APR 06 2012

CITY OF CORONADO
COMMUNITY DEVELOPMENT

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April 3, 2012

Department of Housing and Community Development
Division of Housing Policy Development
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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 2011

Dear Sir/Madam,

Please find enclosed the City of Coronado Annual Housing Element Progress Report for the year 2011. 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

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

Jurisdiction City of Coronado

Reporting Period January, 2011 - December, 2011

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 ► ► ► ► ► ►						24	24			
(10) Total by income units (Field 5) Table A ► ► ►							24			

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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**	24	0	0	0	0	24

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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	2010	2011			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	0	12	0			24	-10
	Non-deed restricted												
Low	Deed Restricted	11	0	17	0	0	0	0	0			17	-6
	Non-deed restricted												
Moderate	Deed Restricted	12	0	1	0	0	0	0	0			1	11
	Non-deed restricted												
Above Moderate		27	60	39	47	34	26	25	24			255	-228
Total RHNA by COG. Enter allocation number:		64											
Total Units ► ► ►			60	69	47	34	26	37	24			297	-233
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 .		
Name of Program	**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	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	Several unsuccessful attempts were made to obtain LIHTC for affordable housing projects in Coronado
(LIHTC) Funded New Construction	gaining funding to develop		
and Acquisition/Rehabilitation	affordable housing		
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	In 2008, the CDA entered into an agreement to subsidize 12 new and 6 rehabilitated units. These
Construction of Affordable Housing.	development of affordable housing	2010	were completed in 2010.
	projects.		

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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 units. These were completed in 2010.
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. These units were rehabilitated by SDIHF in 2011.
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	Ongoing	Articles about property maintenance have been
	about the need for property		included in the "Coronado Currents" newsletter
	maintenance & preservation.		
21. Historic Preservation.	City will educate public about history	Ongoing	The City has maintained an active Historic Resources
	of community and about historic		program and publicizes the program to the public
	structures.		on a regular basis.
22. Code Compliance Program.	City will maintain a Code Compliance	Ongoing	The City has maintained an active code compliance
	program to assist property owners		program.
	to rehab substandard property.		
23. Emergency Shelters.	City will identify sites that are zoned	2008	Code Amendments adopted in 2010.
	for emergency or homeless shelters		
	and not discouraging this use.		
24. Removal of Government	City to address and where legally	2008	Code Amendments adopted in 2010.
Constraints.	possible remove governmental		
	constraints to additional housing.		
25. Monitor State and Federal	City to continue to monitor State and	Ongoing	The City has continued to monitor legislation.
Housing Legislation.	Federal legislation pertaining to		
	provision of housing.		
26. Facilitation of Residential	City to continue to educate the public	Ongoing	The City provides material on the website
Development.	about approval process & facilitate		and at the Community Development counter
	and expedite project review.		on an ongoing basis.

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