Appendix A: Eligibility for Housing Element Self-Certification

Pursuant to a special legislation (Government Code 65585.1), jurisdictions in the San Diego region are eligible to participate in the Self-Certification program of the Housing Element, provided that the jurisdiction meets its affordable housing production goals as assigned by SANDAG.

To be eligible to self-certify the 2005-2010 Housing Element, the City of Carlsbad must provide a total of affordable housing units for 629 lower income households between 1999 and 2004 in the following income distribution:

Units affordable to extremely low-income households	170 units (27%)
Units affordable to very low-income households	201 units (32%)
Units affordable to low-income households	258 units (41%)

Between July 1, 1999 and June 30, 2004, the City of Carlsbad had already created 1,583 affordable housing opportunities/self-certification credits for lower income households (Table A-1). The City exceeded all of its self-certification goals in all income categories. Based on this level of accomplishments, the City of Carlsbad is eligible to self-certify the 2005 Housing Element.

Table A-1
Affordable Housing Production: 1999-2004

Self-Certification Affordable Housing Performance (7/1/1999-6/30/04)									
Category	Characteristic	Income Level			Credit Factor	Credit Received			Totals
		EL	VL	Low		EL	VL	Low	
1	Total Units	32	187	306	1.1	35.2	205.7	336.6	577.5
	High Income CT	32	187	214	0.05	1.6	9.35	10.7	21.65
	30-54 yrs Affordability	0	0	0	0.05	0	0	0	0
	55 or more yrs. Affordability	32	187	306	0.1	3.2	18.7	30.6	52.5
	3 bedrooms	0	66	93	0.5	0	33	46.5	79.5
	4 bedrooms	0	45	0	1	0	45	0	45
	5 bedrooms	0	0	0	1.5	0	0	0	0
2	Total Units	37	38	371	1.1	40.7	41.8	408.1	490.6
	30-54 yrs Affordability	0	0	139	0.05	0	0	6.95	6.95
	55 or more yrs. Affordability	37	38	232	0.1	3.7	3.8	23.2	30.7
2 Footnote 1	3 bedrooms	0	0	122	0.5	0	0	61	61
	4 bedrooms	0	0	5	1	0	0	5	5
	5 bedrooms	0	0	0	1.5	0	0	0	0
2 Footnote 2	3 bedrooms	0	0	0	0.05	0	0	0	0
	4 bedrooms	0	0	0	0.15	0	0	0	0
	5 bedrooms	0	0	0	0.2	0	0	0	0
3	Total Units	0	0	23	1	0	0	23	23
	30-54 yrs Affordability	0	0	0	0.05	0	0	0	0
	55 or more yrs. Affordability	0	0	0	0.1	0	0	0	0
3 Footnote 2	3 bedrooms	0	0	0	0.5	0	0	0	0
	4 bedrooms	0	0	0	1	0	0	0	0
	5 bedrooms	0	0	0	1.5	0	0	0	0
4	Total Units	200	0	0	0.95	190	0	0	190
5	Total Units	0	0	0	0.95	0	0	0	0
					Totals	274.4	357.35	951.65	1583.4
					Goals	170	201	258	
					% of Goal Met	161%	178%	369%	

See Sheet 2 for Footnotes.

Category 1:

1. New Construction of rental units by a public or non-profit agency, including multi-family units for special populations such as farm worker housing. When a newly constructed project has a mix of market rate and low income units, at least 49% of the units must be for households with low, very low or extremely low income.
2. Transitional housing, permanent homeless housing, AIDS, alcohol/drug rehabilitation or other special needs housing.

Category 2:

1. Acquisition or acquisition and rehabilitation of rental units excluding extended affordability "at risk" projects such as Section 236, 221(d)(3) units. If investor/private party acquisition, a 30 year covenant guaranteeing affordability is obtained.
2. New or converted limited equity coops, condominium and similar multi-family ownership projects (does not include individual home sales).
3. New construction of rental units with a mix of market rate and low income units where fewer than 49% of the units are for households with low, very low or extremely low incomes.
4. New construction of senior citizens projects.
5. Mobile home conversions with guaranteed long-term affordability through deed restriction or jurisdition ownership of park.
6. Second Units.

Category 3:

1. Investor/private party acquisition or acquisition and rehabilitation of rental units if less than a 30 year covenant guaranteeing affordability is obtained.
2. Extended affordability of "at risk" projects such as Section 236, 221(d)(3) units.
3. Units funded by State Mobile Home Resident Owner program, and other mobile home purchase or ownership program(s) (no deed restriction).
4. Lease covenant and similar long term affordability covenants where a private owner is compensated for imposing a deed restriction.
5. Loan programs for private owners to rehabilitate rental units.
6. Homebuyer programs including those resulting from inclusionary, in-lieu fees, 203(k) funded projects or first time homebuyer subsidies.
7. Locally funded rental assistance (certificates or vouchers).

Category 4:

1. Mobile home rent programs.
2. New federally funded rental assistance realized through competitive process between 1999 and 2004. Portable rental assistance certificates where beneficiaries have simply moved from one jurisdiction to another do not count.

Category 5:

1. Shared housing programs operated by non-profit agencies funding by the subject jurisdiction.
2. Rehabilitation of owner-occupied homes.

Appendix B: Summary of 1999 Housing Element Accomplishments

State law (California Government Code section 65588(a)) requires each jurisdiction review its housing element as frequently as appropriate and evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community's housing goals and objectives; and
- The progress in implementation of the housing element.

According to the California Department of Housing and Community Development (HCD), *Housing Element Questions and Answers: A Guide to the Preparation of Housing Elements*, the review is a three-step process:

- Review the results of the previous element's goals, objectives, and programs. The results should be quantified where possible (e.g., the total number of units rehabilitated), but may be qualitative where necessary (e.g., mitigation of governmental constraints).
- Compare what was projected or planned in the previous element to what was actually achieved. Analyze the significant differences between them. Determine where the previous housing element met, exceeded, or fell short of what was anticipated.
- Based on the above analysis, describe how the goals, objectives, policies, and programs in the updated element are being changed or adjusted to incorporate what has been learned from the results of the previous element.

This Appendix documents the City's achievements under the 1999 Housing Element and contains recommendations for program changes to address current and projected needs, as well as state requirements between 2005 and 2010.

A. Summary of Achievements

Since the adoption of the last housing element update in 1999, the City of Carlsbad implemented a number of actions to plan for, accommodate, and facilitate the construction, rehabilitation, and preservation of affordable housing. The accomplishments under programs designed to implement City policies and achieve outlined goals and objectives are summarized below.

Goal 1: Preservation

Carlsbad's existing housing stock preserved and rehabilitated with special attention to housing affordable to lower-income households

Objective 1.1: Condominium Conversion

The City will continue to implement the program to monitor conversions to condominium of those rental apartments that house primarily low and moderate income households and limit those conversions that reduce the supply of affordable housing for those income ranges.

Program 1.1
Continue implementation of the program to restrict condominium conversion when such conversions would reduce the number of low or moderate income housing units available throughout the city. All condominium conversions are subject to the City's Inclusionary Housing Ordinance, therefore, the in-lieu fees or actual affordable units required by that ordinance would be used to mitigate the impacts of the loss of these rental units from the City's housing stock to lower income house-holds.

Progress as of December 2005: Since 1999, only 17 applications for condominium conversion have been approved, resulting in the loss of 30 rental units. As part of the conversion requirements, $135,450 in inclusionary in-lieu fee were collected.

Continued Appropriateness of Program: This program continues to be an appropriate program for preserving the City's rental housing stock and is included in the 2005 Housing Element as Program 1.1, Condominium Conversion.

Objective 1.2: Mobile Home Parks

Reduce or eliminate net loss of existing mobile home rental opportunities available to lower and moderate income households.

Program 1.2
The City will continue to implement the City's existing Residential Mobile Home Park zoning ordinance (Municipal Code 21.37) which sets conditions on changes of use or conversions of Mobile Home Parks.

Progress as of December 2005: No mobile home parks have been converted to other uses. Therefore, there was no loss of mobile home spaces/units.

Continued Appropriateness of Program: This program continues to be an appropriate program for preserving the City's mobile home parks as an

affordable housing option and is included in the 2005 Housing Element as Program 1.2, Mobile Home Park Preservation.

Objective 1.3: Mobile Home Parks

Retain and preserve the affordability of mobile home parks.

Program 1.3
The City will assist lower income tenants to research the financial feasibility of purchasing their mobile home park so as to retain rents and leases affordable to its tenants.

Progress as of December 2005: In 1997, the City assisted in the purchase of one mobile home park by tenants (Rancho Carlsbad). Since, no mobile home park purchases have been formally proposed.

Continued Appropriateness of Program: This program continues to be an appropriate program for preserving the affordability of mobile home parks and is included in the 2005 Housing Element as Program 1.2, Mobile Home Park Preservation.

Objective 1.4: Rehabilitation

Identify and rehabilitate substandard and deteriorating housing.

Program 1.4
The Building Department will continue to implement the program to monitor and report to the Housing and Redevelopment Dept., information on housing stock that is substandard and or deteriorating. Identified structures will continue to be reported to the Housing and Redevelopment Dept. for possible assistance under the City's rehabilitation and assistance programs.

Progress as of December 2005: The Building Department continued to monitor housing conditions as part of its code enforcement activities. Structures are reviewed on a case-by-case basis as presented by the Building Department.

Continued Appropriateness of Program: This program continues to be an appropriate program for preserving and improving the condition of housing in Carlsbad and is included in the 2005 Housing Element as Program 1.3, Housing Conditions Report.

Objective 1.5: Rehabilitation Subsidies-Rental Stock

Provide loan subsidies, loan rebates and other assistance to owners of lower income units in need of repair and rehabilitation.

Program 1.5
The City, through the Housing and Redevelopment Department and in conjunction with the Building Department, will provide loans, rebates and other support to preserve the existing stock of low and moderate income rental housing. Priority will be given to housing identified by the Building Department as being sub-standard or deteriorating that houses families of lower income and in some cases moderate income. This program depends partially on outside funding from State, and Federal sources.

Progress as of December 2005: Since 1999, no privately held rental properties have been rehabilitated using City, State, or Federal assistance.

Continued Appropriateness of Program: This program continues to be an appropriate program for preserving and improving the condition of housing in Carlsbad and is included in the 2005 Housing Element as part of an overall rental housing rehabilitation program – Program 1.4, Acquisition/Rehabilitation of Rental Housing.

Objective 1.6: Acquisition and Rehabilitation

Acquire rental housing from private owners utilizing various local, state, and federal funding sources, and rehabilitate deteriorated structures if needed.

Program 1.6
The City through the Housing and Redevelopment Dept. will implement a program to acquire, using local Redevelopment Set-Aside funds, CDBG, State, Federal and private sector loans, rental housing that is substandard, deteriorating or in danger of being demolished. Twenty percent of the units, once rehabilitated, will be set aside for very-low income households.

Progress as of December 2005: Since 1999, the City assisted in the acquisition and rehabilitation of one rental property (Tyler Court), totaling 75 housing units, using a combination of City, State, and Federal assistance.

Continued Appropriateness of Program: This program continues to be an appropriate program for preserving and improving the condition of housing in Carlsbad, as well as maintaining the affordability of rental housing in the City. This program is included in the 2005 Housing Element as part of an overall rental housing rehabilitation program – Program 1.4, Acquisition/Rehabilitation of Rental Housing.

Objective 1.7: Rehabilitation Incentives

Provide incentives for the rehabilitation and preservation of deteriorating rental units which house lower income residents.

Program 1.7
The City will provide financial and processing incentives for the owners of lower income rental stock in need of rehabilitation and preservation. These incentives may include, but not be limited to: the deferral or subsidy of planning and building fees, priority processing and financial incentives such as low-interest rehabilitation and property acquisition loans.

Progress as of December 2005: Since 1999, the City has not provided any financial and/or processing incentives for the rehabilitation of rental properties. There were no requests submitted to the City for such incentives, and no properties identified as appropriate for this program.

Continued Appropriateness of Program: This program is included in the 2005 Housing Element as part of an overall rental housing rehabilitation program – Program 1.4, Acquisition/Rehabilitation of Rental Housing.

Objective 1.8: Rehabilitation-Homeowners

Provide rehabilitation assistance, loan subsidies and loan rebates for lower-income households, persons of special needs, and senior homeowners to preserve and rehabilitate deteriorating homes.

Program 1.8
The City will implement a homeowner rehabilitation program targeted to lower-income, special needs (handicapped, low income large-family, etc.,) and senior households. Assistance will consist of financial and processing incentives such as low interest and deferred repayment loans, loan rebates, and priority processing.

Progress as of December 2005: Since 1999, the City has not assisted in the rehabilitation of ownership housing units. There were no requests submitted to the City for such rehabilitation activities.

Continued Appropriateness of Program: This program continues to be an appropriate program for preserving and improving the condition of housing in Carlsbad. The program is included in the 2005 Housing Element as Program 1.5, Rehabilitation of Owner-Occupied Housing.

Goal 2: Quantity and Diversity of Housing Stock

New housing developed with a diversity of types, prices, tenures, densities and locations and in sufficient quantity to meet the demand of anticipated City and regional growth.

Objective 2.1: Regional Housing Need

Allow development of sufficient new housing to meet Carlsbad's share of the total regional housing need, as identified in SANDAG's *Regional Housing Needs Statement*.

Program 2.1
With the exception of some lower-income and special needs housing which may be assisted by the City, new housing development will be achieved through private sector efforts. New development will be achieved through the auspices of State Planning Law and the City's General Plan and Municipal Code. There is no special program for this overall goal. It is recognized that achievement of this goal will be heavily influenced by private sector marketing strategies; local, state and national economic trends; availability of regional infrastructure and services; and other factors beyond the control of Carlsbad.

Progress as of December 2005: The following Table B-1 summarizes the City's progress in housing construction from July 1, 1999 to June 30, 2005. Overall, the City's housing production exceeded the RHNA by 36 percent. With the City's highly successful Inclusionary Housing program, the City was able to produce 1,181 lower income units – an accomplishment few jurisdictions in San Diego County are able to claim.

Table B-1
Progress toward Meeting the RHNA

Fiscal Year	Very Low Income	Lower Income	Moderate Income	Above Moderate Income*	Total
1999 - 2000	23	159	42	1,690	1,914
2000 - 2001	138	158	94	1,707	2,097
2001 - 2002	17	106	75	1,262	1,460
2002 - 2003	0	69	0	656	725
2003 - 2004	0	50	53	488	591
2004 - 2005	114	347	197	1,048	1,706
Total	292	889	461	6,851	8,493
RHNA	1,710	1,417	1,436	1,591	6,214
% of RHNA	17.1%	62.7%	32.1%	426.2%	136.7%

* Number of units in Above Moderate Income includes 70 units for which the income affordability could not be determined. Conservatively, these units are assumed to be affordable only to above moderate income households.

Continued Appropriateness of Program: Through a multitude of programs in the Housing Plan, the 2005 Housing Element strives to facilitate the development of housing opportunities for all income groups.

Objective 2.2: Development Standards

Ensure that development and housing construction achieved through the use of modified codes and standards, that will reduce the cost of housing, will retain quality design and architecture.

Program 2.2
The Planning Department, in its review of development for all income categories, may recommend waiving or modifying certain development standards or recommending that certain Municipal Code changes be implemented to encourage the development of low and moderate income housing. These recommendations will be reviewed with a goal to reduce costs associated with standards. Although standards may be modified they will also retain aesthetic and design criteria acceptable to the City.

Progress as of December 2005: The City has modified or waived residential development standards in order to facilitate and encourage the development of housing affordable to lower and moderate income households, as well as housing for persons with special needs. These include:

- Reduced required front yard setback from 30' to 22' (Cassia Heights);
- Permitted noise wall to be located in El Camino Real scenic corridor setback (Cassia Heights);
- Reduced required side yard setback from 10' to 5' (Casa Laguna);
- Reduced required storage area from 392 sq. ft. to 240 sq. ft. (Casa Laguna);
- Waived 1-required resident covered parking space (Casa Laguna);
- Allowed 5 required visitor parking spaces to be located on external public streets (Mulberry)

Continued Appropriateness of Program: Specific changes to the City's Zoning Ordinance needed to respond to current market conditions are incorporated in Program 2.2, Flexibility in Development Standards. In 2007, the City approved amendments (subject to California Coastal Commission approval) to its Planned Unit Development Ordinance, Parking Ordinance and Beach Area Overlay Zone to modify development standards to enable the achievement of higher density residential projects. The City will continue to monitor its development standards and policies.

Objective 2.3: Developable Acreage Monitoring

Ensure sufficient developable acreage in all residential densities to provide varied housing types for households in all economic ranges.

Program 2.3
The City will continue to monitor the absorption of residential acreage in all density categories and, if needed, recommend the creation of additional residential acreage at densities sufficient to meet the City's housing need for current and future residents. Any such actions shall be undertaken only where consistent with the Growth Management Plan.

Progress as of December 2005: The City provided adequate sites to accommodate the regional housing share for the 1999-2005 period and continued to monitor the absorption of residential land.

Continued Appropriateness of Program: This program is included in the 2005 Housing Element as Program 2.1, Adequate Sites.

Objective 2.4: Adaptive Reuse

Provide alternative housing environments by encouraging adaptive reuse of older commercial or industrial buildings.

Program 2.4
The City should continue to explore the potential for adaptive reuse or rezoning of aging industrial, commercial and some residential buildings by continuing to implement the existing policy that creates affordable living spaces for combined living/working spaces. The principle targeted area for this type of housing is in the downtown redevelopment area.

Progress as of December 2005: The City worked with the Carlsbad Farmworker Shelter Committee (Citizens) in an attempt to identify existing industrial, commercial and residential buildings to create living spaces for farmworkers. As of December 2005, there had been no success in finding an appropriate building for shelter purposes. The City also continues to review on a case-by-case basis the appropriateness of rehabilitating existing buildings within the downtown Village Redevelopment Area for adaptive reuse purposes. As of the end of 2005, no projects have been submitted for consideration by the City.

Continued Appropriateness of Program: Program 2.3, Adaptive Reuse, is included in the 2005 Housing Element to encourage adaptive reuse of commercial/industrial properties as housing for special needs groups.

Objective 2.5: Mixed Use

Encourage increased integration of housing with non-residential development.

Program 2.5
Continue to implement existing ordinances and policies that allow mixed residential and non-residential uses in the building and/or complex. Major commercial centers should incorporate, where appropriate, mixed commercial/residential uses. Major industrial/office centers, where not precluded by environmental and safety considerations, should incorporate mixed industrial/office/residential uses.

Progress as of December 2005: During the past six years, one mixed use project was developed in the City, specifically within the Village Redevelopment Area. This project resulted in a total of 8,600 square feet of commercial/office space and a total of 65 housing units. This project was created by granting additional residential density and standards modifications, such as reduced drive aisle widths and reduced setbacks. Financial assistance

was also provided for 11 affordable units provided on-site. Additionally, in February 2005, the City also approved Poinsettia Commons, a mixed use project featuring 78 housing units, including 51 live-work units, 12 affordable apartments, and over 18,000 square feet of commercial space. This project required an allocation of 17 units from the Excess Dwelling Unit Bank

Continued Appropriateness of Program: This program is included in the 2005 Housing Element as Program 2.4, Mixed Use.

Objective 2.6: Coastal Development Monitoring

Identify, monitor, and report the number of affordable housing units constructed, converted, or demolished in the coastal zone.

Program 2.6
As a function of the building process, the City will monitor and record Coastal Zone housing data including, but not limited to, the following:

1) The number of new housing units approved for construction within the coastal zone after January 1, 1982.

2) The number of housing units for persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code, required to be provided in new housing developments within the coastal zone.

3) The number of existing residential dwelling units occupied by persons and families or low or moderate income that are authorized to be demolished or converted in the coastal zone pursuant to Section 65590 of the Government Code.

4) The number of residential dwelling units occupied by persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code, that are required for replacement or authorized to be converted or demolished as identified in paragraph 3). The location of the replacement units, either onsite, elsewhere within the locality's jurisdiction within the coastal zone, or within three miles of the coastal zone within the locality's jurisdiction, shall be designated in the review.

Progress as of December 2005: According to Section 65590(b) of the Government Code, coastal zone demolitions that meet the certain criteria are not required to be replaced. One of these criteria is the demolition of a residential structure containing less than three dwelling units or the demolition of multiple residential structures containing 10 of fewer total dwelling units. A total of 8 units have been demolished in Carlsbad's Coastal Zone during the 1999-2005 period. Among these units, none was subject to replacement requirements.

Regardless of the requirements for replacement of Coastal Zone affordable units, the City's Inclusionary Housing program has caused many affordable units to be constructed in the Coastal Zone or within three miles of the Coastal Zone. Detailed below is a cumulative tabulation of the housing unit constructed and demolished in the Coastal Zone from 1991 to 2005. Between 1999 and 2005, 7,583 housing units were added to the Coastal Zone, of which 456 (or 10 percent) were affordable to lower-income households.

Table B-2
Coastal Zone Development

Single-family		Multifamily		Mobile Homes	Demolitions	Affordable Units
Attached	Detached	2-4 units	5+ units			
1991-1999 (July 1, 1991 to June 30, 1999)						
134	2,041	307	366	0	16	344
1999-2005 (July 1, 1999 to June 30, 2005)						
60	2,381	305	4,837	0	8	456*

*Includes 17 second dwelling units
Source: City of Carlsbad PERMITS Plus System, 2007

Continued Appropriateness of Program: The City will continue to monitor housing activities in the Coastal Zone and report such activities in Housing Element updates. This program is included in the Housing Element as Program 3.18, Coastal Housing Monitoring.

Goal 3: Groups with Special Needs, Including Low and Moderate Income Households

Sufficient new, affordable housing opportunities in all quadrants of the City to meet the needs of groups, with special requirements, and, in particular the needs of current lower and moderate income households and a fair share proportion of future lower and moderate income households.

Objective 3.1: Farm Worker

Provide adequate shelter for both the permanent and migrant farm worker.

Program 3.1
The City shall continue to work with, and assist, local community groups, social welfare agencies, farmland owners, and other interested parties to provide shelter for the identified permanent and migrant farm workers during the five-year housing element period. These efforts will be in coordination with other regional and local programs and will involve neighboring jurisdictions in a cooperative, regional approach.

Progress as of December 2005: The City has been working with a Farmworker Shelter Citizens Committee for several years. This Committee is made up of farmworker advocates, assisting private and public agencies, land owners, farmers, farmworkers, and many interested citizens, The City funded a consultant study by Community Housing Works on Farmworker Housing issues in Carlsbad, and alternatives for addressing the shelter needs. The City ultimately supported the establishment of a partnership for the development of a 64 bed temporary farm worker shelter in Carlsbad. The City took appropriate actions to amend city codes to enable the construction of a farmworker shelter within the City. It also agreed to provide financial assistance in a partnership arrangement. The Committee has not been successful to date in locating an appropriate site for a farmworker shelter. However, the City is continuing its efforts to assist, as appropriate.

Continued Appropriateness of Program: This program is included in the 2005 Housing Element as Program 3.13, Farm Labor Housing.

Objective 3.2: Large Family

Assure the development of an adequate number of housing units suitably sized to meet the needs of lower-income larger households

Program 3.2
In those developments which are required to include 10 or more units affordable to lower-income households, at least 10 percent of the lower income units should have 3 or more bedrooms. This requirement does not pertain to lower-income senior housing projects.

Progress as of December 2005: All developments to which this requirement is applicable have met their obligation to provide at least 10 percent of their affordable units in a unit size of three bedrooms or more. Several projects have exceeded their large family unit requirement.

Continued Appropriateness of Program: This program is included in the 2005 Housing Element as Program 3.12, Housing for Large Families.

Objective 3.3: Homeless

Provide transitional shelters and assistance for the homeless, recognizing that the needs and domain of the homeless exist on a sub-regional rather than purely local scale.

Program 3.3.a
Carlsbad will continue to facilitate the acquisition, for lease or sale, of suitable sites for transitional shelters for the homeless population. This facilitation would include, but not be limited to: participating in a regional or sub-regional summit(s) including decision-makers from North County jurisdictions and SANDAG for the purposes of coordinating efforts and resources to address

homelessness; assisting local non-profits and charitable organizations in securing state funding for the acquisition, construction and management of shelters; continuing to provide funding for local and sub-regional homeless service providers, temporary and emergency shelters; and reviewing local zoning controls to alleviate any barriers to the feasible provision of housing for the homeless, including temporary and/or seasonal portable structures.

Progress as of December 2005: The City continues to participate in the efforts of the Regional Task Force for the Homeless (RTFH, Inc.). The City also continues to participate in other regional efforts to address the needs of the homeless which include meeting with other San Diego North County cities to discuss the needs and develop ideas for addressing those needs. The City participated in funding the Solutions for Change Transitional Homeless Shelter project within the City of Vista. It also continues to support the existing 50-bed homeless men's shelter in Carlsbad, as well as other homeless programs and services.

Continued Appropriateness of Program: This program is included in the 2005 Housing Element as Program 3.14, Housing for the Homeless.

Program 3.3.b

Continue to provide Federal Community Development Block Grant (CDBG) funds to community, social welfare, not-for-profit and religious groups which provide services within the North County area.

Progress as of December 2005: Between 1999 and 2005, the City had used CDBG funds to support a number of nonprofit groups that provide homeless and supportive services. These included:

- Brother Benno Center
- House of Dorothy, Barbara, and Rosemary
- Catholic Charities
- Community Resource Center
- Casa de Amparo
- Women's Resource Center

Continued Appropriateness of Program: This program is integrated with Program 3.3.c and included in the 2005 Housing Element as Program 3.15, Supportive Services for Homeless and Special Needs Groups.

Program 3.3.c

Continue to work with non-profit organization(s) that receive CDBG funds to offer a City Referral Service to refer, on a 24-hour basis, transient homeless individuals and families to local agencies providing services to the homeless, including regional hotel voucher programs through the Regional County Consortium.

Progress as of December 2005: Several of the non-profit agencies assisted with CDBG funds provide referral services. In addition, many of these agencies participate in the new 211 referral service.

Continued Appropriateness of Program: This program is integrated with Program 3.3.b and included in the 2005 Housing Element as Program 3.15, Supportive Services for Homeless and Special Needs Groups.

Objective 3.4: Senior/Elderly

Provide additional senior housing for seniors of different income groups and physical and mental status.

Program 3.4.a
Continue to implement the current Senior Citizen housing regulations and continue to require monitoring and reporting procedures to assure compliance with approved project conditions. Encourage the provision of a wide-variety of senior housing opportunities, especially for lower-income seniors with special needs.

Progress as of December 2005: Since 1999, the City, through the Carlsbad Redevelopment Agency, acquired and rehabilitated one apartment project (Tyler Court), which provided 75 units of senior housing. The Agency established restrictions on the project, which limit the rents to rates which are affordable to households at very low and extremely low income. These are new restrictions which were placed on the property for a minimum of 55 years. Several developers are also currently researching the feasibility of developing new senior-only condominium and/or rental projects within the City of Carlsbad.

Continued Appropriateness of Program: This program is included in the 2005 Housing Element as Program 3.10, Senior Housing.

Program 3.4.b
Continue to work with senior housing developers and non-profit organizations to locate and construct the 200 units of senior low-income housing approved through an Article 34 referendum.

Progress as of December 2005: Since 1999, 75 low income senior housing units have been constructed and/or rehabilitated within the City of Carlsbad. If the City provides financial assistance and 100 percent of the project is price- or rent-restricted for low income seniors, then the City will find it necessary to use its Article 34 referendum authority for 200 senior-only, low income affordable units. To date, the City has not been required to utilize the referendum authority. However, the authority remains valid if necessary to construct additional senior housing affordable to low income seniors.

Continued Appropriateness of Program: This program is included in the 2005 Housing Element as Program 3.10, Senior Housing.

Objective 3.5: Lower Income

Provide a range of new housing opportunities for lower-income households, in all areas of the City.

Program 3.5
Through the implementation of various programs, the City will pursue, to the best of its ability, Self-Certification of its Housing Element update (for the new 2005-2010 period) at the end of the current 1999-2004 housing cycle, in accordance with the criteria detailed in the "Housing Element Self-Certification Report: Implementation of a Pilot Program for the San Diego Region" prepared by SANDAG and dated June, 1998 (also known as the SANDAG Housing Self-Certification Report).

The Self-Certification housing production goals for the City of Carlsbad for the 2005-2010 Housing Element Update are as follows:

Units affordable to extremely low-income households	170 units (27%)
Units affordable to very low-income households	201 units (32%)
Units affordable to low-income households	258 units (41%)

Should the City not meet the Self-Certification criteria detailed in the SANDAG Housing Self-Certification Report, then the City will pursue, to the best of its ability, the production of the City's regional share goals for lower-income housing units as detailed in the "Regional Housing Needs Statement - San Diego Region", prepared by SANDAG and dated November, 1998. The regional share housing needs for the City of Carlsbad are as follows:

Units affordable to low-income households	1,417 units
Units affordable to very low-income households	1,770 units

Progress as of December 2005: The City did meet the self-certification production goal.

Continued Appropriateness of Program: Between July 1, 1999 and June 30, 2004, the City of Carlsbad created 1,583 affordable housing opportunities/self-certification credits for lower income households. The City exceeded its self-certification goals in all income categories. Based on this level of accomplishments, the City of Carlsbad is eligible to self-certify the 2005 Housing Element. See Appendix A for Records of Affordable Housing Production per the self-certification criteria.

While eligible to self-certify its 2005 Housing Element, Carlsbad has elected instead to submit the element to HCD for review and certification to ensure the City's eligibility for affordable housing programs. Housing Element self-certification will not be an option for the 2010-2015 Housing Element.

Objective 3.6: Inclusionary

Ensure that all master planned and specific planned communities and all qualified subdivisions provide a range of housing for all economic income ranges.

Program 3.6.a
The City shall continue to implement its Inclusionary Housing Ordinance that requires 15 percent of all base residential units within any Master Plan/Specific Plan community or other qualified residential development (currently seven units or more) shall be restricted and affordable to lower income households. This program requires an agreement between all residential developers subject to this inclusionary requirement and the City which stipulates: the number of required lower income inclusionary units; the designated sites for the location of the units; a phasing schedule for production of the units; and, the tenure of affordability for the units. The City shall continue to assist in the funding of the provision of inclusionary units through funds available in the Housing Trust Fund.

Progress as of December 2005: Since 1999, the City has collected $15,775,221 in total revenue for its Housing Trust Fund. This fund includes revenue from housing impact and in-lieu fees, and housing credits totaling $6,294,906, housing loan repayments of $6,095,484, interest of $2,031,445 and other miscellaneous grants and revenues. Overall, from July 1, 1999 to June 30, 2005, 1,181 inclusionary housing units have been constructed, including 292 very low income and 889 low income units.

Continued Appropriateness of Program: This program is integrated with Program 3.6.b and included in the 2005 Housing Element as Program 3.1, Inclusionary Housing Ordinance.

Program 3.6.b: In-Lieu Contributions
The City will continue to implement its Inclusionary Housing Ordinance that requires, for all residential developments of fewer than seven units, an in-lieu fee. The fee is based on a detailed study that calculated the difference in cost to produce a market rate rental unit versus a lower-income affordable unit. As of January 1, 1999, the in-lieu fee per market-rate dwelling unit was $4,515.00. This amount of this fee may be modified by the City Council from time-to-time and is collected at the time of building permit issuance for the market rate units. The City will also continue to consider other in-lieu contributions allowed by the Inclusionary Housing Ordinance, such as an irrevocable offer to dedicate developable land or participation in programs that assist the City in reaching its Self-Certification lower-income housing production goals.

Progress as of December 2005: As of December 2005, the in-lieu fee was set at $4,515. A total of $653,434 in in-lieu fee has been collected between 1999 and December 2005.

Continued Appropriateness of Program: This program is integrated with Program 3.6.a and included in the 2005 Housing Element as Program 3.1, Inclusionary Housing Ordinance.

Objective 3.7: Lower Income Development and Incentives

Provide incentives, housing type alternatives, and city initiated developments and programs for the assistance of lower-income household.

Program 3.7.a: Density Bonus
The City shall continue to implement its Residential Density Bonus and Incentives or Concessions Ordinance (Chapter 21.86 of the Carlsbad Municipal Code), consistent with Government Code sections 65915 through 65917, by granting an increase in density over the otherwise maximum allowed density, and incentives or concessions (as specified in Chapter 21.86 of the Carlsbad Municipal Code). A density bonus, incentives and concession will be granted when a developer seeks and agrees to construct at least one of the following (in addition to the City's Inclusionary Housing requirements):

1. A minimum of 10 percent of the total units of the housing development as restricted and affordable to lower-income households; or
2. A minimum of 5 percent of the total units of the housing development as restricted and affordable to very low-income households; or
3. A senior citizen housing development as defined in Section 51.3 of the California Civil Code, or mobile home park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the California Civil Code; or
4. A minimum of 10 percent of the total units in a common interest development restricted and affordable to moderate-income households, provided that all units in the development are offered to the public for purchase.

Units restricted to low- and very low-income households (restricted in order to qualify for a density bonus) must remain affordable for a period of 30 years and each project must enter into an agreement with the City to be monitored by the Housing and Redevelopment Dept. for compliance.

Progress as of December 2005: Between 1999 and 2005, two development projects utilized the density bonus provisions and resulted in 111 units affordable to lower income households. The City also amended its Zoning Ordinance to incorporate provisions of the new State Density Bonus Law pursuant to SB 1818 and SB 435.

Continued Appropriateness of Program: This program has been revised for consistency with the new State Density Bonus Law, and is_included in the 2005 Housing Element as Program 3.3, Density Bonus.

Program 3.7.b: Alternative Housing
The City shall continue to implement its Second Dwelling Unit Ordinance (Section 21.10.015 of the Carlsbad Municipal Code) and shall continue to consider other types of alternative housing, such as hotels, single room occupancy units, homeless shelters, and farmworker housing. These alternatives would assist in meeting the City's share of housing for low and very low income households.

Progress as of December 2005: The City continues to work with both for-profit and non-profit housing developers to implement its Second Dwelling Unit Ordinance and to consider other types of alternative housing such as hotels, homeless shelters and farm worker housing. For several years the City has been working with, and continues to work with, both the Farmworker Shelter Citizens Committee as well as Catholic Charities to address the needs of the homeless, farmworkers and other populations. The City continues to support the existing 50-bed homeless men shelter operated by Catholic Charities within Carlsbad. The City has initiated two projects to date which have resulted, or will result, in the development of additional affordable housing opportunities for low, very low and extremely low income households.

Continued Appropriateness of Program: This program is included in the 2005 Housing Element as Program 3.16, Alternative Housing.

Program 3.7.c: City Initiated Development
The City of Carlsbad, through the offices of the Housing Authority and through the Housing and Redevelopment Department, will continue work with private for-profit and especially not-for-profit developers to use local funds from CDBG, Redevelopment Set-Aside funds and other City originated funds and leverage them against State, Federal and private low interest funds to create housing opportunities for low-, very low- and extremely low-income households.

Progress as of December 2005: The City/Redevelopment Agency purchased, rehabilitated and restricted rents in a 75-unit senior housing project (Tyler Court) to be affordable to very low and extremely low income households. The City also initiated a new affordable housing project (Roosevelt Gardens) that will provide 11 affordable homeownership units for very low income households through Partnership with Habitat for Humanity.

Continued Appropriateness of Program: This program is included in the 2005 Housing Element as Program 3.4, City-Initiated Development.

Program 3.7.d: Section 8
Continue the City's Section 8 program to provide additional assisted housing opportunities in the Housing Element Period 1999-2004.

Progress as of December 2005: As of December 2005, 666 households in Carlsbad utilized Section 8 Housing Choice Vouchers. In addition, approximately 1,200 households were on the waiting list.

Continued Appropriateness of Program: This program is included in the 2005 Housing Element as Program 3.8, Section 8 Housing Choice Vouchers.

Program 3.7.e: Exception of Fee Payment
Continue to implement City policy that allows the exception of the payment of public facility fees for lower-income housing projects. Developments for which Public Facility Fees are excepted may be subject to an analysis of the fiscal impacts of the project to the City.

Progress as of December 2005: The City has implemented the policy on a case-by-case basis. In general, the City prefers to provide financial resources to developers to assist an affordable housing project to pay the public facility fees rather than granting an exemption of the fee. However, an exemption can still be given consideration for the appropriate project.

Continued Appropriateness of Program: This program has been revised and integrated with Program 3.7.g, and is included in the 2005 Housing Element as Program 3.5, Affordable Housing Incentives.

Program 3.7.f: Priority Processing
Continue to implement priority processing for lower-income development projects, including accelerated plan-check process, for projects which do not require extensive engineering or environmental review.

Progress as of December 2005: The City continued to offer priority processing for lower-income development projects.

Continued Appropriateness of Program: This program is included in the 2005 Housing Element as Program 3.5, Affordable Housing Incentives.

Program 3.7.g: In-Kind Improvements
The City will continue to consider contributing to selected lower-income housing development, in-kind infrastructure improvements, including but not limited to: street improvements, sewer improvements, and other infrastructure improvements as needed.

Progress as of December 2005: Since 1999, the City has provided no in-kind improvements to assist with lower-income housing development. However, the City has provided financial assistance to several lower-income housing developments to reduce the overall cost of construction of these improvements.

Continued Appropriateness of Program: This program is integrated with Program 3.7.e and Program 3.7.f, and is included in the 2005 Housing Element as Program 3.5, Affordable Housing Incentives.

Program 3.7.i
The City shall continue to allow discretionary consideration of density increases above the maximum now permitted by the General Plan through review and approval of a Site Development Plan (SDP).

Progress as of December 2005: Two apartment projects (The Summit and The Bluffs) were granted density increases of 91 percent and 28 percent, respectively, during the period from 1999 to 2005. This resulted in a total of 39 low income affordable units.

Continued Appropriateness of Program: This program is included in the 2005 Housing Element as Program 3.5, Affordable Housing Incentives.

Objective 3.8: Growth Management

Ensure that incentive programs, such as density bonus programs and new development programs are compatible and consistent with the City's Growth Management Ordinance.

Program 3.8
Continue to maintain, monitor and manage the Excess Dwelling Unit Bank, composed of "excess units" anticipated under the city's Growth Management Plan, but not utilized by developers in approved projects. Continue to make excess units available for inclusion in other projects using such tools as density transfers, density bonuses and changes to the General Plan land use designations, consistent with City policy

Progress as of December 2005: In December 2002 the City reduced the Excess Dwelling Unit Bank balance to 2,800 dwelling units. New excess dwelling units that are generated in the future will be added to this existing bank balance.

Continued Appropriateness of Program: The City has adequate balance in the Excess Dwelling Unit Bank to accommodate the City's remaining share of Regional Housing Needs. This program is included in the 2005 Housing Element as Program 3.2, Excess Dwelling Unit Bank, to provide for continued monitoring.

Objective 3.9: Special Housing Needs Priorities

Ensure that new development constructed by the private sector, and public funds allocated for lower-income and special needs groups, will meet the City's lower-income housing needs.

Program 3.9
The City will annually set priorities for its future lower-income and special housing needs. The priorities will be set by the Housing and Redevelopment Department with assistance from the Planning Department and approved by the City Council. Priority given to the housing needs for lower-income subgroups (i.e., handicapped, seniors, large-family, very-low income) will be utilized for preference in the guidance of new housing constructed by the private sector and for the use of fund used or allocated by the City for construction or assistance to low income projects. Setting priorities is necessary to focus the limited amounts of available financial resources on housing projects that will address the City's most important housing needs. Priorities will be set annually as needs fluctuate according to how well they are accommodated over time.

Progress as of December 2005: The City sets priorities for future housing to meet the needs of low income and special need populations through its five-year Consolidated Plan, and the subsequent annual plans required per HUD. This information is utilized as the City works with developers to provide affordable housing in a manner which best meets the needs of the community.

Continued Appropriateness of Program: This process of establishing priorities is part of the City's Consolidated Planning process. This program is removed from the 2005 Housing Element. However, a policy (Policy 3.2) is included in the 2005 Element to recognize the importance of setting and adhering to the priorities approved by the City Council.

Objective 3.10: Moderate Income

Provide a range of new housing opportunities affordable to moderate-income households in all areas of the City.

Program 3.10.a: Mortgage Revenue Bond
The City will encourage the development of, subject to market conditions and feasibility, additional units affordable to first-time home buyers of moderate income through a mortgage revenue bond program. The program will be limited to first-time home buyers who rent or work in Carlsbad.

Progress as of December 2005: Due to current market conditions, the program was not implemented.

Continued Appropriateness of Program: This program is removed from the 2005 Housing Element.

Program 3.10.b: Lending Programs
The City's Housing Authority and Housing and Redevelopment Department will work to secure funding and develop additional lending programs for moderate income, especially first-time home buyers.

Progress as of December 2005: The City developed a pilot downpayment and closing cost grant program for moderate income homebuyers. Unfortunately, the program was not successful due to the substantial cost for purchasing a housing unit in Carlsbad. Therefore, the program was discontinued. The City has continued, and will continue, to pursue other alternatives and funding resources for assisting moderate-income homebuyers.

Continued Appropriateness of Program: This program is removed from the 2005 Housing Element. However, the City will continue to participate in the County Mortgage Credit Certificates program (Program 3.9).

Objective 3.11: Smaller, More Affordable Housing

Reduce the size of housing, thereby reducing costs and increasing affordability.

Program 3.11
The Planning Department shall continue to allow smaller homes at lower costs that create housing more affordable to moderate income households, using mechanisms such as small lot subdivisions, as allowed through the City's Planned Development Ordinance (Chapter 21.45 of the Carlsbad Municipal Code).

Progress as of December 2005: In December, 2001, the City amended its Planned Development Ordinance (revised development standards to ensure that overall dwelling unit size and mass was reduced). This has resulted in the development of smaller dwelling units in the City. However, because of market conditions, the reduction in average dwelling unit sizes has not resulted in the development of dwelling units which are affordable to moderate income households.

Continued Appropriateness of Program: The City will continue to encourage smaller, affordable units in the community through the amended Zoning Ordinance. Additional revisions the the Planned Development Ordiance and other sections of the Municipal Code that may influence the number and size of housing are underway. No specific program action is needed.

Objective 3.12: Land Banking

Provide adequate land for low income and moderate housing development throughout the City.

Program 3.12
The City will continue to consider implementation of a land banking program under which it would acquire land suitable for development of housing affordable to lower and moderate income households. The proposed Land Bank may accept contributions of land in-lieu of housing production required under an inclusionary requirement, surplus land from City, County, State or Federal governments, and land otherwise acquired by the City for its housing programs. This land would be

used to reduce the land costs of producing lower and moderate income housing developed undertaken by the City or other parties.

Progress as of December 2005: Between 1999 and 2005, the City and Redevelopment Agency acquired two properties, reserving 3.19 acres of land for affordable housing development (see Table B-3 below). These properties were offered to nonprofit developers and will result in 67 affordable housing units for low and very low income households.

Table B-3
Land Banking Activities

Location	Acreage	Development Status	Affordable Units
Roosevelt Gardens	.56	Pending	11
Cassia Heights	2.63	Under Construction	56

Continued Appropriateness of Program: This program is included in the 2005 Housing Element as Program 3.6, Land Banking.

Objective 3.13: Community Reinvestment Act

Monitor the lending practices of local lending institutions for compliance under the Community Reinvestment Act to evaluate lending activities and goals towards meeting the community's credit needs.

Program 3.13
The Housing and Redevelopment Dept., in conjunction with the Finance Department and the City Treasurer will monitor and evaluate local lending institution's compliance with the CRA Lending institutions which are deficient in meeting CRA lending responsibilities in areas such as multifamily construction and lending for affordable housing will be identified. The City will explore means to encourage greater lending activities in Carlsbad.

Progress as of December 2005: As part of the Regional Analysis of Impediments to Fair Housing Choice, the City reviewed lending trends and patterns in its community and region.

Continued Appropriateness of Program: As a local jurisdiction, the City has very little impact on lending trends and practices. This objective and program are removed from the 2005 Housing Element.

Objective 3.14: Housing Trust Fund

The City will maintain the Housing Trust fund to facilitate the construction and rehabilitation of affordable housing.

Program 3.14
The City will continue to maintain the various monies reserved for affordable housing, and constituting the Housing Trust Fund, for the fiduciary administration of monies dedicated to the development, preservation and rehabilitation of housing in Carlsbad. The Trust Fund will be the repository of all collected in-lieu fees, impact fees, housing credits and related revenues targeted for proposed housing as well as other, local, state and federal and other collected funds.

Progress as of December 2005: As of December 2005, the Housing Trust Fund has an unreserved cash balance of $8,232,000. Between 1999 and 2005, a total of $15,775,221 was deposited into the Trust Fund.

Continued Appropriateness of Program: This program is included in the 2005 Housing Element as Program 3.7, Housing Trust Fund.

Objective 3.15: Housing/Element /Annual Report

Ensure that the Housing Element retains its viability and usefulness through annual amendments, review and monitoring.

Program 3.15
To retain the Housing Element as a viable policy document, the Planning Department will undertake an annual review of the Housing Element and schedule an amendment if required. Staff will also develop a monitoring program and report to the City Council, and California Department of Housing and Community Development, if required, annually on the progress and effectiveness of the housing programs.

Progress as of December 2005: Annually the City prepares a progress report on the Implementation of the General Plan, including the Housing Element, for review by the State Department of Housing and Community Development (HCD). In addition, the Redevelopment Agency submits an annual report on the use of Redevelopment Housing Set-Aside funds and redevelopment housing activities for HCD review.

Continued Appropriateness of Program: This program is included in the 2005 Housing Element as Program 3.19, Housing Element Annual Report.

Objective 3.16: Accessibility for Persons with Disabilities

Ensure that new and significantly remodeled multifamily residential buildings provide access for disabled persons in accordance with State accessibility requirements.

Program 3.16
The City will continue to enforce Title 24 of the State Building Code with regard to accessibility for persons with disabilities through the review of site plans and

building permits for new construction and significant renovation of multifamily residential dwellings.

Progress as of December 2005: The City continued to enforce Title 24 of the State Building Code.

Continued Appropriateness of Program: Discussion on the City's routine practices regarding housing for persons with disabilities is incorporated into Section 3, Constraints, of this Housing Element. The City will adopt a "reasonable accommodation" ordinance to encourage/require the development of increased housing opportunities for persons with disabilities. This program is included in the 2005 Housing Element as Program 3.11, Housing for Persons with Disabilities.

Goal 4: Housing, Jobs, Work Force Balance

Maintenance of a high quality of life and a strong local economy through a balance of residential and non-residential development, in particular, a balance of the skills desired and wages offered by local employers; the skills and education possessed, and wages earned by the local work force; and the cost of local housing.

Objective 4.1: Housing Impact Fee

Achieve a balance between 1) the numbers of local jobs created relative to the availability of housing, and 2) the cost of housing relative the wages that are offered.

Program 4.1
The City will continue to assess the impact of commercial and industrial development on housing demand, and the ability of local employees to afford local housing. Where adverse impacts are identified, mitigation measures will be considered to reduce the impact. These measures will include, but are not limited to, the requirement for commercial and industrial developers and employers to contribute an in-lieu fee towards the production of affordable housing and employer assistance to finance affordable housing for their employees.

Progress as of December 2005: The City did not implement this program.

Continued Appropriateness of Program: This program is removed from the 2005 Housing Element.

Goal 5: Resource Conservation

New and redeveloped housing which conserves natural resources, in particular energy and water.

Objective 5.1: Energy Conservation

Promote energy conservation in new housing development.

Program 5.1
The City will continue to implement energy conservation measures in new housing development through State Building Code, Title 24 regulations, and solar orientation of major subdivisions through Title 20, Chapter 17 of the Municipal Code.

Progress as of December 2005: The City continues to implement energy conservation measures in new development.

Continued Appropriateness of Program: Energy conservation measures are incorporated into the City's development review process. This program is removed from the Housing Element as a separate housing program.

Objective 5.2: Water Conservation

Promote resource conservation including water conservation in new housing development.

Program 5.2
New housing construction developed under a water emergency may be required to develop strict conservation guidelines, including but not limited to, mandatory installation of low flush and low flow bathroom and kitchen fixtures, xerophytic landscaping or suspension of landscaping requirements until the water emergency is lifted, and requiring the use of reclaimed water in all construction grading projects. Any such actions shall be in accord with policies adopted by the City in response to declared emergencies.

Progress as of December 2005: The City continues to implement water conservation measures in new development.

Continued Appropriateness of Program: Water conservation measures are incorporated into the City's development review process. This program is removed from the Housing Element as a separate housing program. Furthermore, a policy (Policy 3.9) has been added to indicate priority water services for affordable housing projects pursuant to State law.

Goal 6: Open and Fair Housing Opportunities

All Carlsbad housing opportunities (ownership and rental, fair-market and assisted) offered in conformance with open housing policies and free of discriminatory practices.

Objective 6.1: Fair Housing

Provide a community-wide education program on fair housing laws and practices through the distribution of written materials and public presentations, and monitor and respond to complaints of discrimination in housing.

Program 6.1
With assistance from outside fair housing agencies, the Housing and Redevelopment Department, which consists of the Housing Authority and Redevelopment Agency, will provide educational materials on "fair housing law and practices" to tenants, property owners, and others involved in the sale and rental of housing within the City of Carlsbad. This information will be available upon request and also distributed at seminars, presentations and public locations such as the City library, community recreation centers, administration buildings and the Chamber of Commerce, as well as through newsletters and other appropriate media.

Progress as of December 2005: The City continued to offer fair housing and tenant/landlord counseling services through outside agencies, such as Heartland Human Relations and Fair Housing Association and North County Lifeline.

Continued Appropriateness of Program: This program is integrated with Program 6.2 and included in the Housing Element as Program 4.1, Fair Housing Services.

Program 6.2
With assistance from outside fair housing agencies, the Housing and Redevelopment Department will continue its program to monitor and respond to complaints of discrimination. As appropriate, the Department will refer interested parties to the appropriate agencies for fair housing complaint investigation, processing and resolution. If any action is required beyond local agency action, complaints will be forwarded to the appropriate State and/or Federal Agencies.

Progress as of December 2005: The City continued to offer fair housing and tenant/landlord counseling services through outside agencies. Complaints of housing discrimination are referred to appropriate agencies for further investigations. The City contracts with Heartland Human Relations and Fair Housing Association on an annual basis to assist citizens with mediation and/or processing of housing discrimination complaints.

Continued Appropriateness of Program: This program is integrated with Program 6.1 and included in the Housing Element as Program 4.1, Fair Housing Services.

Program 6.3: Military, Student Referrals
The City will assure that information on the availability of assisted, or below-market housing is provided to all lower-income and special needs groups. The

Housing and Redevelopment Agency will provide information to local military and student housing offices of the availability of low-income housing in Carlsbad.

Progress as of December 2005: The City continued to maintain an inventory of affordable housing in the community and provide referrals for military personnel, students, and other persons with special needs. The City's website provides information on the affordable housing inventory existing and pending for Carlsbad. The City also has an affordable housing information (phone) line, and brochures providing this information. The City maintains an affordable housing interest list as well.

Continued Appropriateness of Program: This program is included in the Housing Element as Program 3.17, Military and Student Referrals.