL Density
						habitat)
Sage Point	N	40	VL/L/AM	R-3-6	20-30 du/ac	26 du/ac
Autumn Terrace	Y	103	EL/VL/L	R-3-6 rezoned to SPA	SPA – no mixed use densities	30.5 du/ac
Melrose Villas	N	113	VL/L	SPA (Old Creek Ranch SP)	SPA – no set densities	24.4 du/ac (project used to meet inclusionary requirement for SPA)
Las Flores Village (Senior)	N	100	VL/L	R-3-10	15-20 du/ac	17.0 du/ac
Terra Cotta	N	166	EL/L	SPA	Maximum density 20 du/ac	16.9 du/ac
Eastgate (under review)	Y	42	EL/VL/L	SPA	SPA – no mixed use densities	14.7 du
Ventaliso	N	23 of 48 Affordable Units	EL/VL/AM	Commercial/R-3-10	17-25.5 du/ac	29.1 (project used a density bonus)
Richmar Terrace	N	12	VL/L	R-3-10	17/25.5 du/ac	33 (project used a density bonus)
Sierra Vista	N	192	VL/L	R-3-10	15-20 du/ac	17.9 du/ac
Mariposa Apartments	N	71	VL/L	R-3-10	12.75-17 du/ac	8.4 du/ac
Paseo del Oro	Y	58 of 96 Affordable Units	VL	SPA	SPA -No density specified	24 du/ac

The City's strong history of affordable housing development listed in **Table 8-39** demonstrates that affordable housing developments are and will continue to be achieved in lower density areas. Based on this track record, sites identified in zones allowing at least 8 units per acre are considered appropriate to accommodate housing affordable to lower-income households consistent with **Table 8-40**.

Table 8-40**Land Use and RHNA Affordability Levels**

Income Category	Appropriate Density	General Plan Designations
Very Low	20+ du/ac	MHDR, HDR, MU1, MU2
Low	15+ du/ac	MDR2
Moderate	8+ du/ac	LMDR, MDR1
Above Moderate	Any	All above plus AG, HR1, HR2, RR, VLDR, LDR

Although the RHNA moderate-income allocation has been satisfied with credits from projects constructed, under construction, or approved since January 1, 2010, it is important to mention that much of the moderate-income need would have been met by private market construction of non-subsidized rental units and entry-level condominiums. As mentioned previously, based on the 2012 San Diego County

Apartment Association Vacancy and Rental Rate Survey and the housing affordability thresholds presented in **Table 8-17**, apartment units and second units are considered affordable to moderate-income households. In 2012, the median price for the condominiums sold was well within the affordability range for a 3-person, moderate-income family. Single-family units and off-campus student housing are considered affordable to above-income households.

Proposed Development Sites

Six projects in various stages of planning are included as sites. These mostly vacant sites are included although there is no certainty those units will be achieved, as the proposals have not been approved. In place of using the total units included in the proposals, a realistic density for the sites has been used to calculate realistic capacity. Since there is no guarantee that the projects will be approved or developed, using a realistic capacity ensures that in the case a proposed development falls through, the sites are still available to accommodate those identified units. At a minimum, the six sites can yield 690 units.

The status of the following projects is as of January 2013.

Davia Village (application submitted)

Located near Palomar College and the Palomar College Station of the Sprinter Light Rail system, Davia Village is a proposed mixed use development that includes 348 residential apartments, close to 20,000 square feet of retail commercial retail space, and 8,900 square feet of live/work units. The 11.6-acre project is adjacent to Palomar Station, an approved 370-unit mixed-use development. The site is partially vacant and includes an industrial business, Signet Armorlite. The company will be relocating. While the project is proposed at densities that are appropriate to accommodate housing affordable to lower-income households (30 units per acre), the developer has not included affordable units in the submitted proposal and rental costs are not yet known. As such the units (348 total) are allocated as affordable to moderate-income households, as are other multi-family units in this sites inventory.



Site: Davia Village

East Gate Mixed Use Affordable Housing (application under review)

East Gate is a proposed mixed use affordable housing development located in the San Marcos Creek District Specific Plan, a block and a half south of State Route 78. The 2.8 acre project consists of 42 units affordable to very low- and low-income households and 11,285 square feet of commercial retail space. The proposed project is being developed by Affirmed Housing Group. The realistic capacity of 42 affordable units (14.7 units per acre) reflects the details of the submitted application. The site is currently vacant.



Site: East Gate

Main Street Plaza (application being processed)

Main Street plaza is a proposed mixed use development located in the San Marcos Creek District Specific Plan, two blocks south of State Route 78. The proposed development encompasses 6.5 acres and consists of 428 units at densities upwards of 60 units per acre and close to 66,500 square feet of commercial space. As the



Site: Main Street Plaza

The site is mostly vacant with three acres developed with an office and outdoor storage for building materials.

El Dorado II (preliminary planning stages)

El Dorado II is a tentative mixed use, affordable housing development proposed on mostly vacant properties owned by an affordable housing developer. The 2.5-acre project is at the preliminary planning stages, and the details of the housing are not yet known. The City envisions a development of approximately 50 units. The realistic density used to calculate capacity (20 units per acre) reflects the City's history of affordable housing developments. The site has a



Site: El Dorado II

realistic capacity of 50 units, although the number of units may fluctuate as the project progresses. Most of the 10 parcels that comprise the site are vacant, with two still containing active business operations.

Richmar Senior Village (preliminary planning stages)

Richmar Senior Village is a tentative senior affordable housing development (potentially mixed use) proposed on vacant sites owned by the City of San Marcos. The parcels total 0.8 acres. The City anticipates development of affordable housing, but a developer has not yet been identified. The vacant site is located in the Richmar Specific Plan. While the City envisions a development with upwards of 40 units (53.7 units per acre), there are no proposals yet. Therefore, a realistic capacity of 30 units per acre is used to reflect the City's history of senior housing developments. Based on this density, the site has a realistic capacity of 24 units although the number of units may fluctuate as the project progresses.



Site: Richmar Senior Village

UK Investments (application under review)

The UK Investments development proposal includes 35 rental apartment units on two parcels totaling 3.4 acres. The site is located just west of Vineyard Road and north of Borden Road. The proposal is in the initial development review stage. The properties are designated for Low Medium Density Residential which allows for a maximum of 12 units per acre. One of the parcels that make up the site is currently vacant and one contains a single family home. The realistic density used to calculate capacity (80 percent of the maximum) yields a realistic capacity of 32 units. The developer has not included affordable units in the submitted proposal, apartment developments are not subject to the City's inclusionary housing requirement, and rental costs are not yet known. As such the units (32 total) are allocated as affordable to moderate-income households, as are other multi-family units in this sites inventory.



Site: UK Investments

Table 8-41
Summary of Residential Capacity on Proposed Development Sites

Site Name	General Plan	Zoning	Maximum Density	Realistic Capacity (units)	Affordability Level
Davia Village	Mixed Use 1	L-I / MU-1	30	348	Moderate
East Gate Affordable Housing (City Owned)	Specific Plan Area	SPA	14.7	42	Very Low/Low (1 moderate income manager's unit)
Main Street Plaza	Specific Plan Area	SPA	30	194	Moderate
El Dorado II Affordable Housing (Affordable Housing Developer Owned)	Specific Plan Area	SPA	20	50	Very Low/Low
Richmar Senior Village Affordable Housing (City Owned)	Specific Plan Area	SPA	30	24	Very Low/Low
UK Investments	LMDR	R-2	12	32	Moderate
Total				690	

Notes:

1. There are no established densities for projects in Mixed Use Designations or Specific Plan Areas.
2. Davia Village: While the project is proposed at densities that are appropriate to accommodate housing affordable to lower income households (30 du/ac), the developer has not included affordable units in the submitted proposal, the units are allocated as affordable to moderate income households, as are other multi-family apartments in this sites inventory.
3. East Gate: The density included in the submitted application is used in place of the 20 units per acre most typically seen for affordable housing developments.
4. Main Street Plaza: As the proposal has not been approved yet, the realistic capacity reflects a conservative estimate based on the City's history of mixed use developments. While the project is proposed at densities that are appropriate to accommodate housing affordable to lower income households, the developer has not included affordable units in the submitted proposal and rental rates have not yet been established, the units are allocated as affordable to moderate income households, as are other multi-family units in this sites inventory.
5. El Dorado II and Richmar Senior Village: these projects are at the preliminary planning stages and the details of the type of housing are unknown at the time. The realistic density reflects the City's history of affordable housing developments.
6. UK Investments: the units are allocated as affordable to moderate income households, as are other multi-family apartments in this sites inventory.
- 7.

Vacant Land Inventory (exclusive of Specific Plan Areas)

The inventory of vacant residential land (exclusive of those in proposed/tentative developments and specific plan areas) in San Marcos totals 978.1 acres. The majority of these vacant parcels are designated for lower-density development. These vacant properties, identified in **Table 8-42**, have the potential to yield 1,611 units, 457 of which can facilitate lower-income housing, as defined by State law.

Table 8-42
Summary of Residential Capacity on General Vacant Sites

General Plan	Zoning	Max. Density	Acres	Realistic Capacity (units)	Affordability Level
Agricultural/Residential	A-1	1 du/ac	610.9	499	Above Moderate
Rural Residential	R-1-20	2 du/ac	273.8	443	Above Moderate
Very Low Density Residential	R-1-10	4 du/ac	62.6	202	Above Moderate
Low Density Residential	R-1-7.5	8 du/ac	10.1	65	Above Moderate
Low Density Residential (Affordable Housing Developer Owned)	R-1-7.5	8 du/ac	2.1	14	Very Low/Low ²
Medium Density Residential 2	R-3-10	20 du/ac	7.2	115	Very Low/Low
Medium Density Residential 2 (Affordable Housing Developer Owned)	R-3-10	20 du/ac	3.5	56	Very Low/Low ²
Medium Density Residential 2 (City Owned)	R-3-10	20 du/ac	0.7	11	Very Low/Low ²
Medium High Density Residential	R-3-6	30 du/ac	1.4	34	Very Low/Low
Mixed Use 1	MU-1	30 du/ac	5.8	172	Very Low/Low
Total			981.2	1,611	

Notes:

1) Potential Units do not reflect straight application of maximum density to vacant land. A realistic density calculation of 80 percent of the maximum density has been applied to non-mixed use sites outside of Specific Plan areas. This estimate is based on existing patterns of development in residential areas.

2) Affordability is allocated to the very low- and low-income categories as the properties are owned by an affordable housing developer or by the City of San Marcos and development of affordable units is anticipated.

Vacant Land in Mixed Use Specific Plans

State law (Government Code Section 65583.2) requires the City to “identify sites that can be developed for housing that are sufficient to provide for the jurisdiction’s share of regional housing need for all income levels (i.e. RHNA]”. Several Specific Plans in San Marcos have remaining residential capacity. Two Specific Plans offer residential development opportunities in a higher-density, mixed use environment: the San Marcos Creek District Specific Plan and the University District Specific Plan. Although the two specific plans combined offer opportunities for development of up to 5,700 units, for the purpose of this Housing Element and reflecting the remaining units needed to meet the City’s assigned housing need, only vacant residential mixed use parcels within the Plan boundaries are included in this portion of the sites inventory.

San Marcos Creek District Specific Plan

The San Marcos Creek District Specific Plan was adopted by the City of San Marcos on August 14, 2007. The Creek District is a 214-acre site located immediately adjacent to and west of the University District Specific Plan. It is envisioned as an active pedestrian-oriented and mixed use commercial center for the downtown area of San Marcos. The intent of the Specific Plan and the associated infrastructure improvements is to provide a framework that will support the creation of a "Downtown" area. In addition to accommodating the development of a new downtown for San Marcos, a key objective of this Specific Plan is to preserve and enhance important natural resources within the Creekside District, as the San Marcos Creek runs through the Plan area. The Plan includes a Habitat Restoration/Wetlands Mitigation Program that ensures that disturbed areas will be appropriately restored and/or replaced consistent with the requirements of the responsible resource agencies, and that remaining habitat areas will be enhanced. With respect to standards and regulations, the Plan's form-based development code provides detailed regulations for all new development within the Creekside District. This code provides the guidance needed to implement the District's intended urban form and character. All residential development in the District is subject to the City's Inclusionary Housing Ordinance.



Site: San Marcos Creek District Vacant Parcels

Previously approved in the District is the Promenade at Creekside development, an affordable mixed use development that includes 105 affordable units, one managers unit, and 26,491 square feet of commercial space. As of January 2013, two applications were under review for mixed use developments within the District. The proposals include a 42-unit affordable mixed use development and a 428-unit mixed use development.

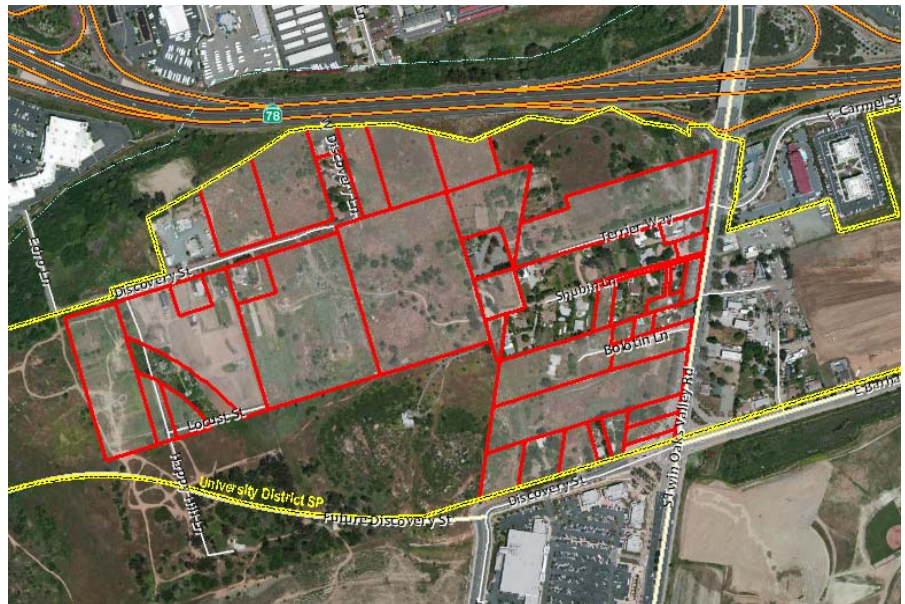
While many properties with existing uses within the District are considered underutilized and have a realistic potential for redevelopment, the sites inventory analysis is limited to vacant properties designated for mixed use, as these have the best potential for achieving housing to address the City's identified housing need in the near term. Within the 214-acre specific plan, there are currently 55.4 acres of vacant land intended for residential mixed use, of which 28.6 acres are owned by the City of San Marcos. Based on the City's substantial mixed use development history, the realistic capacity calculations assume that vacant mixed use parcels in the San Marcos Creek District can and most likely will be developed at densities of at least 30 units per acre. The vacant mixed use properties in the San Marcos

district have the potential to yield over 1,600 units. In the event that only a fraction of this development occurs, sufficient sites will still be available to fulfill and exceed the allocated housing need. For this reason, only half of the aggregate realistic yield has been used for the RHNA allocation. With a fraction (half) of the yield accounted for, the sites in the San Marcos Creek District have the potential to produce 828 units.

University District Specific Plan

The University District is a 194-acre planned development near Cal State San Marcos, located on both sides of Twin Oaks Valley Road just south of State Route 78. Approved in November 2009, the District was envisioned as a mixed use center with a variety of housing types, as well as strong emphasis on pedestrian movement and mass transit. As in the San Marcos Creek District, special preservation and integrated design considerations have been given to the portion of San Marcos Creek that runs east to west along the northernmost boundary of the Plan area. Concentration of land uses within the core area of the project site, as well as building orientation and placement along the northernmost boundary, preserve the natural buffer between the project and Creek. With respect to standards and regulations, the Plan's form-based development code provides detailed regulations for all new development within the University District. All residential development in the District is subject to the City's Inclusionary Housing Ordinance.

Though the entire District is zoned to be mixed use, individual neighborhoods may have an emphasis on one or more uses, and certain uses or building types may be prohibited that are otherwise allowed in other neighborhoods within the District. While many properties with existing uses within the District are considered underutilized/underdeveloped and have a realistic potential for redevelopment, the sites



Site: University District Mixed Use Vacant Parcels

inventory analysis is limited to vacant properties designated for mixed use, as these have the best potential for achieving housing to address the City's identified housing need.

Based on Figure III.D in the Specific Plan document, vacant parcels that fall within the districts that allow and encourage housing (in a mixed use setting) have been selected. Although the boundaries of the land uses in the Specific Plan are somewhat amorphous, this approach was used as a method to identify those parts

of the specific plan within which housing is most likely to develop. Within the 194-acre specific plan, 68.9 acres of vacant land are intended for residential mixed use, of which 15.5 acres are owned by the City. Based on the substantial mixed use development history in San Marcos, the realistic capacity calculations assume that vacant mixed use parcels in the San Marcos Creek District can and most likely will be developed at densities of at least 30 units per acre. The vacant mixed use properties in the University District have the potential to yield over 2,000 units. In the event that only a fraction of this development occurs, sufficient sites will remain to fulfill and exceed the City's allocated housing need. For this reason, only half of the aggregate realistic yield has been used to illustrate achieving the RHNA allocation. With a fraction (half) of the yield accounted for, the sites in the University District have the potential to yield 1,035 units.

Table 8-43
Summary of Residential Capacity on Mixed Use Specific Plan Sites

Site	General Plan/ Zoning	Density*	Vacant Acres	Realistic Capacity (units) **	Affordability Level
San Marcos Creek District	SPA	30 du/ac	55.4	828	Very Low/Low
University District	SPA	30 du/ac	68.9	1,035	Very Low/Low
Total			124.3	1,863	

Notes:

*Development within the San Marcos Creek and University Districts is regulated by a form-based code. No densities are established for residential uses within the two areas. The 30 du/ac realistic density is based on the City's history of mixed use developments.

**In the event that only a fraction of this development occurs, it will still yield sufficient sites to fulfill and exceed the City's allocated housing need. For this reason, only half of the overall realistic yield will be used to meet the RHNA allocation.

Environmental Constraints

The sites inventory analysis reflects land use designations and densities established in the recently adopted Land Use and Community Design Element. Thus, any environmental constraints that would lower the potential yield (e.g., steep slopes) have already been accounted for. Any additional constraints that would occur on a more detailed site review basis would be addressed as part of the individual project review process. In the San Marcos Creek and University Districts, a strong emphasis has been placed on preserving and enhancing important natural resources such as the San Marcos Creek that runs through portions of both Districts. In the Creek District, significant flood control improvements are planned.

The City's capacity to meet its regional share and individual income categories are not constrained by any environmental conditions.

Adequacy of Sites for RHNA

The City's site inventory has identified capacity for 4,188 units, 2,979 of which are on sites suitable for lower-income housing based on the expected density of 30

units per acre. Overall, the City has the ability to adequately accommodate the remaining RHNA of 2,572 units. **Table 8-44** summarizes the RHNA status.

Table 8-44
Comparison of RHNA Candidate Sites and RHNA

Income Category	Unit Capacity				Remain- ing RHNA	Surplus/ Shortfall (+/-)
	Proposed Develop- ment Sites	General Vacant Sites	Mixed Use SPA Sites	Total		
Extremely Low and Very Low	115	402	1,863	2,380	836	+837
Low	---	---	---	---	707	
Moderate	575	---	---	575	---	+575
Above Moderate	---	1,209	---	1,209	909	+300
Total	690	1,611	1,863	4,164	2,452	+1,712

8.4.3 Availability of Site Infrastructure and Services

Site development potential analyzed indicated in the sites inventory is consistent with (and in most cases lower than) the development capacity reported in the Land Use and Community Design Element. Full urban-level services are available throughout the City and specifically to each site in the inventory. Such services are more than adequate for the potential unit yield on each site. Specifically, water and sewer service are available or are programmed to be made available for all the sites included in the inventory, including the capacity to accommodate its total share of the regional housing need (RHNA).

Water and Sewer Infrastructure

The Land Use and Community Design Element contains policies and programs designed to reduce impacts associated with the construction of new water facilities primarily by limiting the need for additional water supplies. These policies direct the City to actively promote water conservation programs aimed at reducing demand, and encourage exploration and use of deep underground wells to reduce reliance on imported water. Implementation of these policies would regulate the construction of new water facilities and establish impact fees to fund future extensions of reclaimed water lines (for non-potable uses).

General Plan policies aimed at reducing the impacts on wastewater quality standards and wastewater facilities direct the City to work closely with local service providers to ensure that an adequate wastewater system for existing and future development is in place, and ensure development approval is related to commitments for the construction of primary water, wastewater, and circulation systems. Nonetheless, implementation of the General Plan (including the Housing Element) would result in new development, resulting in additional population within the planning area. The additional population would generate additional water and wastewater service demand and therefore, require construction of additional facilities. These improvements will be directed by the Master Plans and Capital

Improvement Programs of the service providers operating with the planning area, and their phasing will relate to the pace of development.

The 2010 Urban Water Management Plans for service providers in San Marcos indicate that the water districts expect to have adequate water supply available to meet the projected demand within their jurisdictions through 2030 due to facility developments or expansions and/or meeting State-mandated water conservation goals.

Wastewater services for the majority of the planning area are provided by the Vallecitos Water District (VWD). The VWD Master Plan projects that wastewater generation from land uses consistent with the City's recently adopted General Plan would exceed VWD's current treatment capacity, and additional capacity will need to be developed to accommodate future growth. These needs are addressed through master planning and phasing efforts. Will-serve letters cannot be issued for new development unless treatment facilities are in place. With VWD coordinating its planning and construction consistent with General Plan land use policy, needs can be met.

8.4.4 Financial Resources

The City currently utilizes several sources of funding to assist in the provision of quality housing to lower-income residents. The following section describes the available funding sources: federal Community Development Block Grant (CDBG), federal HOME Investment Partnership Program Funds (HOME), and the Section 8 rental assistance program operated by the County of San Diego.

Department of Housing and Urban Development (HUD) Grants

Several funding programs from HUD allow the City to fund community development and housing activities. The City of San Marcos receives federal funding as an entitlement jurisdiction for the CDBG program and also receives funds from the HOME Investment Partnership (HOME) program, although HOME funds are received through the San Diego County HOME Consortium.

For fiscal year 2012/13, the City of San Marcos expects to receive approximately \$606,858 in CDBG funds, \$117,000 in HOME funds for programs, and \$3,567 for HOME program administration to carry out the objectives of the program. The City has assumed consistent funding of HUD programs throughout the Housing Element planning period. However, funding and appropriations of HUD programs are uncertain and subject to change from year to year. Therefore, should funding for these programs be reduced in the future, the City's accomplishment projections and planned activities would be affected.

Housing Choice Voucher Program

The Department of Housing and Community Development of the County of San Diego is funded by HUD grants to provide rental subsidies to low-income families through the Housing Choice Voucher Program (formerly known as Section 8 Rental

Assistance). The Housing Choice Voucher Program assists low-income families by paying the difference between 30 percent of the tenant's adjusted income and the fair market rent standard for the area. The program assists over 308 income-qualified families in San Marcos, with an additional 1,223 applicants on the waitlist (as of January 2013).

San Marcos Successor Housing Agency

The elimination of redevelopment agencies in the State of California prompted the creation of the San Marcos Successor Housing Agency (SMSHA) and an Oversight Board to perform the City's housing functions, administer Recognized Obligation Payment Schedule (ROPS), liquidate the Redevelopment Agency's (RDA) assets, and pay off debts. The loss of the San Marcos RDA may significantly impair the production of affordable housing in the future unless the City can identify an alternate funding source. The status of obligated funds is unknown at this time. SMSHA is waiting for the State Department of Finance to issue a Finding of Completion that will indicate whether any obligated funds can be retained.

8.4.5 Administrative Resources

Agencies with administrative capacity to implement programs contained in the Housing Element include the City of San Marcos and local and regional nonprofit private developers. The City of San Marcos Planning, Housing and Neighborhood Services D, and Building Divisions take the lead in implementing Housing Element programs and policies. The City also works closely with non-profit developers to expand affordable housing opportunities in San Marcos.

Development Services Department and Housing and Neighborhood Services Division

The Development Services Department consists of an administrative section and two divisions: Building and Safety and Planning. The department coordinates development activity within the City to ensure the planned orderly growth. Additional responsibilities include program management of code enforcement, affordable housing, management of the City's lighting and landscape districts and community facility districts, and assistance to the City Manager's office in the area of economic development. The Planning Division administers the General Plan and zoning and environmental regulations, and provides primary staff assistance to the Planning Commission. The Housing and Neighborhood Services Division manages the City's housing programs, code enforcement, crime prevention, solid waste disposal and recycling programs.

Non-Profit Developers

The City collaborates with a number of affordable housing developers and service providers to accommodate the housing needs of San Marcos residents. The following are housing developers and service providers active in the City; several are included in the State's list of entities with the legal and managerial capacity to acquire and manage at-risk projects.

- Affirmed Housing Group
- Bridge Housing
- Enhanced Affordable Development
- Hitzke Development Corporation
- National Community Renaissance (National CORE)
- Opportune Companies
- Orange Housing Development Corporation

8.4.6 Energy Conservation Opportunities

Energy-related housing costs can directly impact the affordability of housing. While State building code standards contain mandatory energy efficiency requirements for new development, the City and utility providers are also important resources to encourage and facilitate energy conservation and to help residents minimize energy-related expenses. Efficient energy use can be encouraged by changing customer behavior, rewarding use of energy-saving appliances, and employing building design and construction approaches that reduce electric power and natural gas usage. The primary sources of energy in San Marcos are electricity and natural gas from SDG&E. SDG&E provides technical assistance and incentives for residents and businesses to increase energy efficiency through energy audits, appliance rebate programs, and smart energy metering.

The City promotes sustainable building practices for affordable housing developments. All affordable housing in the City is required to be built to LEED Silver standards (certification is not required). The 100-unit Autumn Terrace is the largest mixed use, multi-family development in the State to be certified LEED Platinum. Platinum is the highest rating in the LEED green building rating system. Building projects that have attained this rigorous level of certification are among the greenest in the world. Project features include solar panels, special windows, low-energy appliances, drought-resistant plants, and non-toxic pest control in order to meet the stringent LEED Platinum standards.

The City's commitment to energy conservation and addressing climate change is also reflected in the General Plan. The primary avenues to address climate change in San Marcos are through lowering of transportation emissions (through better use of transit and walkable residential and commercial environments) and encouraging energy conservation and efficiency (through energy efficient appliance, green building, and sustainable water policies).

Specific programs in the San Marcos General Plan Conservation and Open Space Element direct the City to:

- Encourage energy conservation and the use of alternative energy sources within the community (Policy COS-4.5)
- Promote efficient use of energy and conservation of available resources in the design, construction, maintenance and operation of public and private facilities, infrastructure and equipment (Policy COS-4.6)

- Requires City facilities and services to incorporate energy and resource conservation standards and practices as they are constructed or upgraded (Policy COS-4.7)
- Encourage and support the generation, transmission and use of renewable energy (Policy COS-4.8)

The Land Use and Community Design Element and the Mobility Element provide further guidance for sustainable and energy efficient future development. These elements establish policies and programs that encourage new development near transit and in areas with existing transportation infrastructure; promote the location of housing, jobs and recreation uses close to transit lines, bicycle routes and pedestrian improvements; and strive to develop complete mixed-use streets that are safe for pedestrians, bicyclists, and all travel modes.

8.5 Review of Past Accomplishments

To develop appropriate programs to address the housing issues identified in the 2013-2021 Housing Element, the City of San Marcos has reviewed the housing programs adopted in the 2005-2010 Housing Element (extended by law to cover through 2012), and has evaluated the effectiveness of these programs in delivering housing services and assistance. **Table 8-45** summarizes the City's quantified accomplishments for new construction for the 2013-2012 period, **Table 8-46** summarizes the City's acquisition/rehabilitation and conservation accomplishments for the 2005-2012 planning period, and **Table 8-47** provides a detailed program-level assessment of accomplishments under the prior Housing Element.

Table 8-45
Summary of Accomplishments (2003-2012)

Income Category	New Construction		
	Objectives	Achieved	Difference
Very Low Income (31-50% AMI)	1,407	372	-1,035
Low-Income (51-80% AMI)	1,069	388	-681
Moderate Income (81-120% AMI)	1,182	664	-518
Upper Income (>120% AMI)	2,596	3,515	919
Total	6,254	4,939	-1,315

Table 8-46
Summary of Accomplishments (2005-2012)

Income Category	Rehabilitation			Conservation (Housing Choice Vouchers)		
	Objectives	Achieved	Difference	Objectives	Achieved	Difference
Extremely Low Income (<=30% AMI)	43	0	-38	125/yr	260/yr	+10/yr
Very Low Income (31-50% AMI)		5				
Low-Income (51-80% AMI)	60	27	-33	125/yr		
Moderate Income (81-120% AMI)	25	0	-25	0	0	0
Upper Income (>120% AMI)	0	8	+8	0	0	0
Total	128	40	-88	250/yr	260/yr	+10/yr

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Table 8-47
Review of Past Accomplishments

Program #	Program Name	Summary Description	Progress and Continued Appropriateness
<i>New Construction</i>			
1	Density Bonus	Bring the City's density bonus ordinance into conformance with SB1818.	<p>The City updated the Zoning Ordinance in 2012 to include density bonus provisions that comply with Government Code Section 65915 et. seq.</p> <p><i>Continued Appropriateness:</i> This program has been implemented and is not included in the 2013-2021 Housing Element; however, the regulatory incentives and concessions available to developers through the density bonus ordinance are included in an overall program to facilitate and encourage affordable housing development.</p>
2	Inclusionary Housing	Continue to implement the inclusionary housing ordinance that requires for including housing affordable to lower- and moderate-income households within a project, or payment of an in-lieu fee to help provide such units.	<p>Implementation of the City's Inclusionary Housing Ordinance facilitated 268 affordable units between 2005 and 2012. The City applied the ordinance to four rental projects (Melrose Villas, Sage Canyon, Camden Old Creek and Woodland Village) and two for-sale projects (the Magnolias and SolAire). The rental projects provided 268 affordable units: 27 units for extremely low-income households ($\leq 30\%$ AMI), 132 units for very low-income households (31-50% AMI), 87 units for low-income households (51-80% AMI), and 22 units for moderate-income households (81-120% AMI). Based on phased construction schedules, the for-sale projects have so far provided 14 affordable units for moderate income households (81-120% AMI). A total of 30 units for moderate income households (81-120% AMI) are required.</p> <p><i>Continued Appropriateness:</i> This program is continued in the 2013-2021 Housing Element.</p>

Table 8-47
Review of Past Accomplishments

Program #	Program Name	Summary Description	Progress and Continued Appropriateness
3	Redevelopment Agency Funded New Construction and Acquisition/ Rehabilitation	Assist with long-term financing for cooperative conversion of substandard units and to encourage the construction and/or acquisition and rehabilitation of affordable housing. The City will use its low-income housing set-aside from redevelopment tax increment funds to provide financing incentives.	<p>Redevelopment funding assisted the construction of four new affordable housing projects and one acquisition/rehabilitation project since 2005. The Sage Canyon (2005), Las Flores Village (2006), Autumn Terrace (2009), Westlake Village I (2011), Westlake Village II (2012), and Sage Pointe (2012) projects provided 407 affordable units (375 new construction units and 32 acquisition/rehabilitation units, 49 units for extremely low-income households, 187 units for very low-income households, 171 units for low-income households). These projects also provided 13 above moderate-income units, including four manager units.</p> <p>In 2010, the former redevelopment agency acquired property in the Richmar Neighborhood. Acting as the redevelopment successor agency, in 2012, the City authorized \$6.1M in gap financing for a mixed-use affordable housing project to include 83 units and 6,500 square feet of commercial space. The project successfully won LHITC 9% credits. The former redevelopment agency also authorized \$28.2M in 2010 to support the construction of the Residences at Creekside, a 98-unit mixed-use project with 26,500 square feet of commercial space in the San Marcos Creek District. However, actions taken by the California Department of Finance in 2012 forced the termination of these projects, which would have provided an additional 179 affordable units, all new construction (19 units for extremely low-income households, 104 units for very low-income households, and 56 units for low-income households) and two manager units.</p> <p>In 2010, the former redevelopment agency authorized a predevelopment loan to the developer of a 42-unit mixed use project proposed for the San Marcos Creek District. Acting as the successor agency, the City Council authorized an additional \$100,000 in predevelopment loan proceeds, and the developer was instructed to be prepared to apply for LIHTC program assistance in the July 2013 round.</p> <p><i>Continued Appropriateness:</i> Redevelopment was terminated by the State of California effective February 1, 2012. The residual aspects of this program are continued in the Housing Element cycle for 2013-2021 to maximum extent feasible and as yet to be determined to be allowable by the DOF staff pending the results of the on-going "meet and confer" process.</p>
			Even if successful, this residual program will yield significantly reduced results and will eventually lapse during this next Housing Element cycle.

Table 8-47
Review of Past Accomplishments

Program #	Program Name	Summary Description	Progress and Continued Appropriateness
4A	Encourage Smart Growth and/or Mixed Use Development Opportunities – Site Identification	Conduct a survey of potential sites that could be designated for higher density, especially for affordable housing. This action would include the designation of areas and neighborhoods where revitalization efforts would be encouraged, including the development of affordable housing.	<p>The City conducted a survey of potential sites that could be designated for higher density housing adjacent or near to transit stations. In 2005, the City identified 7 smart growth areas within San Marcos. The San Marcos Creek SPA and University District were established for future mixed-use development in 2007 and 2009, respectively.</p> <p><i>Continued Appropriateness:</i> This program is not continued in the 2013-2021 Housing Element. Smart growth concepts and mixed-use provisions included in the San Marcos University District Specific Plans fulfill the purpose of this program.</p>
4B	Encourage Smart Growth and/or Mixed Use Development Opportunities – Mixed Use and Redevelopment	Continue to allow for the inclusion of mixed-use development of secondary residential units with development of principal commercial uses. The City will work to increase developer awareness of the potential for mixed-use development in San Marcos. Additionally, the City will provide technical support to developers proposing mixed-use projects. The City will assess the feasibility of expanding mixed use zoning provisions in other areas of the City.	<p>During the planning period, the City evaluated land use alternatives with the public during the General Plan update process, which resulted in the creation of three mixed-use districts along the City's main transportation corridors: Mission Road, Rancho Santa Fe Road, and San Marcos Boulevard. These areas are consistent with SANDAG's adopted 2050 Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS) and Regional Comprehensive Plan (RCP).</p> <p>The City continues to encourage smart growth, and approved three mixed-use developments with an affordable housing component in close proximity to a light rail station. The Rancho Santa Fe Village (2005) consists of 120 affordable senior apartments above 11,758 square feet of commercial/retail space. Autumn Terrace (2009) is a 103-unit affordable apartment complex with 7,500 square feet of commercial/retail space. Westlake Village was developed in two phases (2011/2012), and provides 105 units plus 4,100 square feet of commercial space. The City continues to work on implementing the Richmar SPA that will incorporate mixed-use development.</p> <p><i>Continued Appropriateness:</i> This program is not continued in the 2013-2021 Housing Element. Smart growth concepts and mixed-use provisions included in the City's 2012 comprehensive update of the General Plan and Zoning Ordinance fulfill the purpose of this program.</p>

Table 8-47
Review of Past Accomplishments

Program #	Program Name	Summary Description	Progress and Continued Appropriateness
5	Multi-Family Mortgage Revenue Bond	Utilize multi-family mortgage revenue bonds for the development of affordable multi-family housing for lower income households.	<p>In 2005, three affordable housing developments were assisted with Multi-Family Mortgage Revenue Bonds: Rancho Santa Fe Village, Sage Canyon, and Las Flores Villas. These projects provided 291 affordable units, all new construction (27 units for extremely low income households, 66 units for very low income households, and 198 units for low income households).</p> <p><i>Continued Appropriateness:</i> This program is not included the 2013-2021 Housing Element as a separate program; however, primary program elements and objectives are included in an overall program to facilitate affordable housing development.</p>
6	HOME Funded New Construction, Acquisition, and/or Rehabilitation	Continue to support nonprofits in their applications to the County of San Diego for HOME funds through the Notice of Funding Availability (NOFA) process for the Urban County.	<p>An inadequate supply of HOME funds to facilitate new construction or acquisition/rehabilitation projects prompted the City to direct HOME funds to a new Residential Rehabilitation Loan Program (RRLP). Another 30 homeowners were assisted through the RRLP, which started in 2008. Of these 30 loans, 11 were for extremely low-income households, 7 were for very low-income households, and 12 were for low-income households.</p> <p><i>Continued Appropriateness:</i> This program is repurposed and renamed for the 2013-2021 Housing Element. The RRLP will prioritize available HOME funds to assist lower income homeowners rehabilitate their dwellings to correct code violations and health and safety problems.</p>
7	Low Income Housing Tax Credit (LIHTC) Funded New Construction and Acquisition/Rehabilitation	Assist developers in gaining funding for the development of affordable housing through the LIHTC program.	<p>Four projects were developed using the LIHTC program in conjunction with other funding programs since 2005: Sage Canyon (2005), Las Flores Village (2006), Autumn Terrace (2009), and Westlake Village I/II (2011-12). These projects provided 375 new construction affordable units (49 units for extremely low-income households, 182 units for very low-income households, and 144 units for low-income households).</p> <p>In 2010, the former redevelopment agency assisted other projects that were in the process of applying for LIHTC when actions by the DOF rendered them infeasible. In 2012, the City endorsed an LIHTC application to construct 78 affordable condominiums in the Richmar Neighborhood. Fitzpatrick Townhomes was expected to start construction by April 2013, but the project has been cancelled at the developer's request.</p> <p><i>Continued Appropriateness:</i> LIHTC is a funding source and not a specific housing program for the City. This program is not continued in the 2013-2021 Housing Element as a separate program; however, the primary program features and objectives will be incorporated into an overall program to facilitate affordable housing development.</p>

Table 8-47
Review of Past Accomplishments

Program #	Program Name	Summary Description	Progress and Continued Appropriateness
8	Consistency with the Regional Comprehensive Plan	Consider initiating a program to implement the policies contained in the Regional Comprehensive Plan (RCP). As a part of this program, the City should consider locating its highest planned land use intensities and encouraging mixed use development and a mix of housing types around these transit stations. The City of San Marcos adopted the SANDAG resolution of support for Region 2020 that included the definition of smart growth and the key smart growth principles. The City will continue to apply these principles as part of its overall land use policies, as part of its ToD and smart growth focus areas strategies and as part of their housing development strategies.	<p>The City applied key smart growth principles outlined in the SANDAG RCP in planning and development activities through the planning period. Specifically, the City identified 7 smart growth areas and approved 3 mixed-use developments with affordable housing components in close proximity to a light rail station. The City also facilitated construction of a pedestrian at-grade crossing, a new street, and reconstructed elementary school in conjunction with the Autumn Terrace smart growth, and approved/opened two parks in close proximity to a light rail station.</p> <p><i>Continued Appropriateness:</i> This program is not continued in the 2013-2021 Housing Element. The City updated the General Plan and Zoning Ordinance in 2012. General Plan goals and policies and Zoning Ordinance development standards and design guidelines are consistent with SANDAG RCP smart growth principles.</p>
9	Second Dwelling Units	Permit the construction of second dwelling units on single family parcels. The City will continue to review its accessory or second dwelling unit regulations to ensure that they are consistent with state law.	<p>The City issued building permits to construct 13 second dwelling units during the planning period. A review of the second dwelling ordinance determined that it remains consistent with State law. Second dwelling unit applications are subject to ministerial review through the building permit process.</p> <p><i>Continued Appropriateness:</i> Second dwelling units are an important source of affordable housing in the City. The City will continue to implement second dwelling unit provisions in the Zoning Ordinance. However, this is not included in the 2013-2021 Housing Element as a separate housing program. Instead, a policy is included in the Housing Element to affirm the City's position regarding second dwelling units.</p>

Table 8-47
Review of Past Accomplishments

Program #	Program Name	Summary Description	Progress and Continued Appropriateness
10	Senior Housing/Assisted Living Units	Encourage developers to provide senior housing and assisted living units through processing assistance, fee reductions, and other appropriate incentives. The City also will initiate efforts to provide for residential care facilities and licensed community care facilities in its zoning ordinance.	<p>The City facilitated construction of two senior housing developments: Rancho Santa Fe Village (2005) and Woodland Village (2005). These projects provided 324 new construction senior units. Of these, 151 units were affordable (26 units for very low-income households, 120 units for low income households, and 5 units for moderate income households).</p> <p>The City updated the Zoning Ordinance in 2012 to accommodate licensed residential care facilities and community care facilities.</p> <p><i>Continued Appropriateness:</i> This program is modified for the 2013-2021 Housing Element to exclude program features and objectives that were accomplished during the 2005-2012 planning period.</p>
11	Transitional Housing/Homeless Shelters	Continue to review current processes and regulations for the siting of homeless shelters and transitional housing. If they are found to unduly restrict these uses, the City will modify its zoning ordinance accordingly. Furthermore, the City will assist homeless services providers proposing to construct transitional housing or homeless shelters in San Marcos find appropriate sites for development. The City also will participate in any sub-regional efforts to provide these facilities.	<p>The City reviewed processes and regulations for the siting of homeless shelters and transitional housing and did not identify any undue constraints. In response to SB2, the City amended the Zoning Ordinance in 2012 to define and regulate emergency shelters, transitional housing, and supportive housing in accordance with State law.</p> <p>During the planning period, the City of San Marcos contributed \$403,800 of City funding towards the support of 7 different homeless emergency winter shelter programs and one transitional shelter. These programs assisted hundreds of people, 80 of whom were homeless San Marcos residents. In FY04/05 and FY05/06, the City, through its Community Foundation, contributed \$7,000 to the Saint Clare's Home, which provides comprehensive services to assist homeless and abused mothers and their children to move toward self sufficiency. During FY09/10 and FY10/11, the City helped to prevent 90 individuals and 35 families from becoming homeless through participation in the Homeless Prevention and Rapid Re-Housing Program, North County Collaboration (HRRP-NCC).</p> <p><i>Continued Appropriateness:</i> This program is modified for the 2013-2021 Housing Element to exclude program features and objectives that were accomplished during the 2005-2012 planning period.</p>
Homeownership Opportunities			

Table 8-47
Review of Past Accomplishments

Program #	Program Name	Summary Description	Progress and Continued Appropriateness
12	San Diego Regional Mortgage Credit Certificates (MCC)	Continue to participate in the San Diego Regional MCC program.	<p>The City participated in the San Diego Regional MCC program, which provided 31 MCCs to San Marcos residents during the planning period. Of these, 1 was issued to a very low-income household, 8 were issued to low-income households, and 22 were issued to moderate-income households.</p> <p><i>Continued Appropriateness:</i> This program is continued in the 2013-2021 Housing Element.</p>
13	San Marcos Mortgage Assistance Program (MAP)	Provide information to prospective home buyers about the Mortgage Assistance Program (MAP), which offers low interest deferred payment loans of up to \$70,000 for low- and moderate income first time home buyers. The City combined this program with a program that offers down payment assistance to assist qualified, low- to moderate-income buyers acquire publicly owned spaces in converted mobile home parks.	<p>The first iteration of the DAP (DAP-1) was an updated version of the older MAP reflective of regulatory changes in the mortgage lending industry. The MAP/DAP-1 program offered low interest, deferred payment loans of up to \$70,000 for low- and moderate-income first-time homebuyers with the primary funding entity being the RDA. The second iteration DAP (DAP-2) is a further updated version of DAP following the State's dissolution of the RDA and associated changes reflective of CalHOME as the anticipated new funding source for this program. The DAP-2 program will offer low interest, deferred payment loans of up to \$56,000 for low- and moderate-income first-time homebuyers using CalHOME as the exclusive funding source. DAP-2 is scheduled to commence operations in early 2013 upon receipt of the first funding grant tranche from CalHOME.</p> <p>During the 2005-2012 Housing Element cycle, a total of 38 MAP/DAP loans were made available to qualified first-time home buyers despite the program having been suspended since July 1, 2011 as a result of the State's action to abolish the RDA. Of these 38 MAP/DAP loans, 1 was issued to a very low-income household, 17 were issued to low-income households, and 20 were issued to moderate-income households.</p> <p><i>Continued Appropriateness:</i> This program is continued in the 2013-2021 Housing Element.</p>

Table 8-47
Review of Past Accomplishments

Program #	Program Name	Summary Description	Progress and Continued Appropriateness
14	California Housing Finance Agency (CalHFA) Down Payment Assistance	Continue to provide information to prospective home buyers about CalHFA's Down Payment Assistance Program. This program provides down payment assistance to the following applicants: a) applicants purchasing a home in an economically distressed area, b) applicants purchasing a home with a maximum sales price of \$425,000, or c) low income first time home buyers.	<p>The City included program information in housing/homebuyer assistance information package and on website.</p> <p><i>Continued Appropriateness:</i> This is a funding source and not a specific housing program for the City of San Marcos. This program is not continued in the Housing Element cycle for 2013-2021. Information on active housing programs offered by the City, SANDAG, the State of California, and the federal government is posted on the City's website. City staff routinely refers residents who may be eligible to receive assistance under these programs to the appropriate agency, including residents who may benefit from the CalHFA's Down Payment Assistance Program.</p>
Rental Assistance/Conservation			
15	Section 8 Housing Choice Vouchers	Continue to contract with the San Diego County Housing Authority to administer the Section 8 Housing Choice Voucher Program and support the County's applications for additional Section 8 allocations. This program provides rental assistance to eligible very low- and low-income households.	<p>The City continued to contract with the San Diego County Housing Authority to administer the Housing Choice Voucher Program (formerly Section 8) and supported County efforts to receive additional voucher allocations from HUD. An average of 260 very low-income San Marcos families per year received assistance through this program.</p> <p><i>Continued Appropriateness:</i> This program is renamed for the 2013-2021 Housing Element to exclude reference to Section 8.</p>
16	Condominium Conversion Requirements	The City's inclusionary housing program requires that no condominium/cooperative conversion project shall be permitted unless at least 15 percent of the units are reserved for lower- or moderate-income households or an in-lieu fee is paid, as determined by the City Manager.	<p>No condominium conversions occurred during the planning period.</p> <p><i>Continued Appropriateness:</i> Rental housing is an important source of affordable housing in the City. The City will continue its Condominium Conversion Ordinance to maintain its apartment housing stock. However, this is not included in the 2013-2021 Housing Element as a separate housing program. Instead, a policy is included in the Housing Element to affirm the City's position regarding condominium conversion.</p>

Table 8-47
Review of Past Accomplishments

Program #	Program Name	Summary Description	Progress and Continued Appropriateness
17	Mobile Home Park Conversion Ordinance	This program requires that before a permit is granted for the conversion of a mobile home park to a non-residential use, the City must determine (among other things) that there are sufficient mobile home park spaces available for all the units to be relocated and that the conversion would not result in a shortage of housing opportunities within the City.	No mobile home park conversions occurred during the planning period. <i>Continued Appropriateness:</i> The City's Mobile Home Parks are an important source of affordable housing in San Marcos. The City will continue its Mobile Home Park Conversion Ordinance to maintain its apartment housing stock. However, this is not included in the 2013-2021 Housing Element as a separate housing program. Instead, a policy is included in the Housing Element to affirm the City's position regarding mobile home park conversion.
18	Mobile Home Park Rent Review	This program protects mobile home park tenants from unwarranted rent increases. The City reviews and approves rent increases for mobile home parks to ensure that rents are kept at a reasonable level.	The City heard six rent review cases during the planning period. In five cases, the Rent Review Commission allowed for a rent increase but at a level reduced from what the owner had requested. In one case, the rent increase was denied. <i>Continued Appropriateness:</i> This program is continued in the 2013-2021 Housing Element.
Maintenance and Preservation			

Table 8-47
Review of Past Accomplishments

Program #	Program Name	Summary Description	Progress and Continued Appropriateness
19	Redevelopment Agency, HOME or CDBG Funded Rehabilitation (Owner Occupied)	Use Redevelopment Agency Tax Increment Financing funds, or possibly HOME or CDBG funding to rehabilitate substandard housing. A significant number of single family and multi-family units have been substantially rehabilitated within the Project Areas, and as the existing housing stock ages, the need for rehabilitation will increase.	<p>The City assisted 69 homeowners in predominately low-income neighborhoods with non-substantial rehabilitation through annual CDBG-funded Volunteer Improvement and Beautification Events (VIBE). Another 30 homeowners were assisted through the Residential Rehabilitation Loan Program (RRLP), which started in 2008. Of these 30 loans, 11 were for extremely low-income households, 7 were for very low-income households, and 12 were for low-income households.</p> <p><i>Continued Appropriateness:</i> This program is repurposed and renamed in the 2013-2021 Housing Element. The "Volunteer Improvement and Beautification Events" or "VIBE" program will assist homeowners in lower-income neighborhoods through an annual community clean-up event. The volunteers clean, paint, and landscape homes in need of care.</p>
Administrative Programs			
20	Housing Program Consultant	Continue to contract with a housing consultant to assist with administration of the Housing Element, monitoring existing housing programs, developing new affordable housing opportunities, and developing new housing programs.	<p>The City retained the services of Affordable Housing Services, RSG, the Loftin Firm, and Christensen and Spath to provide an array of technical, legal, administrative and compliance services related to administration, occupancy monitoring, income certification, legal, and developing new affordable housing opportunities. In addition and during the last housing element cycle, the City staff was reorganized and expanded with the creation of the Housing and Neighborhood Services Division and the hiring of a Housing Programs Manager and a Housing Programs Specialist to better coordinate the activities of the various consultants. This reorganization and expansion of staff also reflects the maturing of the various San Marcos affordable housing programs and an evolving requirement to effectively manage and monitor the significant inventory in a manner that is sustainable and effective for the long term.</p> <p><i>Continued Appropriateness:</i> This program has been implemented and is not included in the 2013-2021 Housing Element.</p>

Table 8-47
Review of Past Accomplishments

Program #	Program Name	Summary Description	Progress and Continued Appropriateness
21	Housing Element Monitoring	Continue to monitor and update the Housing Element as necessary.	<p>The City monitored the Housing Element throughout the planning period and did not identify the need for an intra-cycle update.</p> <p><i>Continued Appropriateness:</i> Features of this program reflect routine functions of City staff, the Planning Commission, and City Council. The program is not included in the 2013-2021 Housing Element as a separate housing program.</p>
22	Fair Housing	<p>Continue to distribute information on fair housing, and refers fair housing questions and housing discrimination claims to North County Lifeline. Additionally, the City will explore additional opportunities to enhance fair housing in the City, including an analysis of potential actions to address the impediments to affordable (fair) housing that have been identified in previous programs in this section. In addition, the City will continue to distribute information and notices on a regular basis about these housing programs and, especially the affordable housing programs, to the non-profit developers that provide much of the affordable housing in North County San Diego.</p>	<p>The City maintained a contract with a fair housing service provider and posted public service announcements and informational materials (in both English and Spanish) in the local newsletter and on the City's website, and advertised services and displayed brochures at the public information counter throughout the planning period. The City also collaborated with the Fair Housing Resources Board (FHRB) on a regional fair housing brochure to help direct residents to the fair housing service provider that serves their area of the County.</p> <p>Through its fair housing service provider, the City assisted 315 San Marcos residents with fair housing and/or landlord-tenant issues during the planning period. In FY 11/12, the City conducted 10 fair housing disability tests at five apartment communities.</p> <p><i>Continued Appropriateness:</i> This program is included in the 2013-2021 Housing Element.</p>

Table 8-47
Review of Past Accomplishments

Program #	Program Name	Summary Description	Progress and Continued Appropriateness
23	Removal of Governmental Constraints	<p>The City will: 1) revise the zoning ordinance to include a revised definition of "family"; 2) review the zoning ordinance to re-assess how it permits residential care/licensed community care, transitional housing and emergency shelters as part of its residential processes; 3) establish procedures for obtaining reasonable accommodation pursuant to ADA; 4) review and analyze its parking requirements for multi-family uses; 5) continue to monitor its land use policies. If determined that policies are impacting the production of housing, especially affordable housing, the City is committed to address the issue and make the necessary changes to insure the continued provision of affordable housing; and 6) continue to monitor development processes and zoning regulations to identify and remove constraints to the development of housing during the comprehensive update of the zoning ordinance and on an on-going basis.</p>	<p>The City assessed how it permits residential care, licensed community care, and transitional housing to meet the needs of the community. As part of the comprehensive Zoning Ordinance update in 2012, the City revised sections to address the following issues in accordance with State law: 1) revised the definition of family, 2) permitted licensed residential care facilities pursuant to the Lanterman Act, 3) allowed transitional/supportive housing and emergency shelters pursuant to SB2, and 4) established reasonable accommodation provisions to address persons with disabilities.</p> <p><i>Continued Appropriateness:</i> This program has been implemented and is not included in the 2013-2021 Housing Element. Instead, a policy is included in the Housing Element to affirm the City's commitment to identifying and removing governmental constraints.</p>

Table 8-47
Review of Past Accomplishments

Program #	Program Name	Summary Description	Progress and Continued Appropriateness
24	Dispersion of Lower Income Housing	Continue to promote the dispersion of lower-income housing within San Marcos by continuing the inclusionary housing program, home ownership programs, and mobile home park conversion program, and by monitoring where lower income housing opportunities are being provided and through its Five-Year Implementation Plan for Redevelopment Project Areas.	<p>It is the City's policy to ensure that lower-income housing opportunities are dispersed throughout the City the maximum extent feasible. A broad array of programs and initiatives has been initiated and/or continued during the most recent Housing Element cycle to assist in meeting this goal. These include the inclusionary housing requirement under the Inclusionary Ordinance, home ownership programs in which the City participates (DAP and SMAHP), and passage of the San Marcos Creek and University District Specific Plans.</p> <p>This program was effectively implemented. Noteworthy lower-income housing dispersion accomplishments include: 1) creation of the first "for sale" home ownership opportunities in the Magnolias and SolAire developments in the southwest portion of the City; 2) the building of Camden Old Creek Apartments in the southwest portion of the City; 3) building of the Woodland Village Apartments in the northeast portion of the City; and 4) building of the Las Flores Village family affordable housing complex in the northwest portion of the City. In addition, the City approved the building of the first affordable housing project in the east end of the Creek District. This mixed-use, family affordable housing project would have contributed significantly to the City's dispersion goal. Unfortunately, it was aborted by the California Department of Finance days before the ground-breaking ceremony under a disputed ruling amid the State-generated uncertainty following the dissolution of the RDA. The elimination of the RDA and its associated lower-income housing funding stream significantly impeded dispersion efforts during the last two years of this previous Housing Cycle.</p> <p><i>Continued Appropriateness:</i> This program is not included in the 2013-2021 Housing Element. The primary features and objectives of this are included in other programs (such as Inclusionary Housing) or ordinances, or represent standard functions of city government. Instead, a policy is included in the Housing Element to affirm the City's position regarding the geographic dispersion of lower income housing within San Marcos.</p>

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8.6 Housing Plan

8.6.1 Goals and Policies

This section presents the goals and policies the City will implement to address constraints and needs. The City's overarching objective is to ensure that decent, safe housing is available to all current and future residents at a cost that is within the reach of the diverse economic segments which comprise San Marcos. To this end, goals and policies focus on:

- 1) Encouraging the development of a variety of housing opportunities;
- 2) Protecting, encouraging, and providing housing opportunities for persons of lower and moderate incomes;
- 3) Preserving the quality of the existing housing stock in San Marcos;
- 4) Minimizing governmental constraints; and
- 5) Promoting equal opportunity for all residents to reside in the housing of their choice.

Goal 1: Provide a broad range of housing opportunities with emphasis on providing housing which meets the special needs of the community.

Policy 1.1: Designate land for a variety of residential densities sufficient to meet the housing needs for a variety of household sizes and income levels, with higher densities being focused in the vicinity of transit stops and in proximity to significant concentrations of employment opportunities.

Policy 1.2: Promote the development of affordable and special needs housing near transit and/or "smart growth focus areas" where opportunities are more probable.

Policy 1.3: Encourage the development of residential units that are accessible to persons with disabilities or are adaptable for conversion to residential use by persons with disabilities.

Policy 1.4: Encourage both the private and public sectors to produce or assist in the production of housing with particular emphasis on housing affordable to persons with disabilities, elderly, large families, female-headed households with children, and homeless.

Policy 1.5: Facilitate the development of second dwelling units on single-family parcels through continued implementation of the Second Dwelling Unit Ordinance.

Goal 2: Protect, encourage, and provide housing opportunities for persons of lower and moderate incomes.

Policy 2.1: Continue to utilize federal and State subsidies, as well as City housing in-lieu fees in a cost-efficient manner, to the fullest extent to meet the needs of lower-income residents, including extremely low-income residents.

Policy 2.2: Utilize the City's regulatory powers to promote or preserve affordable housing.

Policy 2.3: Facilitate housing development that is affordable to extremely low-, lower-, and moderate-income households by providing technical assistance, regulatory incentives and concessions, and financial resources as funding permits.

Goal 3: Conserve and maintain the existing housing stock so that all residents live in neighborhoods free from blight and deterioration.

Policy 3.1: Advocate and facilitate the conservation and rehabilitation of substandard residential properties by homeowners and landlords.

Policy 3.2: Use the code enforcement program to bring substandard units into compliance with City codes and to improve housing quality and conditions.

Policy 3.3: Educate the public regarding the need for property maintenance and rehabilitation, code enforcement, crime watch, neighborhood conservation and beautification, and other related issues.

Policy 3.4: Promote resources and programs available to homeowners and landlords for residential maintenance and rehabilitation.

Policy 3.5: Continue to implement the Condominium Conversion Ordinance and Mobile Home Park Conversion Ordinance to moderate the impact on the rental housing stock and mobile home parks.

Goal 4: Reduce or remove governmental constraints to the development, improvement, and maintenance of housing where feasible and legally permissible.

Policy 4.1: Educate applicants on how to navigate the development approval process and otherwise facilitate building permit and development plan processing for residential construction.

Policy 4.2: Facilitate timely development plan and building permit processing for residential construction.

Policy 4.3: Provide incentives and regulatory concessions for residential projects constructed specifically for lower- and moderate-

income households.

Policy 4.4: Balance the need to protect and preserve the natural environment with the need to provide additional housing and employment opportunities.

Policy 4.5: Monitor State and federal housing-related legislation, and update City plans, ordinances, and processes as appropriate to remove or reduce governmental constraints.

Goal 5: Promote equal opportunity for all residents to reside in housing of their choice.

Policy 5.1: Prohibit discrimination in the sale, rental, or financing of housing based on race, color, ancestry, religion, national origin, sex, sexual orientation, gender identity, age, disability/medical condition, familial status, marital status, source of income, or any other arbitrary factor.

Policy 5.2: Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Zoning Ordinance.

Policy 5.3: Assist in the enforcement of fair housing laws by providing support to organizations that can receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.

Policy 5.4: Continue active support and participation with a fair housing service provider to further spatial dispersion or de-concentration of affordable housing and fair housing opportunities.

8.6.2 Implementing Programs

The City will continue to provide affordable housing through a variety of existing and revised programs that were successful during the 2005-2012 Housing Element cycle. These programs will also continue to be provided in “packages” so as to provide the most effective combination of programs for the appropriate development in accordance with the City objectives.

New Construction

Program 1: Land Use Policy and Development Capacity

The City of San Marcos has a remaining RHNA of 2,452 units for the 2010-2021 RHNA period after credits for constructed or approved units are taken into consideration. The remaining 2,452 units include 836 extremely/very low-income, 707 low-income, and 909 above moderate-income units. The residential sites

inventory consists of over 1,100 acres of vacant and developable land with capacity to yield at least over 4,100 new units. These sites can accommodate the remaining RHNA for all income levels through year 2020. The City will maintain an inventory of available sites for residential development and provide it to prospective residential developers upon request.

Responsible Agencies: Department of Development Services, Planning Division; Housing and Neighborhood Services Division

Funding Sources: General Fund

2013-2021 Objectives: 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.

Timeframe: Ongoing implementation and annual reporting throughout the planning period

Program 2: Facilitate Affordable Housing Construction

Dissolution of the City's Redevelopment Agency by the State in 2012 eliminated the Low and Moderate Income Housing Fund (LMIHF), formerly the City's primary mechanism for providing direct funding support of affordable housing development. Actions taken by the California Department of Finance (DOF) during the "meet-and-confer" process and continuing reductions in federal funding of HUD programs such as CDBG and HOME also constrain the City's ability to offer committed funding assistance to future affordable housing during the planning period. The City will encourage qualified housing developers to pursue affordable housing development in the City and utilize the following funding and regulatory incentives to encourage affordable housing production in San Marcos:

- Collaborate with Affordable Housing Developers: Affordable housing developers work to develop, conserve, and promote rental and ownership affordable housing. An affordable housing developer can help meet the goals for additional housing by implementing or assisting with the implementation of programs described in this element. The City will continue to collaborate with affordable housing developers to identify potential sites, write letters of support to help secure governmental and private-sector funding, and offer technical assistance related to the application of City incentive programs (e.g., density bonus).
- Regulatory Concessions and Incentives: The City will continue to work with developers on a case-by-case basis to provide regulatory concessions and incentives to assist them with the development of affordable and senior housing. In a relatively small city like San Marcos, this is the most effective method of assisting developers, as each individual project can be analyzed to determine which concessions and incentives would be the most beneficial to the project's feasibility. Regulatory concessions and incentives could include,

but are not limited to, density bonuses, reductions in required parking, fee reductions or deferral, expedited permit processing, and modified or waived development standards pursuant to Chapter 20.305 (Density Bonus) of the Municipal Code.

- Redevelopment Agency Funding: The Redevelopment Agency was terminated by the State of California effective February 1, 2012. The Successor Housing Agency (SHA) was created on January 10, 2012 to administer the remaining San Marcos Redevelopment Agency housing assets. The City will use any remaining low income housing set-aside from redevelopment tax increment funds to provide the necessary financing. This remaining amount is still subject to final determination by the DOF following completion of the “meet and confer” process. Final determination by DOF is on a timeline that is unknowable at the present time, making accurate prediction of the outcome impossible. The remaining LMIHF may be absorbed by the State, or the City may be permitted to retain some of these funds. The City will use any remaining LMIHF to assist affordable housing development to the extent possible and allowable by DOF.
- Multi-Family Mortgage Revenue Bonds: The City will utilize multi-family mortgage revenue bonds for the development of affordable multi-family housing to the maximum extent feasible and allowable by DOF at a future time yet to be determined. Mortgage revenue bonds are bonds sold by the City to create a pool of money for subsidized mortgages. DOF staff has questioned the bond issuance even though it conforms to the law. The net effect of this DOF action is to render the bonds unusable pending a final determination by DOF at a time and manner yet to be determined. The bonds are serviced through a return rate on the mortgage or resold on the bond market. The City plans to develop as many low-income housing units as practically possible through this program, depending on the amount of bonds, if any, that DOF allows. If DOF does not allow any bonds, then the program will be terminated.
- Low Income Housing Tax Credits (LIHTC): The City will assist developers in gaining funding for the development of affordable housing through the LIHTC program. Investors receive a credit against federal tax owed in return for providing funds to developers to build or renovate housing for low income households. In turn, the capital subsidy allows rents to be set at below market rates.
- Affordable Housing Fund (In-Lieu Fees): Developers of residential projects of 6 units or fewer must pay an in-lieu fee pursuant to the Inclusionary Housing Ordinance described in Program 3 (Chapter 20.310 of the Municipal Code). In-lieu fees are spent to provide housing opportunities for extremely low-, very low-, low-, and moderate-income households.

Responsible Agencies:	City Manager’s Office; Department of Development Services, Planning Division; Housing and Neighborhood Services Division
Funding Sources:	Residual LMIHF; Multi-Family Mortgage Revenue Bonds; Inclusionary Housing In-Lieu Fees; LIHTC
2010-2021 Objectives:	Collaborate with developers of affordable housing to facilitate the construction of 130 affordable units over the planning period (10 extremely low, 50 very low, 50 low income, and 20 moderate). 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.
Timeframe:	Ongoing implementation and annual reporting throughout the RHNA period

Program 3: Inclusionary Housing

The City will continue to implement the Inclusionary Housing Ordinance (Chapter 20.310 of the Municipal Code), which requires the including of housing affordable to lower and moderate income households within a project, or payment of an in-lieu fee. The Ordinance is consistent with City policies and will help the City meet its housing needs for lower- and moderate-income households. The number of affordable units that may be produced via the inclusionary program depends entirely on the strength of the economy in the private sector and on how many market rate residential units are ultimately built during the 2010-2020 RHNA period. Any inclusionary in-lieu fees collected will be used to provide housing opportunities for extremely low-, very low-, low-, and moderate-income households.

Responsible Agencies:	City Manager’s Office; Department of Development Services, Planning Division; Housing and Neighborhood Services Division
Funding Sources:	Developers; City Affordable Housing Fund (inclusionary in-lieu fees)
2010-2021 Objectives:	<u>Up to 49 units, all moderate income</u>
Timeframe:	Ongoing implementation and annual reporting throughout the RHNA period

Program 4: Senior Housing/Assisted Living Units

This program encourages developers to provide senior housing through processing assistance. The City anticipates the development of 40 senior affordable housing units through this program during the 2010-2021 RHNA period.

Responsible Agencies:	Department of Development Services, Planning Division
Funding Sources:	Developers
2010-2021 Objectives:	40 senior housing or assisted living units (assumed above moderate)
Timeframe:	Ongoing implementation and annual reporting throughout the RHNA period

Program 5: Transitional Housing / Homeless Shelters

The City will continue to assist homeless service providers proposing to construct transitional housing or homeless shelters in San Marcos find appropriate sites for development. The City will also continue to participate in sub-regional efforts to provide these facilities.

Responsible Agencies:	City Manager's Office; Department of Development Services, Planning Division; Housing and Neighborhood Services Division
Funding Sources:	City affordable housing in-lieu fund.
2013-2021 Objectives:	Continue to fund 180 emergency shelter beds in the region and four of the six emergency shelters in the region.
Timeframe:	Ongoing implementation and annual reporting throughout the planning period

Homeownership Opportunities

Program 6: San Diego Regional Mortgage Credit Certificates (MCC)

The City will continue to participate in the San Diego Regional MCC program. This established program entitles qualified first-time home buyers to take a federal income tax credit of a percentage of the interest paid on the mortgage used to buy their home. The credit reduces the buyers' income taxes and increases net earnings, thereby increasing the buyers' ability to qualify for a mortgage loan.

Responsible Agencies:	Housing and Neighborhood Services Division; San Diego Regional Mortgage Credit Certificate (MCC) Program.
Funding Sources:	MCCs via California Debt Limit Allocation Committee (CDLAC)
2013-2021 Objectives:	40 homeowners (average 5 per year)
Timeframe:	Ongoing implementation and annual reporting throughout the planning period

Program 7: Downpayment Assistance Program (DAP)

The City will continue to participate in the DAP program. This popular program, when reinstated in 2013 following its suspension as the result of the State's dissolution of the RDA, will offer low-interest, deferred payment loans of up to \$56,000 for lower-income first-time home buyers using CalHOME as the exclusive funding source. These funds are used to provide a "silent second" mortgage for the purchase of a qualifying new or resale home, including qualifying manufactured or mobile homes. This program may be used in conjunction with other homeowner programs, and also including homes in the San Marcos Affordable Homeownership Program (SMAHP) discussed below.

Responsible Agencies:	City Manager's Office; Housing and Neighborhood Services Division
Funding Sources:	HOME (CalHOME) grant to the City of San Marcos
2013-2021 Objectives:	24 DAP loans (average 3 per year)
Timeframe:	Ongoing implementation and annual reporting throughout the planning period

Program 8: San Marcos Affordable Homeownership (SMAHP)

The City will continue to offer homes to qualified home buyers at the rate at which they are made available to the private sector under the City's Inclusionary Ordinance. This new program, initiated in 2012, offers deed restricted, sales price-reduced homes to qualified home buyers in a "for sale" affordable housing venue. Homes in the SMAHP may also be paired with a DAP loan, if the buyer is otherwise qualified.

Responsible Agencies:	Housing and Neighborhood Services Division
Funding Sources:	CDBG, dependent upon continued availability of the dwindling funding source
2013-2021 Objectives:	8 SMAHP sales (average 1 per year)
Timeframe:	Ongoing implementation and annual reporting throughout the planning period

Rental Assistance and Conservation**Program 9: Housing Choice Vouchers**

The City will continue to contract with the San Diego County Housing Authority to administer the Housing Choice Voucher Program, which provides rental assistance to eligible extremely low- and very low-income households (i.e., households earning <50 percent AMI).

Responsible Agencies:	Housing and Neighborhood Services Division; County of San Diego Housing Authority
Funding Sources:	U.S. Department of Housing and Urban Development (HUD) Housing Choice Vouchers

2013-2021 Objectives: 308 San Marcos families were assisted by this program in 2012. The objective is to assist the County Housing Authority to promote the program and maintain this level of assistance as allowed by the federal budget.

Timeframe: Ongoing implementation and annual reporting throughout the planning period

Program 10: Mobile Home Park Rent Review

This program protects mobile home park tenants from unwarranted rent increases. The City Council reviews and approves or denies rent increase requested by mobile home park owners to ensure that rents are kept at a reasonable level.

Responsible Agencies: City Council; City Manager's Office

Funding Sources: General Fund

2013-2021 Objectives: As determined by petitions from mobile home tenants.

Timeframe: Ongoing implementation and annual reporting throughout the planning period

Maintenance and Rehabilitation

Program 11: Residential Rehabilitation Loan Program (RLLP)

The City will continue the RLLP using HOME funds (federal HOME) administered by the County of San Diego for a consortium of municipalities to which San Marcos belongs, to provide funds for low interest/no interest loans for qualified homeowners to rehabilitate substandard housing. Although the County of San Diego administers the funds, the City is directly responsible for the planning, administration, and execution of projects funded with the HOME program.

Responsible Agencies: Housing and Neighborhood Services Division

Funding Sources: HOME (federal HOME), dependent upon continued availability of HOME funding

2013-2021 Objectives: 26 homeowners

Timeframe: Ongoing implementation and annual reporting throughout the planning period

Program 12: VIBE

The "Volunteer Improvement and Beautification Events" or "VIBE" program assists homeowners in lower income neighborhoods through an annual community clean-up event. The volunteers clean, paint, and landscape homes in need of care.

Responsible Agencies: Housing and Neighborhood Services Division

Funding Sources: CDBG, dependent upon continued availability of the dwindling funding source

2013-2021 Objectives: 40 homeowners in lower-income neighborhoods
Timeframe: Ongoing implementation and annual reporting throughout the planning period

Remove Governmental Constraints

Program 13: Monitor Changes in Federal and State Housing, Planning, and Zoning Laws

State law requires that Housing Elements address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. While the 2013-2021 Housing Element does not identify any significant governmental constraints to the development or maintenance of housing in San Marcos, the City will continue to monitor its development processes and zoning regulations to identify and remove constraints to the development of housing. The City will also continue to monitor federal and State legislation that could impact housing and comment on, support, or oppose proposed changes or additions to existing legislation, as well as support new legislation when appropriate. The City will also continue to participate in the SANDAG Technical Working Group and Regional Housing Working Group, which monitor State and federal planning, zoning, and housing legislation. Special attention will be given by the City in the minimizing of governmental constraints to the development, improvement, and maintenance of housing.

Responsible Agency: Department of Development Services, Planning Division

Financing: General Fund

2013-2021 Objectives: Monitor State and Federal legislation as well as City development process and zoning regulations to identify and remove housing constraints.

Timeframe: Ongoing implementation and annual reporting throughout the planning period

Equal Housing Opportunity

Program 14: Fair Housing

The City will continue to contract with a fair housing service provider to provide fair housing services that include, but are not limited to the following fair housing matters:

- Handling of questions, concerns, and complaints;
- Referrals;
- Outreach and education;
- Collaboration and coordination;
- Technical assistance and training to property owners;
- Education and counseling to both tenants and landlords; and
- Enforcement of rights and resolution of tenant/landlord disputes.

The City will continue to distribute information on fair housing and refer fair housing questions and housing discrimination claims to the contract service provider. The information will be available at the Information Desk in the entrance lobby of City Hall, in the Housing and Neighborhood Services Division in the City Manager's office, in the City's "Housing for All" informational handout, and on the City web page. Copies also will be made available for other venues as requested or identified at later dates.

Responsible Agencies: Housing and Neighborhood Services Division
Funding Sources: General Fund
2013-2021 Objectives: Average 45 individuals per year.
Timeframe: Ongoing implementation and annual reporting throughout the planning period

8.6.3 Summary of Quantified Objectives

The following summarizes the quantified objectives for the 2013-2021 Housing Element:

Table 8-48
Quantified Objectives

Programs	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA	465	578	793	734	1,613	4,183
New Construction	30	148	87	49	886	1,200
Homeownership	0	0	25	15	0	40
Maintenance/Rehabilitation	35	35	30	0	0	100
Rental Assistance	1,316	434	0	0	0	1,750

Note: RHNA and New Construction objectives are quantified for the RHNA period (2010-2020). Homeownership, Maintenance/Rehabilitation, and Rental Assistance objectives are quantified for the planning period (2013-2021).

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Appendix A: Sites Inventory Table

Table A-1
Sites Inventory Table

Parcel Number (APN)	Site Name	Size (acres)	General Plan	Zoning	Allowable Density (du/ac)	Current Use	Realistic Capacity (units)	Infrastructure Capacity	On Site Constraints
21916348	SITE: Davia Village	11.60	Mixed Use 1	L-1 / MU-1, L-1 / MU-1	30 du/ac	Industrial Business	348	yes	no
21927061	SITE: Eastgate MU Aff. Housing	2.37	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	35	yes	no
21927045	SITE: Eastgate MU Aff. Housing	0.48	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	7	yes	no
22105153	SITE: Main Street Plaza	3.000	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	90	yes	no
22105103	SITE: Main Street Plaza	0.190	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	6	yes	no
22105144	SITE: Main Street Plaza	1.000	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	30	yes	no
22105104	SITE: Main Street Plaza	0.200	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	outdoor storage (blocks/tile)	6	yes	no
22105159	SITE: Main Street Plaza	0.180	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	5	yes	no
22105150	SITE: Main Street Plaza	0.980	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	office w/ outdoor storage (blocks/tile)	29	yes	no
22105106	SITE: Main Street Plaza	0.900	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	office w/ outdoor storage (pipe)	27	yes	no
22105151	SITE: Main Street Plaza	0.020	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	vacant	1	yes	no
22010029	SITE: El Dorado II	0.10	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	2	yes	no
22010063	SITE: El Dorado II	0.10	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	2	yes	no
22010008	SITE: El Dorado II	0.35	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	7	yes	no
22010014	SITE: El Dorado II	0.35	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	7	yes	no
22010056	SITE: El Dorado II	0.09	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	2	yes	no
22010066	SITE: El Dorado II	0.48	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	10	yes	no
22010010	SITE: El Dorado II	0.26	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	5	yes	no
22010012	SITE: El Dorado II	0.08	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	2	yes	no
22010064	SITE: El Dorado II	0.42	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	8	yes	no
22010067	SITE: El Dorado II	0.25	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	5	yes	no
22008304	SITE: Richmar Senior Village	0.20	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	6	yes	no
22008302	SITE: Richmar Senior Village	0.13	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	4	yes	no
22008303	SITE: Richmar Senior Village	0.20	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	6	yes	no
22008301	SITE: Richmar Senior Village	0.11	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	3	yes	no
22008305	SITE: Richmar Senior Village	0.16	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	5	yes	no
21816005	SITE: UK Investments	1.96	Low Medium Density Residential	Residential-2, R-2	12	1 SF Unit	19	yes	no
21816026	SITE: UK Investments	1.40	Low Medium Density Residential	Residential-2, R-2	12	Vacant	13	yes	no
22212123	Vacant Land (Non-SPA)	3.49	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	3	yes	no
22212117	Vacant Land (Non-SPA)	10.83	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	9	yes	no
22251020	Vacant Land (Non-SPA)	8.00	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	6	yes	no
22212126	Vacant Land (Non-SPA)	4.21	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	3	yes	no
21801205	Vacant Land (Non-SPA)	18.32	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	15	yes	no
67904007	Vacant Land (Non-SPA)	6.02	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	5	yes	no
67904008	Vacant Land (Non-SPA)	3.13	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	3	yes	no
22251003	Vacant Land (Non-SPA)	2.09	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	2	yes	no
22251007	Vacant Land (Non-SPA)	10.67	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	9	yes	no
22212115	Vacant Land (Non-SPA)	9.24	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	7	yes	no
22212118	Vacant Land (Non-SPA)	10.52	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	8	yes	no
22251006	Vacant Land (Non-SPA)	1.44	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	1	yes	no
22212124	Vacant Land (Non-SPA)	3.05	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	2	yes	no
22212125	Vacant Land (Non-SPA)	3.34	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	3	yes	no
22212112	Vacant Land (Non-SPA)	9.22	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	7	yes	no
22210235	Vacant Land (Non-SPA)	2.16	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	2	yes	no
22210236	Vacant Land (Non-SPA)	2.56	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	2	yes	no
22210233	Vacant Land (Non-SPA)	2.83	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	2	yes	no
22210224	Vacant Land (Non-SPA)	3.46	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	3	yes	no
22220023	Vacant Land (Non-SPA)	2.29	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	2	yes	no
22221025	Vacant Land (Non-SPA)	0.77	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	1	yes	no
22030028	Vacant Land (Non-SPA)	4.16	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	3	yes	no
22240007	Vacant Land (Non-SPA)	2.27	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	2	yes	no
22240003	Vacant Land (Non-SPA)	10.17	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	8	yes	no
22235011	Vacant Land (Non-SPA)	2.39	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	2	yes	no
22218018	Vacant Land (Non-SPA)	1.14	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	1	yes	no
22234037	Vacant Land (Non-SPA)	2.39	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	2	yes	no
22221010	Vacant Land (Non-SPA)	0.73	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	1	yes	no
22234008	Vacant Land (Non-SPA)	2.47	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	2	yes	no
22220044	Vacant Land (Non-SPA)	3.86	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	3	yes	no
22234034	Vacant Land (Non-SPA)	2.13	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	2	yes	no
22220026	Vacant Land (Non-SPA)	2.68	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	2	yes	no
22220042	Vacant Land (Non-SPA)	2.45	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	2	yes	no
22210225	Vacant Land (Non-SPA)	2.84	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	2	yes	no
22210230	Vacant Land (Non-SPA)	3.84	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	3	yes	no
22217003	Vacant Land (Non-SPA)	39.50	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	32	yes	no
22235025	Vacant Land (Non-SPA)	1.81	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	1	yes	no
22221006	Vacant Land (Non-SPA)	0.72	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	1	yes	no
22234038	Vacant Land (Non-SPA)	2.48	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	2	yes	no
22234026	Vacant Land (Non-SPA)	3.82	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	3	yes	no
22235020	Vacant Land (Non-SPA)	2.48	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	2	yes	no
22210227	Vacant Land (Non-SPA)	4.60	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	4	yes	no
22235029	Vacant Land (Non-SPA)	4.73	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	4	yes	no
22030027	Vacant Land (Non-SPA)	4.08	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	3	yes	no
22234011	Vacant Land (Non-SPA)	2.24	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	2	yes	no
22235007	Vacant Land (Non-SPA)	2.23	Agricultural/Residential	Agricultural-1, A-1		1 Vacant	2	yes	no

Table A-1
Sites Inventory Table

Parcel Number (APN)	Site Name	Size (acres)	General Plan	Zoning	Allowable Density (du/ac)	Current Use	Realistic Capacity (units)	Infrastructure Capacity	On Site Constraints
22234029	Vacant Land (Non-SPA)	2.23	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	2	yes	no
22240016	Vacant Land (Non-SPA)	8.29	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	7	yes	no
22218007	Vacant Land (Non-SPA)	22.19	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	18	yes	no
22220037	Vacant Land (Non-SPA)	2.56	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	2	yes	no
22218015	Vacant Land (Non-SPA)	2.17	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	2	yes	no
22210237	Vacant Land (Non-SPA)	3.17	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	3	yes	no
22210231	Vacant Land (Non-SPA)	3.38	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	3	yes	no
22210222	Vacant Land (Non-SPA)	2.31	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	2	yes	no
22235015	Vacant Land (Non-SPA)	6.25	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	5	yes	no
22234033	Vacant Land (Non-SPA)	3.23	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	3	yes	no
22220001	Vacant Land (Non-SPA)	1.22	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	1	yes	no
22235027	Vacant Land (Non-SPA)	2.20	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	2	yes	no
22220038	Vacant Land (Non-SPA)	3.43	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	3	yes	no
22218013	Vacant Land (Non-SPA)	2.49	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	2	yes	no
22235030	Vacant Land (Non-SPA)	3.13	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	3	yes	no
22221014	Vacant Land (Non-SPA)	0.93	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	1	yes	no
22220006	Vacant Land (Non-SPA)	0.77	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	1	yes	no
22210218	Vacant Land (Non-SPA)	2.58	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	2	yes	no
22210216	Vacant Land (Non-SPA)	2.48	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	2	yes	no
22218019	Vacant Land (Non-SPA)	3.15	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	3	yes	no
22234036	Vacant Land (Non-SPA)	1.10	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	1	yes	no
22210215	Vacant Land (Non-SPA)	2.33	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	2	yes	no
22218017	Vacant Land (Non-SPA)	3.30	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	3	yes	no
22220004	Vacant Land (Non-SPA)	0.88	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	1	yes	no
22220029	Vacant Land (Non-SPA)	2.39	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	2	yes	no
22220031	Vacant Land (Non-SPA)	2.39	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	2	yes	no
22210217	Vacant Land (Non-SPA)	7.34	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	6	yes	no
22234032	Vacant Land (Non-SPA)	2.50	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	2	yes	no
22210239	Vacant Land (Non-SPA)	2.85	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	2	yes	no
22234024	Vacant Land (Non-SPA)	4.01	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	3	yes	no
22233005	Vacant Land (Non-SPA)	11.01	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	9	yes	no
22220019	Vacant Land (Non-SPA)	0.85	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	1	yes	no
22221022	Vacant Land (Non-SPA)	1.08	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	1	yes	no
22221009	Vacant Land (Non-SPA)	0.83	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	1	yes	no
18211030	Vacant Land (Non-SPA)	1.34	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	1	yes	no
21833018	Vacant Land (Non-SPA)	4.54	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	4	yes	no
21833019	Vacant Land (Non-SPA)	11.97	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	10	yes	no
18211101	Vacant Land (Non-SPA)	41.32	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	33	yes	no
18211041	Vacant Land (Non-SPA)	1.13	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	1	yes	no
18211028	Vacant Land (Non-SPA)	13.81	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	11	yes	no
21833013	Vacant Land (Non-SPA)	24.73	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	20	yes	no
18211003	Vacant Land (Non-SPA)	10.24	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	8	yes	no
18210119	Vacant Land (Non-SPA)	4.89	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	4	yes	no
18208213	Vacant Land (Non-SPA)	1.08	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	1	yes	no
18213218	Vacant Land (Non-SPA)	2.38	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	2	yes	no
18210231	Vacant Land (Non-SPA)	0.53	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	0	yes	no
18210225	Vacant Land (Non-SPA)	2.42	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	2	yes	no
18207618	Vacant Land (Non-SPA)	3.33	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	3	yes	no
18230051	Vacant Land (Non-SPA)	4.05	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	3	yes	no
18219058	Vacant Land (Non-SPA)	10.29	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	8	yes	no
21821015	Vacant Land (Non-SPA)	1.99	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	2	yes	no
21821025	Vacant Land (Non-SPA)	0.97	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	1	yes	no
18230020	Vacant Land (Non-SPA)	3.78	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	3	yes	no
18213221	Vacant Land (Non-SPA)	9.58	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	8	yes	no
18208212	Vacant Land (Non-SPA)	1.07	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	1	yes	no
18210144	Vacant Land (Non-SPA)	1.15	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	1	yes	no
18208134	Vacant Land (Non-SPA)	0.55	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	0	yes	no
18208214	Vacant Land (Non-SPA)	1.08	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	1	yes	no
18213114	Vacant Land (Non-SPA)	10.16	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	8	yes	no
18230019	Vacant Land (Non-SPA)	3.87	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	3	yes	no
18208139	Vacant Land (Non-SPA)	1.50	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	1	yes	no
18210143	Vacant Land (Non-SPA)	1.16	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	1	yes	no
18230017	Vacant Land (Non-SPA)	1.00	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	1	yes	no
21821012	Vacant Land (Non-SPA)	19.94	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	16	yes	no
18208108	Vacant Land (Non-SPA)	4.94	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	4	yes	no
18208211	Vacant Land (Non-SPA)	1.13	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	1	yes	no
18213232	Vacant Land (Non-SPA)	10.68	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	9	yes	no
18208123	Vacant Land (Non-SPA)	2.62	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	2	yes	no
22218036	Vacant Land (Non-SPA)	5.24	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	4	yes	no
22212110	Vacant Land (Non-SPA)	9.28	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	7	yes	no
22218038	Vacant Land (Non-SPA)	8.15	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	7	yes	no
22251010	Vacant Land (Non-SPA)	22.13	Agricultural/Residential	Agricultural-1, A-1	1	Vacant	18	yes	no
21723213	Vacant Land (Non-SPA)	0.61	Rural Residential	Estate, R-1-20	2	Vacant	1	yes	no
21906117	Vacant Land (Non-SPA)	1.58	Rural Residential	Estate, R-1-20	2	Vacant	3	yes	no

Table A-1

Sites Inventory Table

Parcel Number (APN)	Site Name	Size (acres)	General Plan	Zoning	Allowable Density (du/ac)	Current Use	Realistic Capacity (units)	Infrastructure Capacity	On Site Constraints
21905045	Vacant Land (Non-SPA)	0.56	Rural Residential	Estate, R-1-20	2	Vacant	1	yes	no
21902246	Vacant Land (Non-SPA)	1.07	Rural Residential	Estate, R-1-20	2	Vacant	2	yes	no
22216006	Vacant Land (Non-SPA)	3.37	Rural Residential	Estate, R-1-20	2	Vacant	5	yes	no
21723233	Vacant Land (Non-SPA)	0.70	Rural Residential	Estate, R-1-20	2	Vacant	1	yes	no
21902207	Vacant Land (Non-SPA)	2.77	Rural Residential	Estate, R-1-20	2	Vacant	4	yes	no
22208027	Vacant Land (Non-SPA)	4.89	Rural Residential	Estate, R-1-20	2	Vacant	8	yes	no
21906256	Vacant Land (Non-SPA)	4.46	Rural Residential	Estate, R-1-20	2	Vacant	7	yes	no
21906232	Vacant Land (Non-SPA)	1.79	Rural Residential	Estate, R-1-20	2	Vacant	3	yes	no
21902233	Vacant Land (Non-SPA)	1.04	Rural Residential	Estate, R-1-20	2	Vacant	2	yes	no
21902241	Vacant Land (Non-SPA)	0.99	Rural Residential	Estate, R-1-20	2	Vacant	2	yes	no
22208028	Vacant Land (Non-SPA)	5.19	Rural Residential	Estate, R-1-20	2	Vacant	8	yes	no
21723234	Vacant Land (Non-SPA)	0.71	Rural Residential	Estate, R-1-20	2	Vacant	1	yes	no
21723232	Vacant Land (Non-SPA)	0.53	Rural Residential	Estate, R-1-20	2	Vacant	1	yes	no
22203050	Vacant Land (Non-SPA)	39.33	Rural Residential	Estate, R-1-20	2	Vacant	63	yes	no
22208053	Vacant Land (Non-SPA)	3.08	Rural Residential	Estate, R-1-20	2	Vacant	5	yes	no
21724096	Vacant Land (Non-SPA)	0.35	Rural Residential	Estate, R-1-20	2	Vacant	1	yes	no
22208055	Vacant Land (Non-SPA)	4.57	Open Space	Estate, R-1-20	2	Vacant	7	yes	no
22030143	Vacant Land (Non-SPA)	1.15	Rural Residential	Estate, R-1-20	2	Vacant	2	yes	no
21811003	Vacant Land (Non-SPA)	6.53	Rural Residential	Estate, R-1-20	2	Vacant	10	yes	no
22030147	Vacant Land (Non-SPA)	1.36	Rural Residential	Estate, R-1-20	2	Vacant	2	yes	no
22030024	Vacant Land (Non-SPA)	7.04	Rural Residential	Estate, R-1-20	2	Vacant	11	yes	no
21811002	Vacant Land (Non-SPA)	0.74	Rural Residential	Estate, R-1-20	2	Vacant	1	yes	no
22030118	Vacant Land (Non-SPA)	1.17	Rural Residential	Estate, R-1-20	2	Vacant	2	yes	no
21810132	Vacant Land (Non-SPA)	3.11	Rural Residential	Estate, R-1-20	2	Vacant	5	yes	no
22030030	Vacant Land (Non-SPA)	1.06	Rural Residential	Estate, R-1-20	2	Vacant	2	yes	no
22030124	Vacant Land (Non-SPA)	8.46	Rural Residential	Estate, R-1-20	2	Vacant	14	yes	no
21810138	Vacant Land (Non-SPA)	0.46	Rural Residential	Estate, R-1-20	2	Vacant	1	yes	no
18211033	Vacant Land (Non-SPA)	2.84	Rural Residential	Estate, R-1-20	2	Vacant	5	yes	no
21833016	Vacant Land (Non-SPA)	2.93	Rural Residential	Estate, R-1-20	2	Vacant	5	yes	no
18211027	Vacant Land (Non-SPA)	6.63	Rural Residential	Estate, R-1-20	2	Vacant	11	yes	no
18211038	Vacant Land (Non-SPA)	4.30	Rural Residential	Estate, R-1-20	2	Vacant	7	yes	no
18211037	Vacant Land (Non-SPA)	3.33	Rural Residential	Estate, R-1-20	2	Vacant	5	yes	no
18211036	Vacant Land (Non-SPA)	2.65	Rural Residential	Estate, R-1-20	2	Vacant	4	yes	no
18236009	Vacant Land (Non-SPA)	1.31	Rural Residential	Estate, R-1-20	2	Vacant	2	yes	no
18236008	Vacant Land (Non-SPA)	1.07	Rural Residential	Estate, R-1-20	2	Vacant	2	yes	no
21833006	Vacant Land (Non-SPA)	1.26	Rural Residential	Estate, R-1-20	2	Vacant	2	yes	no
21833014	Vacant Land (Non-SPA)	1.75	Rural Residential	Estate, R-1-20	2	Vacant	3	yes	no
18236004	Vacant Land (Non-SPA)	1.70	Rural Residential	Estate, R-1-20	2	Vacant	3	yes	no
21807108	Vacant Land (Non-SPA)	0.23	Rural Residential	Estate, R-1-20	2	Vacant	0	yes	no
21807109	Vacant Land (Non-SPA)	1.66	Rural Residential	Estate, R-1-20	2	Vacant	3	yes	no
21807130	Vacant Land (Non-SPA)	1.34	Rural Residential	Estate, R-1-20	2	Vacant	2	yes	no
18221015	Vacant Land (Non-SPA)	3.16	Rural Residential	Estate, R-1-20	2	Vacant	5	yes	no
21833120	Vacant Land (Non-SPA)	0.21	Rural Residential	Estate, R-1-20	2	Vacant	0	yes	no
21807333	Vacant Land (Non-SPA)	0.58	Rural Residential	Estate, R-1-20	2	Vacant	1	yes	no
21807334	Vacant Land (Non-SPA)	0.52	Rural Residential	Estate, R-1-20	2	Vacant	1	yes	no
18236006	Vacant Land (Non-SPA)	1.00	Rural Residential	Estate, R-1-20	2	Vacant	2	yes	no
18236005	Vacant Land (Non-SPA)	1.11	Rural Residential	Estate, R-1-20	2	Vacant	2	yes	no
18221030	Vacant Land (Non-SPA)	1.88	Rural Residential	Estate, R-1-20	2	Vacant	3	yes	no
18215001	Vacant Land (Non-SPA)	0.67	Rural Residential	Estate, R-1-20	2	Vacant	1	yes	no
21807117	Vacant Land (Non-SPA)	1.87	Rural Residential	Estate, R-1-20	2	Vacant	3	yes	no
21803118	Vacant Land (Non-SPA)	1.09	Rural Residential	Estate, R-1-20	2	Vacant	2	yes	no
18215046	Vacant Land (Non-SPA)	0.42	Rural Residential	Estate, R-1-20	2	Vacant	1	yes	no
18236002	Vacant Land (Non-SPA)	1.13	Rural Residential	Estate, R-1-20	2	Vacant	2	yes	no
18236003	Vacant Land (Non-SPA)	1.02	Rural Residential	Estate, R-1-20	2	Vacant	2	yes	no
21833028	Vacant Land (Non-SPA)	36.72	Rural Residential	Agricultural-1, A-1	2	Vacant	59	yes	no
21833009	Vacant Land (Non-SPA)	29.97	Rural Residential	Estate, R-1-20	2	Vacant	48	yes	no
21807335	Vacant Land (Non-SPA)	0.69	Rural Residential	Estate, R-1-20	2	Vacant	1	yes	no
18236012	Vacant Land (Non-SPA)	1.77	Rural Residential	Estate, R-1-20	2	Vacant	3	yes	no
18236015	Vacant Land (Non-SPA)	0.58	Rural Residential	Estate, R-1-20	2	Vacant	1	yes	no
18236007	Vacant Land (Non-SPA)	1.11	Rural Residential	Estate, R-1-20	2	Vacant	2	yes	no
18221002	Vacant Land (Non-SPA)	12.50	Rural Residential	Estate, R-1-20	2	Vacant	20	yes	no
21833118	Vacant Land (Non-SPA)	3.85	Rural Residential	Estate, R-1-20	2	Vacant	6	yes	no
21833005	Vacant Land (Non-SPA)	26.43	Rural Residential	Estate, R-1-20	2	Vacant	42	yes	no
18236010	Vacant Land (Non-SPA)	1.02	Rural Residential	Estate, R-1-20	2	Vacant	2	yes	no
18236011	Vacant Land (Non-SPA)	1.10	Rural Residential	Estate, R-1-20	2	Vacant	2	yes	no
18236014	Vacant Land (Non-SPA)	0.73	Rural Residential	Estate, R-1-20	2	Vacant	1	yes	no
18236001	Vacant Land (Non-SPA)	0.99	Rural Residential	Estate, R-1-20	2	Vacant	2	yes	no
21724045	Vacant Land (Non-SPA)	0.48	Very Low Density Residential	Residential Low, R-1-10	4	Vacant	2	yes	no
21723204	Vacant Land (Non-SPA)	0.50	Very Low Density Residential	Residential Low, R-1-10	4	Vacant	2	yes	no
21723104	Vacant Land (Non-SPA)	1.63	Very Low Density Residential	Residential Low, R-1-10	4	Vacant	5	yes	no
22102143	Vacant Land (Non-SPA)	7.15	Very Low Density Residential	Residential Low, R-1-10	4	Vacant	23	yes	no
22102152	Vacant Land (Non-SPA)	25.68	Very Low Density Residential	Residential Low, R-1-10	4	Vacant	82	yes	no
21723105	Vacant Land (Non-SPA)	2.19	Very Low Density Residential	Residential Low, R-1-10	4	Vacant	7	yes	no
21720208	Vacant Land (Non-SPA)	7.99	Very Low Density Residential	Residential Low, R-1-10	4	Vacant	26	yes	no

Table A-1
Sites Inventory Table

Parcel Number (APN)	Site Name	Size (acres)	General Plan	Zoning	Allowable Density (du/ac)	Current Use	Realistic Capacity (units)	Infrastructure Capacity	On Site Constraints
21905023	Vacant Land (Non-SPA)	1.03	Very Low Density Residential	Residential Low, R-1-10	4	Vacant	3	yes	no
22685044	Vacant Land (Non-SPA)	0.27	Very Low Density Residential	Residential Low, R-1-10	4	Vacant	1	yes	no
22664074	Vacant Land (Non-SPA)	0.31	Very Low Density Residential	Residential Low, R-1-10	4	Vacant	1	yes	no
22664075	Vacant Land (Non-SPA)	0.31	Very Low Density Residential	Residential Low, R-1-10	4	Vacant	1	yes	no
22610128	Vacant Land (Non-SPA)	2.92	Very Low Density Residential	Residential Low, R-1-10	4	Vacant	9	yes	no
22812014	Vacant Land (Non-SPA)	1.63	Very Low Density Residential	Residential Low, R-1-10	4	Vacant	5	yes	no
22610125	Vacant Land (Non-SPA)	1.37	Very Low Density Residential	Residential Low, R-1-10	4	Vacant	4	yes	no
22601210	Vacant Land (Non-SPA)	0.23	Very Low Density Residential	Residential Low, R-1-10	4	Vacant	1	yes	no
22404028	Vacant Land (Non-SPA)	1.28	Very Low Density Residential	Residential Low, R-1-10	4	Vacant	4	yes	no
22601230	Vacant Land (Non-SPA)	0.22	Very Low Density Residential	Residential Low, R-1-10	4	Vacant	1	yes	no
22601222	Vacant Land (Non-SPA)	0.26	Very Low Density Residential	Residential Low, R-1-10	4	Vacant	1	yes	no
22601231	Vacant Land (Non-SPA)	0.23	Very Low Density Residential	Residential Low, R-1-10	4	Vacant	1	yes	no
22812034	Vacant Land (Non-SPA)	0.99	Very Low Density Residential	Residential Low, R-1-10	4	Vacant	3	yes	no
22601226	Vacant Land (Non-SPA)	0.23	Very Low Density Residential	Residential Low, R-1-10	4	Vacant	1	yes	no
22601225	Vacant Land (Non-SPA)	0.23	Very Low Density Residential	Residential Low, R-1-10	4	Vacant	1	yes	no
22601219	Vacant Land (Non-SPA)	0.24	Very Low Density Residential	Residential Low, R-1-10	4	Vacant	1	yes	no
22664076	Vacant Land (Non-SPA)	0.24	Very Low Density Residential	Residential Low, R-1-10	4	Vacant	1	yes	no
22404040	Vacant Land (Non-SPA)	0.25	Very Low Density Residential	Residential Low, R-1-10	4	Vacant	1	yes	no
22685042	Vacant Land (Non-SPA)	0.34	Very Low Density Residential	Residential Low, R-1-10	4	Vacant	1	yes	no
22812035	Vacant Land (Non-SPA)	0.52	Very Low Density Residential	Residential Low, R-1-10	4	Vacant	2	yes	no
22685045	Vacant Land (Non-SPA)	0.32	Very Low Density Residential	Residential Low, R-1-10	4	Vacant	1	yes	no
22685043	Vacant Land (Non-SPA)	0.35	Very Low Density Residential	Residential Low, R-1-10	4	Vacant	1	yes	no
22813008	Vacant Land (Non-SPA)	1.00	Very Low Density Residential	Residential Low, R-1-10	4	Vacant	3	yes	no
22813017	Vacant Land (Non-SPA)	0.78	Very Low Density Residential	Residential Low, R-1-10	4	Vacant	2	yes	no
22610124	Vacant Land (Non-SPA)	1.49	Very Low Density Residential	Residential Low, R-1-10	4	Vacant	5	yes	no
21907124	Vacant Land (Non-SPA)	0.17	Low Density Residential	Residential-1, R-1-7.5	8	Vacant	1	yes	no
21720101	Vacant Land (Non-SPA)	1.34	Low Density Residential	Residential-1, R-1-7.5	8	Vacant	9	yes	no
21939047	Vacant Land (Non-SPA)	0.37	Low Density Residential	Residential-1, R-1-7.5	8	Vacant	2	yes	no
22003209	Vacant Land (Non-SPA)	1.42	Low Density Residential	Residential-1, R-1-7.5	8	Vacant	9	yes	no
22010072	Vacant Land (Non-SPA)	0.43	Low Density Residential	Residential-1, R-1-7.5	8	Vacant	3	yes	no
21907125	Vacant Land (Non-SPA)	0.17	Low Density Residential	Residential-1, R-1-7.5	8	Vacant	1	yes	no
22003215	Vacant Land (Non-SPA)	4.10	Low Density Residential	Residential-1, R-1-7.5	8	Vacant	26	yes	no
21907123	Vacant Land (Non-SPA)	0.17	Low Density Residential	Residential-1, R-1-7.5	8	Vacant	1	yes	no
21941040	Vacant Land (Non-SPA)	0.39	Low Density Residential	Residential-1, R-1-7.5	8	Vacant	3	yes	no
21720103	Vacant Land (Non-SPA)	0.10	Low Density Residential	Residential-1, R-1-7.5	8	Vacant	1	yes	no
22010074	Vacant Land (Non-SPA)	0.34	Low Density Residential	Residential-1, R-1-7.5	8	Vacant	2	yes	no
22041028	Vacant Land (Non-SPA)	1.05	Low Density Residential	Residential-1, R-1-7.5	8	Vacant	7	yes	no
22010077	Vacant Land (Non-SPA)	0.87	Low Density Residential	Residential-1, R-1-7.5	8	Vacant	6	yes	no
22010078	Vacant Land (Non-SPA)	1.23	Low Density Residential	Residential-1, R-1-7.5	8	Vacant	8	yes	no
22023309	Vacant Land (Non-SPA)	3.24	Medium Density Residential 2	Residential-3-10, R-3-10	20	Vacant	52	yes	no
22046022	Vacant Land (Non-SPA)	3.75	Medium Density Residential 2	Residential-3-10, R-3-10	20	Vacant	60	yes	no
22046022	Vacant Land (Non-SPA)	0.17	Medium Density Residential 2	Residential-3-10, R-3-10	20	Vacant	3	yes	no
22010068	Vacant Land (Non-SPA)	2.72	Medium Density Residential 2	Residential-3-10, R-3-10	20	Vacant	43	yes	no
22010076	Vacant Land (Non-SPA)	0.82	Medium Density Residential 2	Residential-3-10, R-3-10	20	Vacant	13	yes	no
22008203	Vacant Land (Non-SPA)	0.46	Medium Density Residential 2	Residential-3-10, R-3-10	20	Vacant	7	yes	no
22008205	Vacant Land (Non-SPA)	0.26	Medium Density Residential 2	Residential-3-10, R-3-10	20	Vacant	4	yes	no
22014016	Vacant Land (Non-SPA)	0.11	Medium High Density Residential	Residential-3-6, R-3-6	30	Vacant	3	yes	no
22018141	Vacant Land (Non-SPA)	0.28	Medium High Density Residential	Residential-3-6, R-3-6	30	Vacant	7	yes	no
22018142	Vacant Land (Non-SPA)	0.16	Medium High Density Residential	Residential-3-6, R-3-6	30	Vacant	4	yes	no
21911310	Vacant Land (Non-SPA)	0.21	Medium High Density Residential	Residential-3-6, R-3-6	30	Vacant	5	yes	no
21911331	Vacant Land (Non-SPA)	0.36	Medium High Density Residential	Residential-3-6, R-3-6	30	Vacant	9	yes	no
22014005	Vacant Land (Non-SPA)	0.24	Medium High Density Residential	Residential-3-6, R-3-6	30	Vacant	6	yes	no
21908112	Vacant Land (Non-SPA)	0.18	Mixed Use 1	Mixed-Use-1, MU-1	30	Vacant	5	yes	no
21908109	Vacant Land (Non-SPA)	0.08	Mixed Use 1	Mixed-Use-1, MU-1	30	Vacant	2	yes	no
21922126	Vacant Land (Non-SPA)	0.48	Mixed Use 1	Mixed-Use-1, MU-1	30	Vacant	14	yes	no
21908608	Vacant Land (Non-SPA)	0.05	Mixed Use 1	Mixed-Use-1, MU-1	30	Vacant	2	yes	no
21941023	Vacant Land (Non-SPA)	0.93	Mixed Use 1	Mixed-Use-1, MU-1	30	Vacant	28	yes	no
21907309	Vacant Land (Non-SPA)	0.68	Mixed Use 1	Mixed-Use-1, MU-1	30	Vacant	20	yes	no
21907302	Vacant Land (Non-SPA)	0.43	Mixed Use 1	Mixed-Use-1, MU-1	30	Vacant	13	yes	no
21907424	Vacant Land (Non-SPA)	0.68	Mixed Use 1	Mixed-Use-1, MU-1	30	Vacant	20	yes	no
21908110	Vacant Land (Non-SPA)	0.17	Mixed Use 1	Mixed-Use-1, MU-1	30	Vacant	5	yes	no
21908605	Vacant Land (Non-SPA)	2.04	Mixed Use 1	Mixed-Use-1, MU-1	30	Vacant	61	yes	no
21908607	Vacant Land (Non-SPA)	0.05	Mixed Use 1	Mixed-Use-1, MU-1	30	Vacant	2	yes	no
22104164	SITE: San Marcos Creek District	2.03	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	61	yes	no
22104155	SITE: San Marcos Creek District	2.35	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	70	yes	no
22104150	SITE: San Marcos Creek District	0.24	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	7	yes	no
21927067	SITE: San Marcos Creek District	0.83	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	25	yes	no
22105154	SITE: San Marcos Creek District	2.18	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	65	yes	no
22105134	SITE: San Marcos Creek District	0.54	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	16	yes	no
22105159	SITE: San Marcos Creek District	0.18	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	6	yes	no
22105148	SITE: San Marcos Creek District	0.43	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	13	yes	no
22105149	SITE: San Marcos Creek District	0.18	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	5	yes	no
22105126	SITE: San Marcos Creek District	4.56	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	137	yes	no
22105131	SITE: San Marcos Creek District	0.48	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	14	yes	no

Table A-1
Sites Inventory Table

Parcel Number (APN)	Site Name	Size (acres)	General Plan	Zoning	Allowable Density (du/ac)	Current Use	Realistic Capacity (units)	Infrastructure Capacity	On Site Constraints
22105138	SITE: San Marcos Creek District	2.90	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	87	yes	no
22104149	SITE: San Marcos Creek District	0.01	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	0	yes	no
22106155	SITE: San Marcos Creek District	0.91	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	27	yes	no
22106157	SITE: San Marcos Creek District	0.90	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	27	yes	no
22104153	SITE: San Marcos Creek District	0.31	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	9	yes	no
22104120	SITE: San Marcos Creek District	0.51	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	15	yes	no
22105157	SITE: San Marcos Creek District	0.31	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	9	yes	no
22106152	SITE: San Marcos Creek District	0.80	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	24	yes	no
22104126	SITE: San Marcos Creek District	0.42	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	13	yes	no
22105156	SITE: San Marcos Creek District	4.21	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	126	yes	no
22106110	SITE: San Marcos Creek District	0.71	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	21	yes	no
22105132	SITE: San Marcos Creek District	3.66	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	110	yes	no
22105155	SITE: San Marcos Creek District	0.33	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	10	yes	no
22104154	SITE: San Marcos Creek District	2.90	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	87	yes	no
22104151	SITE: San Marcos Creek District	0.61	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	18	yes	no
22104152	SITE: San Marcos Creek District	0.58	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	17	yes	no
22104160	SITE: San Marcos Creek District	0.68	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	20	yes	no
22105124	SITE: San Marcos Creek District	4.94	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	148	yes	no
22104156	SITE: San Marcos Creek District	1.49	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	45	yes	no
22106154	SITE: San Marcos Creek District	0.88	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	26	yes	no
22106165	SITE: San Marcos Creek District	9.04	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	271	yes	no
22106134	SITE: San Marcos Creek District	2.31	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	69	yes	no
22104163	SITE: San Marcos Creek District	0.87	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	26	yes	no
22104127	SITE: San Marcos Creek District	0.30	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	9	yes	no
22106153	SITE: San Marcos Creek District	0.80	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	24	yes	no
22104154	SITE: San Marcos Creek District	0.00	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	0	yes	no
22104154	SITE: San Marcos Creek District	0.00	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	0	yes	no
22108135	SITE: University District	0.45	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	14	yes	no
22110063	SITE: University District	1.13	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	34	yes	no
22108005	SITE: University District	10.07	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	302	yes	no
22108139	SITE: University District	2.52	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	76	yes	no
22108018	SITE: University District	4.43	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	133	yes	no
22110054	SITE: University District	0.23	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	7	yes	no
22110024	SITE: University District	0.77	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	23	yes	no
22110069	SITE: University District	2.40	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	72	yes	no
22110056	SITE: University District	0.48	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	14	yes	no
22110064	SITE: University District	2.84	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	85	yes	no
22110046	SITE: University District	0.43	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	13	yes	no
22108015	SITE: University District	0.61	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	18	yes	no
22108017	SITE: University District	0.86	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	26	yes	no
22110009	SITE: University District	0.98	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	29	yes	no
22110016	SITE: University District	0.29	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	9	yes	no
22108022	SITE: University District	5.66	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	170	yes	no
22110033	SITE: University District	0.97	Specific Plan Area	Specific Plan Area, SPA	No Max. Density Set in SPA	Vacant	29	yes	

Appendix B: Public Notice and Outreach List



**CITY OF SAN MARCOS
NOTICE OF PLANNING COMMISSION STUDY SESSION
TO REVIEW THE 2013-2021 HOUSING ELEMENT**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of San Marcos will hold a study session on February 21, 2013, at 6:30 P.M. in the City Council Chambers, 1 Civic Center Drive, San Marcos, CA 92069 to consider the following:

Project Title: 2013-2021 General Plan Housing Element

Description:

The City is in the process of updating the General Plan Housing Element. The Housing Element is one of the seven State-mandated elements of the General Plan. The General Plan is a long-range planning document that sets forth policy for the growth and improvement of the City. The Housing Element provides an assessment of the existing and projected housing needs of all economic segments of the community. The Element identifies sites that have the capacity to accommodate new development of various housing types. Also, the Element presents goals, policies, and implementation programs for the preservation, improvement, and development of housing.

Objective:

The study session is a forum for City staff to receive input from the Planning Commission, residents, and other stakeholders regarding the content of the updated Housing Element. These comments will be considered for integration into the Housing Element.

Subsequent to review by the Planning Commission, the 2013-2021 Housing Element will be submitted to the State Department of Housing and Community Development (HCD) for a 60-day review period. During this time, the Element will remain available for review by the public. The draft Housing Element will be posted on the City's website (www.ci.san-marcos.ca.us), at City Hall, and at the San Diego County Library – San Marcos Branch beginning February 12, 2013. For those persons unable to attend the study session, written comments can be submitted to the City by 5:30 P.M. April 30, 2013 (attn: Karen Brindley) at 1 Civic Center Drive, San Marcos, CA 92069, by fax at (760) 591-4135, or by e-mail at kbrindley@ci.san-marcos.ca.us.

Please direct any questions to Karen Brindley, Principal Planner at (760) 744-1050 ext. 3220 or at kbrindley@ci.san-marcos.ca.us

Table B-1:

Planning Commission Study Session Invitee List February 21, 2013

Organization	Contact & Title	Address	City	State	Zip Code	Phone Number	E-Mail
Access to Independence of North County	Executive Director	1440 S. Escondido Blvd., Suite D	Escondido	CA	92025	619-293-3500	info@a2isd.org
Affirmed Housing Group	James Silverwood, President, CEO	13520 Evening Creek Drive North, Suite 160	San Diego	CA	92128	858-679-2828	jim@affirmedhousing.com
Affordable Housing Advocates	Catherine A. Rodman, Arlyn Escalante	4305 University Avenue, Suite 110	San Diego	CA	92105	619-233-8441	crodman@afvfordablehousingadvocates.org
The Angel's Depot	Susan Hall, Founder & Executive Director	1497 Poinsettia Avenue, Suite 158	Vista	CA	92081	760-599-7093	susanhall@theangelsdepot.org
Blue Band Enterprises	Michael Lipets	19051 Cerro Villa Drive	Villa Park	CA	92851	714-394-3444	kutva799@sbcglobal.net
Boys and Girls Club San Marcos	Shelly Angulano Figueroa CEO	1 Positive Place	San Marcos	CA	92069	760-471-2490	shelly@boysgirlsclubsm.org
Bridge Housing		2202 30th Street	San Diego	CA	92104	619-231-6300	
Brookfield Homes		12865 Pointe Del Mar, #200	Del Mar	CA	92014-3859	858-481-8500	
Brother Benno Foundation	Elizabeth Windle	3260 Production Avenue	Oceanside	CA	92058	760-439-1244 #113	elizabethwindle@att.net
C & C Development		14211 Yorba Street, Suite 200	Tustin	CA	92780		
Cal-West Development	c/o Lantec Engineering	145 Vallecitos de Oro, #B	San Marcos	CA	92069		
Caring Council of San Diego	Don Davis	5348 University Avenue, Suite 110	San Diego	CA	92105	619-971-9080	dadilene@gmail.com
Casa de Amparo	Mary Alice Cedrone, Controller	325 Buena Creek Road	San Marcos	CA	92069	760-754-5500	macedrone@casadeamparo.org
Catholic Charities Diocese of San Diego	Caroline Wessel, Program Director	349 Cedar Street	San Diego	CA	92101	619-231-2828 #232	cwessel@ccdsd.org
Center for Social Advocacy		131 Avocado Avenue	El Cajon	CA	92020	619-444-5700	info@c4sa.org
Centex/Pulte	Ryan Green	27101 Puerta Real, #300	Mission Viejo	CA	92691	949-330-8534	ryan.green@pultegroup.com
Col-Rich Communities		4747 Morena Blvd., #100	San Diego	CA	92121	858-603-4357	
Community Housing Works	Sue Reynolds, President & Chief Executive Officer	4305 University Avenue, Suite 550	San Diego	CA	92105	619-282-6647 #5690	sreynolds@chworks.org
Cornerstone Communities	Jack Robson	4365 Executive Drive, #600	San Diego	CA	92121	858-458-9700	jrobson@cornerstonecommunities.com
D.R. Horton	Don Mackay	5927 Priestly Drive, #200	Carlsbad	CA	92008	760-931-1980	dmackay@drhorton.com
Diversified Projects		2345 Newport Blvd.	Costa Mesa	CA	92627-1575	714-768-3453	
Elderhelp of San Diego	Leane Marchese, Executive Director	4069 30th Street	San Diego	CA	92104	619-284-9281	lmarchese@elderhelpofsaniego.org
Enhanced Affordable Development	Marc Gelman CEO	4221 Wilshire Blvd.	Los Angeles	CA	90010	323-634-0561	
Fair Housing Council of San Diego	Mary Scott Knoll	625 Broadway, Suite 811	San Diego	CA	92101	619-699-5888	admin1@fhcsd.com
Father Joe's Village	Sister Patricia Cruise, SC, CEO	3350 E. Street	San Diego	CA	92102	619-446-2100	question@neighbor.org
Fraternity House, Inc.	Mary Jones-Kirk, Executive Director	20702 Elfin Forest Road	Escondido	CA	92029	760-736-0292 #101	mjfraternityhouse@prodigy.com
From the Inside Out, Inc.	Priscilla Steiner, CEO & Founder	P.O. Box 1095	Oceanside	CA	92051	760-518-6952	fromtheinsideout@gmail.com
H.G. Fenton		7577 Mission Valley Rd., #200	San Diego	CA	92108	619-400-0120	
Hanson Aggregates Pacific SW	Marvin Howell	PO Box 639069	San Diego	CA	92163	858-577-2770	
Hilltop Group	Rick Gittings	807 E. Mission Rd.	San Marcos	CA	92069	760-290-3550	rgittings@hilltopgroupinc.com
Hitzke Development Corp.	Ginger Hitzke, President	251 Autumn Drive	San Marcos	CA	92069	760-798-9809	ginger@hitzkedevlopment.com
Housing Opportunities Collaborative	Appaswamy Pajanon, President & Executive Director	1100 Broadway	San Diego	CA	92101		pajanor@housingcollaborative.org
Integral Communities	Suzanne Charnley	2235 Encintas Blvd.	Encintas	CA	92024	760-944-7511	schamley@integralcommunities.com
The Jacobs & Cushman San Diego Food Bank	J. Scofield Harge, President & CEO	9850 Distribution Avenue	San Diego	CA	92121	858-863-5149	ishage@sandiegofoodbank.org
Kachay Homes, Inc.		PO Box 2391	Rancho Santa Fe	CA	92067	858-756-2000	
KB Homes	David Shepherd	12235 El Camino Real, #100	San Diego	CA	92130-2006	858-703-2040	dshepherd@kbhome.com
Legal Aid Society of San Diego, Inc.		216 S. Tremont Street	Oceanside	CA	92054		
Lennar Communities	John Slatton	1525 Faraday Avenue, #300	Carlsbad	CA	92008	760-918-9959	
Lennar Homes of CA		25 Enterprise, Suite 300	Aliso Viejo	CA	92656	949-349-8103	
Mama's Kitchen	Alberto Cortes, Executive Director	3960 Home Avenue	San Diego	CA	92105	619-233-6262	alberto@mamaskitchen.org
McDonald Group	Mike McDonald	16870 W. Bernardo Dr., #260	San Diego	CA	92127	858-487-2400	pmichael@mcdonaldgroup.net
Meadowlark Canyon	Consultants Collaborative	160 Industrial St. #200	San Marcos	CA	92078	760-471-2365	jim@ccconnect.com
Meals on Wheels	Charlotte Fan, Manager	930 Boardwalk Street, Unit C	San Marcos	CA	92078	760-736-9900	cfan@meals-on-wheels.org
Milano Holdings	Joe Sapp	7514 Girard Avenue	La Jolla	CA	92037	858-228-7322	
Mountain Shadows Support Group	Wade Wilde, CEO	720 Los Vallecitos Blvd., Suite 240	San Marcos	CA	92069		
Nicolas Banche		PO Box 390	Oceanside	CA	92054	760-722-1881	

Table B-1:

Planning Commission Study Session Invitee List February 21, 2013

Organization	Contact & Title	Address	City	State	Zip Code	Phone Number	E-Mail
North County Community Services	Stan Miller, Executive Director	1557 Grand Avenue, Suite C	San Marcos	CA	92078	760-471-5483	smiller@nccs.org
North County Interfaith Council	Rita Zeigler, Director, Senior & Disabled Services	550 West Washington Avenue, Suite B	Escondido	CA	92025	760-489-6380	rseigler@interfaithservices.org
North County Lifeline	Donald Stump, Executive Director	200 Michigan Avenue	Vista	CA	92084	760-842-6250	dstump@inclifeline.org
North County Solutions for Change	Chris Megison, President & Executive Director	890 East Vista Way	Vista	CA	92084	760-941-6545 #303	chris@solutionsforchang.org
National Core Renaissance	John Seymour	9065 Haven Avenue, Suite 100	Rancho Cucamonga	CA	91730	909-443-2944	
North County Health Services		150 Valpreda Road	San Marcos	CA	92069	760-736-6767	
Operation HOPE	Russell Blackwood, Director	P.O. Box 3273	Vista	CA	92085	760-500-0339	russtcarman@yahoo.com
Orange Housing Development Development Corp.	Todd Cottle	414 E. Chapman Avenue	Orange	CA	92866	714-771-1439	todd@c-cdev.com
San Diego County Office of Government & Public Affairs - Health And Human Services Agency	Caroline Smith	1700 Pacific Highway	San Diego	CA	92101		Caroline.Smith@sdcounty.ca.gov
Palomar Family Counseling Services	Irene Saper, Executive Director	1002 East Grand Avenue	Escondido	CA	92025	760-741-2660	pfcs@sbglobal.net
San Diego Association of Governments	Susan Baldwin	401 B Street, Suite 800	San Diego	CA	92101		Susan.Baldwin@sandag.org
San Diego Association of Realtors		4845 Ronson Court	San Diego	CA	92111		govaffairs@sdar.com
San Diego Community Housing Corporation		6160 Mission Gorge Road, Suite 204	San Diego	CA	92102	619-876-4222	
San Diego Habitat for Humanity	Rick Rodriguez, Manager	10222 Mission Gorge Road, Suite 204	San Diego	CA	92108		
San Diego Co. Housing and Comm. Dev.	Maria Cavarlez	3989 Ruffin Road	San Diego	CA	92123		maria.cavarlez@sdcounty.ca.gov
San Diego Home Loan Counseling & Education Ctr.		3180 University Avenue, Suite 300	San Diego	CA	92104	619-624-2330	customerservice@sdhomeloan.org
San Diego Regional Center -North County		1370 W. San Marcos Road, Suite 100	San Marcos	CA	92078	760-736-1200	
San Diego Housing Federation	Sean Wherley, Policy Director	110 West C. Street, Suite 1811	San Diego	CA	92101		sean@housingsandiego.org
San Diego Interfaith Housing	Matthew Jumper, President	7956 Lester Avenue	Lemon Grove	CA	91945	619-668-1532	mjumper@sdihf.org
San Diego Urban League Housing Office	Ray King, President and CEO	720 Gateway Center Drive	San Diego	CA	92102	619-266-6247	sdul@sdul.org
San Elijo Hills, Inc.	Jeff O'Connor	1903 Wright Place, #220	Carlsbad	CA	92008	760-918-8200	joconnor@hfc-ca.com
San Marcos Chamber of Commerce	Steve Kildoo	904 W. San Marcos Blvd. Ste 10	San Marcos	CA	92078	760-744-1270	Stephen@sanmarcoschamber.com
SeaBreeze Properties	Gary Levitt	3525 Del Mar Heights Rd., #246	San Diego	CA	92130	858-361-8555	gary@seabreezeproperties.com
Second Change	Robert Coleman, Executive Director	6145 Imperial Avenue	San Diego	CA	92114	619-234-8888	rcoleman@secondchanceprogram.org
Senior Community Centers	Paul Downey, President and CEO	525 14th Street, Suite 200	San Diego	CA	92101	619-234-6572	paul.downey@serving seniors.org
Solari Enterprises, Inc.		1572 North Main Street	Orange	CA	92867	714-282-2520	
Stepping Stone of San Diego, Inc.	John de Miranda, President and CEO	3767 Central Avenue	San Diego	CA	92105	619-278-0777	
TERI, Inc.	Emily Jerome, Development Associate	251 Airport Road	Oceanside	CA	92058	760-721-1706 #119	emilyj@teriinc.org
Townspeople	Jon P. Derryberry, Executive Director	4080 Centre Street, Suite 201	San Diego	CA	92103	619-295-8802	jon@townspeople.org
United Way Labor Participation Dept.		3737 Camino del Rio South, suite 106	San Diego	CA	92108	619-641-0074	
Veterans Village of San Diego	Phil Landis, President & Chief Executive Officer	4141 Pacific Highway	San Diego	CA	92110	619-393-2000	info@vvsd.net
Vista Community Clinic	Dorothy Lujan, Director of Compliance	1000 Vale Terrace Drive	Vista	CA	92084	760-631-5000	dorothy@vistacommunityclinic.org
William Lyon Homes		4490 Von Karman Ave.	Newport Beach	CA	92660		
YWCA San Diego County	Heather Finlay, CEO	1012 C Street	San Diego	CA	92101	619-239-0355	hfinlay@ywcasandiego.org