

APR 01 2011



CITY OF CORONADO
COMMUNITY DEVELOPMENT

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March 25, 2011

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: City of Coronado, California
Annual Housing Element Progress Report-
Year 2010

Dear Sir/Madam,

Please find enclosed the City of Coronado Annual Housing Element Progress Report for the year 2010. 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,

A handwritten signature in black ink, appearing to read "John C. Swanson".

John C. Swanson
Assistant Planner

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

Jurisdiction City of Coronado

Reporting Period January, 2010 - December, 2010

Table A2

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

No. of Units Permitted for Above Moderate	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
25	0	0	0	0	0	25

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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:		RHNA Allocation by Income Level									Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	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	0	12	0	0	0	0	12			24	-10
	Non-deed restricted											
Low	Deed Restricted	0	17	0	0	0	0	0			17	-6
	Non-deed restricted											
	Deed Restricted											
Moderate	Deed Restricted	0	1	0	0	0	0	0			1	11
	Non-deed restricted											
Above Moderate		18	39	47	34	26	25				231	-213
Total RHNA by COG. Enter allocation number:		55										
Total Units		60	69	47	34	26	37				273	-218
Remaining Need for RHNA Period												

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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, 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, 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	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	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	The City will refer interested parties to information on the CALFHA web site.	

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6. Home Repair Program.	City will provide the S.D. Housing Authority home improvement loan info to homeowners/occupants.	Ongoing	The City will refer interested parties to information on San Diego County's web site.
7. Low Income Housing Tax Credit (LIHTC) Funded New Construction and Acquisition/Rehabilitation	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
8. Section 8 Rental Assistance.	City will continue contract with S.D. Housing Authority to administer Section 8 rental assistance.	Ongoing	Administered by San Diego County.
9. Senior Housing and Assisted Living Units.	City will encourage developers to provide senior housing/assisted housing through incentives.	2009	The construction of 30 senior housing units was completed 2007.
10. Senior Home Sharing Program	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.
11. Alley Unit Rehabilitation and Retention.	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.
12. Subsidize and Encourage the Construction of Affordable Housing.	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. These

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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 entered into an agreement in 2008 with a non-profit to construct and rehabilitate additional
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.

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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	Code Amendments adopted in 2010.
24. Removal of Government Constraints.	City to address and where legally possible remove governmental constraints to additional housing.	2008	Code Amendments adopted in 2010.
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.

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27. Licensed Residential Care Facilities.	City to initiate Muni Code amendments to comply with State mandates re: the Lanterman Act.	2009	Code Amendments adopted in 2010.
28. Transitional Housing	City to identify sites for transitional housing that are not adequately zoned for this use.	2008	Code Amendments adopted in 2010.
29. Manufactured housing.	City to amend the Zoning Ordinance to allow this type of development in the R1-A Zone.	2009	Code Amendments adopted in 2010.