



CITY OF CORONADO
COMMUNITY DEVELOPMENT

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March 16, 2010

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

HOUSING POLICY
DEVELOPMENT, HCD

MAR 22 2010

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

RE: City of Coronado, California
Annual Housing Element Progress Report-
Year 2009

Dear Sir/Madam,

Please find enclosed the City of Coronado Annual Housing Element Progress Report for the year 2009. 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 an annual report on the status of their housing element of its general plan, and progress in implementation.

Please contact me if you need any additional information.

Sincerely,

John C. Swanson
Assistant Planner

**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

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Reporting Period by Calendar Year: from January, 2009 to December, 2009

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, 2009 - December, 2009

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

| Housing Development Information | | | | | | | | | | Housing with Financial Assistance and/or Deed Restrictions | | Housing without Financial Assistance or Deed Restrictions |
|--|--------------------|------------------------------------|---|------------|-----------------|-----------------------|------------------------------|----------------------------|---|--|--|---|
| 1 Project Identifier (may be APN No., project name or address) | 2 Unit Category | 3 Tenure R=Renter O=Owner | 4 Affordability by Household Incomes | | | | 5 Total Units per Project | 5a Est. # Infill Units* | 6 Assistance Programs for Each Development See Instructions | 7 Deed Restricted Units See Instructions | 8 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 | | | | | | |
| (9) Total of Moderate and Above Moderate from Table A3 | | | 0 | 26 | 26 | 26 | 26 | | | | | |
| (10) Total by income Table A/A3 | | | ▶ | ▶ | ▶ | ▶ | ▶ | | | | | |
| (11) Total Extremely Low-Income Units* | | | | | | | | | | | | |

* Note: These fields are voluntary

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

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**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant
to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

| Activity Type | Affordability by Household Incomes | | | | (4) Description of Activity Including Housing Element Program Reference |
|-----------------------------------|------------------------------------|-----------------|------------|-------------|---|
| | Extremely Low-Income* | Very Low-Income | Low-Income | TOTAL UNITS | |
| (1) Rehabilitation Activity | | | | 0 | |
| (2) Preservation of Units At-Risk | | | | 0 | |
| (3) Acquisition of Units | | | | 0 | |
| (5) Total Units by Income | 0 | 0 | 0 | 0 | |

* Note: This field is voluntary

**Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

| No. of Units Permitted for Moderate | Unit Type | | | | | 6. Total | 7. Number of Infill units* |
|---|------------------|----------------|-------------|----------------|-----------------|----------|----------------------------|
| | 1. Single Family | 2. 2 - 4 Units | 3. 5+ Units | 4. Second Unit | 5. Mobile Homes | | |
| No. of Units Permitted for Above Moderate | 18 | | 8* | | | 26 | |

* Note: This field is voluntary

*These units were permitted, but never built.

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

| Enter Calendar Year starting with the first year of the RHNA allocation period. See Example. | | 2005 | 2006 | 2007 | 2008 | 2009 | Year 6 | Year 7 | Year 8 | Year 9 | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|--|---------------------|------|------|------|------|------|--------|--------|--------|--------|---------------------------------|--------------------------------------|
| | | | | | | | | | | | | |
| Very Low | Deed Restricted | 14 | 0 | 12 | 0 | 0 | 0 | | | | 12 | 2 |
| | Non-deed restricted | | | | | | | | | | | |
| Low | Deed Restricted | 11 | 0 | 17 | 0 | 0 | 0 | | | | 17 | -6 |
| | Non-deed restricted | | | | | | | | | | | |
| Moderate | Deed Restricted | 12 | 0 | 1 | 0 | 0 | 0 | | | | 1 | 11 |
| | Non-deed restricted | | | | | | | | | | | |
| Above Moderate | | 18 | 80 | 39 | 47 | 34 | 26 | | | | 206 | -188 |
| Total RHNA by COG. Enter allocation number. | | 55 | | | | | | | | | | |
| Total Units | | | 60 | 69 | 47 | 34 | 26 | | | | 236 | -181 |
| Remaining Need for RHNA Period | | | | | | | | | | | | |

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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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. | Objective | Deadline in H.E. | Status of Program Implementation |
|---|---|-----------|---------------------|---|
| 1. Land Use Designations. | Maintain present land use designations, retain a balanced mixture of uses & housing types. | Ongoing | Ongoing | Ongoing, present land use designations have not been changed. |
| 2. Smart Growth Policies. | Promote "Smart Growth" to provide high density housing near transit centers while retaining mixed use. | Ongoing | Ongoing | Ongoing, City is participating in Smart Growth w/SANDAG. |
| 3. Mortgage Credit Certificate (MCC). | MCC program assists low and moderate 1st time homebuyers, administered by San Diego County. | Ongoing | Ongoing | The City will refer interested parties to information on San Diego County's web site. |
| 4. County of San Diego Down Payment and Closing Cost Assistance Program (DCCA). | City will provide DCCA program information to prospective home homebuyers. | Ongoing | Ongoing | The City will refer interested parties to information on San Diego County's web site. |
| 5. California Housing Finance Agency (CALFHA) Down Payment Assistance Program. | City will provide CALFHA program information to prospective home homebuyers. | Ongoing | Ongoing | The City will refer interested parties to information on the CALFHA web site. |
| 6. Home Repair Program. | City will provide the S.D. Housing | Ongoing | Ongoing | The City will refer interested parties to |

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| | | | | | |
|---|--|-------------------|-------------------------------|--|---|
| | Authority home improvement loan | | Info to homeowners/occupants. | | Information on San Diego County's web site. |
| | City will assist developers in gaining funding to develop affordable housing | Ongoing | | | Several unsuccessful attempts were made to obtain LIHTC for affordable housing projects in Coronado in 2009. |
| 7. Low Income Housing Tax Credit (LIHTC) Funded New Construction and Acquisition/Rehabilitation | City will continue contract with S.D. Housing Authority to administer Section 8 rental assistance. | Ongoing | | | Administered by San Diego County. |
| 8. Section 8 Rental Assistance. | City will encourage developers to provide senior housing/assisted housing through incentives. | 2009 | | | The construction of 30 senior housing units was completed 2007. |
| 9. Senior Housing and Assisted Living Units. | S.D. County funds program through nonprofit agencies to match persons needing housing with homeowners. | Ongoing | | | The City will refer interested parties to information on San Diego County's web site. |
| 10. Senior Home Sharing Program | Existing Zoning Ordinance standards allow owners to improve and retain less expensive alley units. | Ongoing | | | The City has maintained flexibility of Zoning Ordinance standards to allow alley units to be upgraded as opportunities arise. |
| 11. Alley Unit Rehabilitation and Retention. | The City shall allocate monies toward development of affordable housing projects. | 2008 through 2010 | | | In 2008, the CDA entered into an agreement to subsidize 12 new and 6 rehabilitated units. |
| 12. Subsidize and Encourage the Construction of Affordable Housing. | The City will maintain open channels | Ongoing | | | Regularly scheduled and ad hoc meetings with |
| 13. Navy Lands Projects. | | | | | |

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| | | | |
|--|--|---------|---|
| | of communication w/the Navy about future affordable housing projects. | | 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 entered into an agreement in 2008 to with a non-profit to construct and rehabilitate additional units. |
| 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. |
| 20. Public Education. | City commits to educating the public | Ongoing | Articles about property maintenance have been |

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| | | | |
|--|---|---------|---|
| | about the need for property maintenance & preservation. | | 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. |
| 25. Monitor State and Federal Housing Legislation. | City to continue to monitor State and Federal legislation pertaining to provision of housing. | Ongoing | The City has continued to monitor legislation. |
| 26. Facilitation of Residential Development. | 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. |
| 27. Licensed Residential Care | City to initiate Muni Code amendments | 2009 | No action taken. |

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