CITY OF CORONADO
COMMUNITY DEVELOPMENT

1825 STRAND WAY
CORONADO, CALIFORNIA 92118
WWW.CORONADO.CA.US

CITY HALL
PHONE: (619) 522-7326
FAX: (619) 522-2418

March 25, 2009

HOUSING POLICY
DEVELOPMENT, HCD
MAR 30 2009

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

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Susan Baldwin AICP
Senior Regional Planner
C/O SANDAG
401 B Street, Suite 800
San Diego, CA 92101

RE: Annual Housing Element Progress Report
Year 2008
City of Coronado, CA 92118

Dear Sir and Madam,

Please find enclosed the City of Coronado Annual Housing Element Progress Report for the year 2008. This is information you requested in forms and tables, pursuant to Government Code Section 65400. This section establishes the requirement that each City, County or city, and county planning agency prepare as annual report on the status of the housing element of it general plan and progress.

Please contact me if you need any additional information.

Sincerely,

John C. Swanson
Assistant Planner

cc: Rachel Hurst, Director of Community Development,
Redevelopment & Housing Services

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Coronado

Mailing Address: 1825 Strand Way

Coronado, CA 92118

Contact Person: John C. Swanson Title: Assistant Planner

Phone: 619-522-2416 FAX: 619-522-2418 E-mail: jswanson@coronado.ca.us

Reporting Period by Calendar Year: from January, 2008 to December, 2008

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

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

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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

Jurisdiction City of Coronado

Reporting Period January, 2008 - December, 2008

Table A

Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income		See Instructions	See Instructions	
			0	0	0					
(9) Total of **Above Moderate** from Table A2 ► ► ► ► ► ►						34	34			
(10) Total by income units (Field 5) Table A ► ► ►							34			

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

Jurisdiction City of Coronado

Reporting Period January, 2008 - December, 2008

Table A2

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

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for **Above Moderate**	34	0	0	0	0	34

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

Jurisdiction City of Coronado

Reporting Period January, 2008 - December, 2008

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2005	2006	2007	2008						Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	14	0	12	0	0						12	2
	Non-deed restricted												
Low	Deed Restricted	11	0	17	0	0						17	-6
	Non-deed restricted												
Moderate	Deed Restricted	12	0	1	0	0						1	11
	Non-deed restricted												
Above Moderate		18	60	39	47	34						180	-162
Total RHNA by COG. Enter allocation number:		55											
Total Units ► ► ►			60	69	47	34						210	-155
Remaining Need for RHNA Period ► ► ► ► ►													

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

Jurisdiction City of Coronado

Reporting Period January, 2008 - December, 2008

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element .		
Name of Program	**Objective**	**Deadline in H.E.**	**Status of Program Implementation**
1. Land Use Designations.	Maintain present land use	Ongoing	Ongoing, present land use designations have
	designations, retain a balanced		not been changed.
	mixture of uses & housing types.		
2. Smart Growth Policies.	Promote "Smart Growth" to provide	Ongoing	Ongoing, City is participating in Smart Growth
	high density housing near transit		w/SANDAG.
	centers while retaining mixed use.		
3. Mortgage Credit Certificate (MCC).	MCC program assists low and	Ongoing	The City will refer interested parties to
	moderate 1st time homebuyers,		information on San Diego County's web site.
	administered by San Diego County.		
4. County of San Diego Down Payment	City will provide DCCA program	Ongoing	The City will refer interested parties to
and Closing Cost Assistance Program	information to prospective home		information on San Diego County's web site.
(DCCA).	homebuyers.		
5. California Housing Finance Agency	City will provide CALFHA program	Ongoing	The City will refer interested parties to
(CALFHA) Down Payment Assistance	Information to prospective home		information on the CALFHA web site.
Program.	homebuyers.		

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

Jurisdiction City of Coronado

Reporting Period January, 2008 - December, 2008

6. Home Repair Program.	City will provide the S.D. Housing	Ongoing	The City will refer interested parties to
	Authority home improvement loan		information on San Diego County's web site.
	info to homeowners/occupants.		
7. Low Income Housing Tax Credit	City will assist developers in	Ongoing	LIHTC funded 29 senior apt. units, which were
(LIHTC) Funded New Construction	gaining funding to develop		completed in 2007, and substantially rehabilitated
and Acquisition/Rehabilitation	affordable housing		16 units in 2008.
8. Section 8 Rental Assistance.	City will continue contract with S.D.	Ongoing	Administered by San Diego County.
	Housing Authority to administer		
	Section 8 rental assistance.		
9. Senior Housing and Assisted	City will encourage developers to	2009	The construction of 30 senior housing units was
Living Units.	provide senior housing/assisted		completed 2007.
	housing through incentives.		
10. Senior Home Sharing Program	S.D. County funds program through	Ongoing	The City will refer interested parties to
	nonprofit agencies to match persons		information on San Diego County's web site.
	needing housing with homeowners.		
11. Alley Unit Rehabilitation and	Existing Zoning Ordinance standards	Ongoing	The City has maintained flexibility of Zoning
Retention.	allow owners to improve and retain		Ordinance standards to allow alley units
	less expensive alley units.		to be upgraded as opportunities arise.
12. Subsidize and Encourage the	The City shall allocate monies toward	2008 through	The CDA funded and the City facilitated
Construction of Affordable Housing.	development of affordable housing	2010	29 new senior apt. units, completed in 2007,
	projects.		and substantially rehabilitated 16 units in 2008.

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

Jurisdiction City of Coronado

Reporting Period January, 2008 - December, 2008

13. Navy Lands Projects.	The City will maintain open channels of communication w/the Navy about future affordable housing projects.	Ongoing	Regularly scheduled and ad hoc meetings with the Navy continue on an ongoing basis.
14. Collaboration with Nonprofit and For-Profit Organizations	City will encourage non-profit & for-profit housing groups to provide money & tech info to develop low-income housing.	2009	The CDA and the City have collaborated with a non-profit to complete two affordable housing projects in 2007 and 2008.
15. Inclusionary Housing Program.	City will maintain Inclusionary Housing Program, or by collecting in-lieu fees from developers.	Ongoing	The City continues to collect in-lieu fees.
16. Subsidize Conversion of Market Rate Housing to Affordable Housing.	City to allocate monies toward the development of affordable housing projects from market rate housing.	2009	16 units rehabilitated in 2008, 6 units acquired and rent restricted in 2007.
17. Retain Affordable Apartment Complexes.	City will maintain Condo Conversion Ordinance prohibiting conversion of apts to condos when vacancy rates low.	Ongoing	Ongoing, only conversions that are allowed are conversions of historic apartments to condos, and only with discretionary permits.
18. Fair Housing Assistance	City will advocate against discrimination in sale and rental of housing.	Ongoing	The City will refer interested parties to information on San Diego County's web site.
19. Accessible Housing Design.	City commits to encourage housing designed for persons w/low income, disabled or seniors.	Ongoing	Accessible or adaptable units have been incorporated into new and rehabilitated affordable housing.

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

Jurisdiction City of Coronado

Reporting Period January, 2008 - December, 2008

20. Public Education.	City commits to educating the public about the need for property maintenance & preservation.	Ongoing	Articles about property maintenance have been included in the "Coronado Currents" newsletter
21. Historic Preservation.	City will educate public about history of community and about historic structures.	Ongoing	The City has maintained an active Historic Resources program and publicizes the program to the public on a regular basis.
22. Code Compliance Program.	City will maintain a Code Compliance program to assist property owners to rehab substandard property.	Ongoing	The City has maintained an active code compliance program.
23. Emergency Shelters.	City will identify sites that are zoned for emergency or homeless shelters and not discouraging this use.	2008	No action taken.
24. Removal of Government Constraints.	City to address and where legally possible remove governmental constraints to additional housing.	2008	No action taken.
5. Monitor State and Federal ousing Legislation.	City to continue to monitor State and Federal legislation pertaining to provision of housing.	Ongoing	The City has continued to monitor legislation.
Facilitation of Residential velopment.	City to continue to educate the public about approval process & facilitate and expedite project review.	Ongoing	The City provides material on the website and at the Community Development counter on an ongoing basis.

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

Jurisdiction City of Coronado

Reporting Period January, 2008 - December, 2008

27. Licensed Residential Care	City to initiate Muni Code amendments	2009	No action taken.
Facilities.	to comply with State mandates		
	re: the Lanterman Act.		
28. Transitional Housing	City to identify sites for transitional	2008	No action taken.
	housing that are not adequately		
	zoned for this use.		
29. Manufactured housing.	City to amend the Zoning Ordinance	2009	No action taken.
	to allow this type of development		
	in the R1-A Zone.		