



## Memorandum

Date: March 17, 2021

To: Department of Housing and Community Development  
Division of Housing Policy Development  
2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833

From: David Barquist, AICP  
Planning Practice Builder, Kimley-Horn

### **RE: City of Coronado 2021-2029 6<sup>th</sup> Cycle Housing Element**

On behalf of the City of Coronado, we are pleased to submit the DRAFT City of Coronado 2021-2029 Housing Element Update for review by the State Department of Housing and Community Development (HCD).

The submittal document contained herein represents the DRAFT City of Coronado Draft 6<sup>th</sup> Cycle Housing Element Update for your review. We look forward to collaborating with you to achieve statutory compliance.

The City is concurrently circulating the document for 30-day public review commencing on March 17, 2021. Once the City has received comments at the conclusion of the public review period, they will be transmitted to HCD for your consideration.

The City is requesting a streamlined review to the extent possible, to permit timely consideration of document amendments and adhere to our internal scheduling deadlines with the City's Planning Commission and City Council. Please advise if HCD can provide interim comments during your review period so the City can proactively address any outstanding statutory considerations. The City is interested in reducing the statutory 60-day review period to the extent possible.

We have transmitted an electronic version via email and hard copy via U.S. Mail for your review. If you have any questions or concerns regarding the 2021-2029 Housing Element Update, please contact Jesse Brown, Senior Planner at the City of Coronado at (619) 522-2415 or via email at [jbrown@coronado.ca.us](mailto:jbrown@coronado.ca.us). Please note the following physical address for your records.

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# DRAFT

## The City of Coronado Housing Element (2021-2029)



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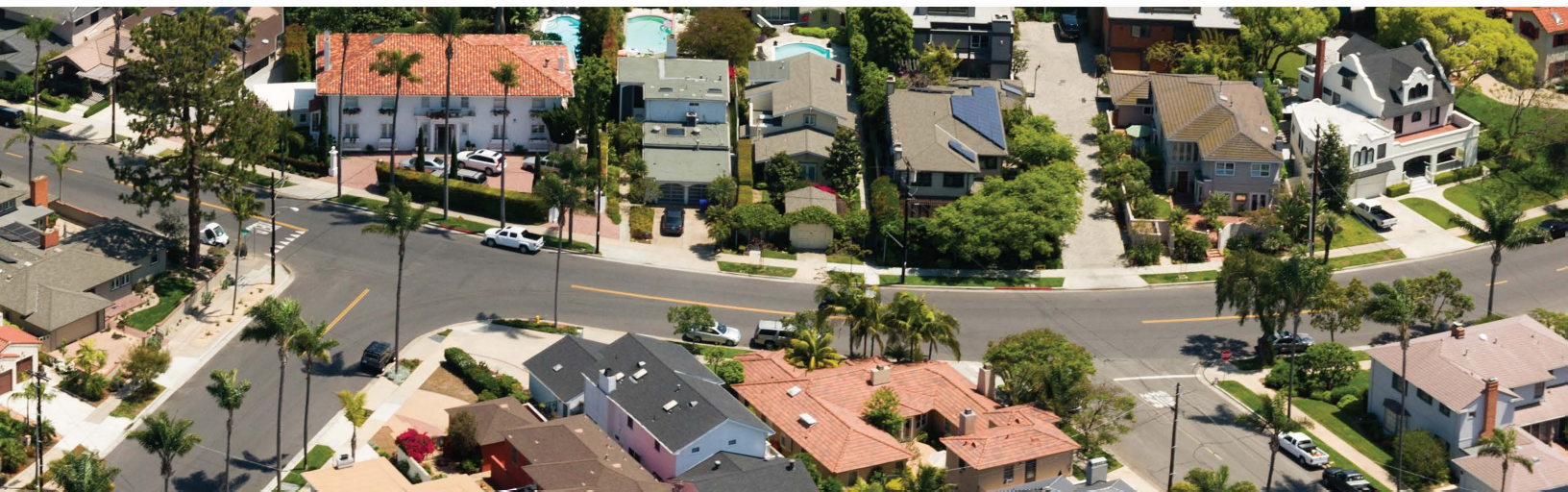
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**DRAFT**



## Section 1: Introduction



# Section 1: Introduction

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## A. ROLE OF THE HOUSING ELEMENT

The Housing Element is one of the seven state-mandated Elements included in the City of Coronado's General Plan. The purpose of the Housing Element is to identify and plan for the City's existing and projected housing needs; it contains a detailed outline and implementation plan of the City's goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing for a sustainable future. Each eight-year planning cycle, the San Diego Association of Governments (SANDAG) allocates the City a number of housing units called the Regional Housing Needs Allocation (RHNA). The RHNA quantifies current and future housing growth within a City. Through research and analysis, the Housing Element identifies available candidate housing sites and establishes the City's official housing policies and programs to accommodate the RHNA goals. Simply put, the Housing Element identifies ways in which housing needs of current and future residents can be met in the City over the eight year Housing Element cycle.

## B. STATE POLICY AND AUTHORIZATION

### 1. Background

As a mandated Element of the Coronado General Plan, the Housing Element must meet all requirements of existing state law. Goals, programs and policies, and quantified objectives within the Housing Element are consistent with state law and are implemented within a designated timeline to ensure the City accomplishes the identified actions as well as maintains compliance with state law. The California Department of Housing and Community Development (HCD) reviews each Housing Element for substantial compliance with state law, HCD's review and certification is required before a local government can adopt its housing element as part of its overall General Plan. However, the City can adopt the Housing Element with the contingency that HCD will certify it.

### 2. State Requirements

California State Housing Element Law (California Government Code Article 10.6 and Section 65588) establishes the requirements for the Housing Element. Each local government in the state must adopt a Housing Element and update it no less than once every eight years.

The California Legislature identifies overall housing goals for the state to ensure every resident has access to housing and a suitable living environment; section 65588 of the California Government Code states the following Housing Element goals:

- a. *The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.*
- b. *The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians in all economic levels.*
- c. *The provisions of housing affordable to low- and moderate-income households requires the cooperation of all levels of the government.*
- d. *Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.*

**Table 1-1** summarizes State Housing Element requirements and identifies the location in this document where these requirements are addressed.

<b>Table 1-1: Housing Element Requirements</b>		
<b>Housing Element Requirement(s)</b>	<b>Gov. Code Section</b>	<b>Reference in Housing Element</b>
Analysis of employment trends.	Section 65583.a	Section 2.B.1
Projection and quantification of existing and projected housing needs for all income groups.	Section 65583.a	Section 3.E
Analysis and documentation of the City’s housing characteristics, including cost for housing compared to ability to pay, overcrowding, and housing condition.	Section 65583.a	Section 2.C, D, and F
An inventory of land suitable for residential development including vacant sites and sites having redevelopment potential.	Section 65583.a	Section 3.E.2 and 3
Analysis of existing and potential governmental constraints upon the maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section 3.B
Analysis of existing and potential nongovernmental (private sector) constraints upon maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section 3.A
Analysis concerning the needs of the homeless.	Section 65583.a	Section 2.E.8
Analysis of special housing needs: handicapped, elderly, large families, farm workers, and female-headed households.	Section 65583.a	Section 2.E
Analysis of opportunities for energy conservation with respect to residential development.	Section 65583.a	Section 3.H
Identification of Publicly-Assisted Housing Developments.	Section 65583.a	Section 3.J
Identification of Units at Risk of Conversion to Market Rate Housing.	Section 65583.a	Section 3.J.5
Identification of the City’s goal relative to the maintenance, improvement, and development of housing.	Section 65583.a	Section 4
Analysis of quantified objectives and policies relative to the maintenance, improvement, and development of housing.	Section 65583.b	Section 4
Identification of adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section 65583.c(1)	Appendix B
Identification of strategies to assist in the development of adequate housing to meet the needs of low and moderate-income households.	Section 65583.c(2)	Section 3.E.1, 2 and 3
Description of the Public Participation Program in the formulation of Housing Element Goals, Policies, and Programs.	Section 65583.d	Appendix C
Description of the Regional Housing Needs Assessment (RHNA) prepared by the San Diego Association of Governments.	Section 65583.e	Section 3.E.1
Analysis of Fair Housing, including Affirmatively Furthering Fair Housing.	Section 8899.50	Section 3.J
Review of the effectiveness of the past Element, including the City’s accomplishments during the previous planning period.	Section 65583.f	Appendix A
<i>Source: State of California, Department of Housing and Community Development.</i>		



The City of Coronado’s current Housing Element was adopted in February 2013 for the 5<sup>th</sup> Cycle 2014-2021 planning period; the 6<sup>th</sup> Cycle Housing Element will plan for the 2021-2029 planning period. Multiple amendments have been made to State Housing Element law since the adoption of the current Housing Element. These amendments change the required analysis, reporting and type of policies that must be contained in the City’s 2021-2029 Housing Element. The contents of this Housing Element comply with these amendments to state housing law and all other federal, state and local requirements.

### 3. Regional Housing Needs Assessment (RHNA)

California’s RHNA is a methodology for determining future housing need within the state, by income category, and is based on growth in population, households, and employment. The statewide RHNA is determined under the administration of HCD. The quantified housing need is then allocated among the State’s 18 Metropolitan Planning Organizations (MPOs). In the City of Coronado’s case this agency is SANDAG.

In accordance with Section 65583 of the California Government Code, SANDAG then delegates a “fair share” of housing need to its member jurisdictions. The RHNA allocation is then divided amongst four income categories, which are benchmarked on the County of San Diego’s median income for a family of four. **Table 1-2** below identifies the four income categories by which the City’s RHNA allocation is divided.

<b>Income Category</b>	<b>Percent of Median Family Income (MFI)</b>
Very Low Income	0-50% MFI
Low Income	51-80% MFI
Moderate Income	81-120% MFI
Above Moderate Income	>120% MFI

For the 2021-2029 planning period the City of Coronado is allocated a total of 912 units, including:

- 312 units affordable to very low-income households
- 169 units affordable to low-income
- 159 units affordable to moderate-income
- 272 units affordable to above-moderate income

### 4. Relationship to Other General Plan Elements

The Housing Element is one of many Elements of the City’s General Plan. The goals, policies, actions, and programs within the Housing Element relate directly to, and are consistent with, all other Elements in the City’s General Plan. The City’s Housing Element identifies programs and resources required for the preservation, improvement, and development of housing to meet the existing and projected needs of its population.

The Housing Element works in tandem with development policies contained in the Land Use Element, most recently amended in 2003. The Land Use Element establishes the location, type, intensity and distribution of land uses throughout the City, and defines the land use build-out potential. By designating residential development, the Land Use Element places an upper limit on the densities and types of housing units constructed in the City. The Land Use Element also identifies lands designated for a range of other uses, including employment-creating uses, open space, and public uses. The presence and potential for jobs affects the current and future demand for housing at the various income levels in the City.

The City’s Circulation Element also affects the implementation of the Housing Element. The Circulation Element establishes policies for a balanced circulation system in the City. The Circulation Element aims to reduce the impacts of transportation on the region’s environment and provide a variety of options so individuals can choose to travel by car, bicycle, foot, or public transportation. Consequently, the Housing Element must include policies and

incentives that consider the types of infrastructure essential for residential housing units in addition to mitigating the effects of growth in the City.

The Housing Element has been reviewed for consistency with the City's other General Plan Elements, and the policies and programs in this Element are consistent with the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained.

## 5. Public Participation

Public participation is a vital component to the Housing Element update process. Public engagement creates opportunities for community members to provide their input and feedback, information which then directs the Housing Element's goals, policies and programs. Section 65583 of the Government Code requires local governments to make diligent and continued efforts to achieve public participation of all economic segments of the community. Meaningful community participation ensures that a variety of stakeholders and community members are offered a platform to engage in the City's planning process.

As part of the 6<sup>th</sup> Cycle Housing Element Update process, the City has conducted public outreach activities beginning in 2020. These recent outreach efforts included, City Council study sessions, community workshops, digital media, online surveys and continued flyers and information posted for the general public. Project materials, including summaries from community workshops and public meetings, notices, and draft public review documents are available on the City's website:

Outreach for the 6th Cycle Housing Element to the community, includes the following actions:

- Housing Element Update webpage with all housing materials, located at [commentcoronado.org/housing-element-update](https://commentcoronado.org/housing-element-update)
- Virtual Workshop #1 Presentation posted to the City's website
- Online Community Survey available from October 22, 2020 to November 22, 2020
- Housing Element Fact Sheet and Q&A Flyer
- A Draft of the Housing Element made available for Public Review and Comment

As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council. Appendix C contains a summary of all public comments regarding the Housing Element received by the City during the update process.

***[Note: This section to be updated prior to adoption to include additional public meetings and outreach.]***

## 6. Data Sources

The data used for the completion of this Housing Element comes from a variety of sources. These include, but are not limited to:

- United States Census
- American Community Survey
- Regional Analysis of Impediments to Fair Housing (AI)
- Point-in-Time Homeless Census by the Regional Task Force on the Homeless, 2020
- Home Mortgage Disclosure Act (HMDA) lending data
- California Department of Economic Development
- California Employment Development Division Occupational Wage data, 2020
- Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS), 2013-2017

- U.S. Department of Housing and Urban Development, Office of Public and Indian Housing
- SANDAG Regional Growth Forecast
- SANDAG 6<sup>th</sup> Cycle Regional Housing Needs Assessment Plan
- Zillow Housing Data
- United States Department of Defense, Profile of the Military Community

The data sources represent the best data available at the time this Housing Element was prepared. The original source documents contain the assumptions and methods used to compile the data.

## 7. Housing Element Organization

This Housing Element represents the City's policy program for the 2021-2029 6<sup>th</sup> Planning Period. The Housing Element is comprised of the following Chapters:

**Chapter 1: Introduction** contains a summary of the content, organization and statutory considerations of the Housing Element;

**Chapter 2: Community Profile** contains an analysis of the City's population, household and employment base, and the characteristics of the housing stock;

**Chapter 3: Housing Constraints, Resources, and Fair Housing** examines governmental and non-governmental constraints on production, maintenance, and affordability of housing and provides a summary of housing resources, including sites identification and funding and financial considerations;

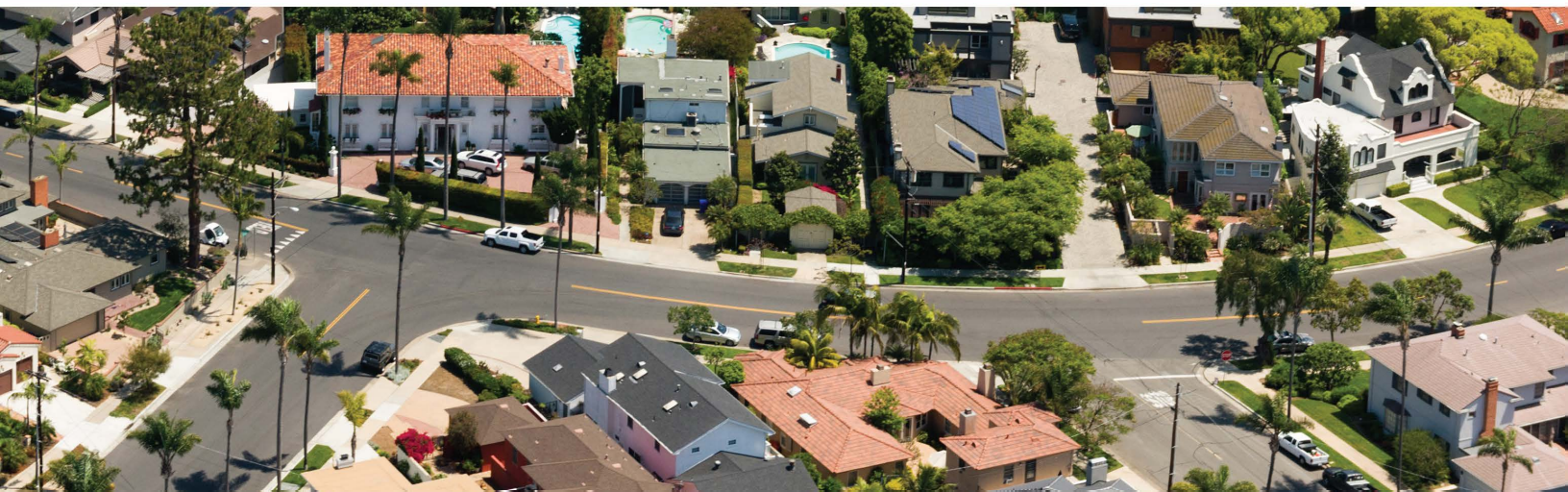
**Chapter 4: Policy Plan** addresses Coronado's identified housing needs, including housing goals, policies and programs.

**Appendices** provides various appendices with supplementary background resources including:

- Appendix A – Review of Past Performance of 5th Cycle Programs
- Appendix B – Summary of Adequate Sites Analysis
- Appendix C – Summary of Outreach
- Appendix D – Glossary of Housing Terms



## Section 2: Community Profile



## Section 2: Community Profile

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The Community Profile (Profile) for the City of Coronado provides an assessment of the City's demographic and housing characteristics to understand the housing needs in the community. The Profile serves as the foundation for the Housing Element's policies by describing and assessing factors and characteristics that contribute to the housing supply and demand in Coronado. Specifically, the Profile describes community population, employment, economics, household, special needs groups, and housing stock characteristics for Coronado. Information on these various data points is also provided for San Diego County and other nearby cities to provide regional context for the Coronado community. The data presented in the Profile serves as the foundation for identifying the appropriate goals, programs, and policies outlined in the 2021-2029 Housing Element.

The Profile uses the most current available data from SANDAG, 2010 U.S. Census, 2010-2018 American Community Survey, the California Department of Housing and Urban Development, the California Employment Development Department, the San Diego Regional Task Force on the Homeless, Zillow, Military One Source, and San Diego County Utility.

### A. Population Characteristics

Population growth, age composition, race and ethnicity, and employment trends may influence the type and extent of housing needs, as well as the ability of the local population to afford housing costs. The following section describes and analyzes the various population characteristics and trends that may affect housing need.

#### 1. Population Growth

**Table 2-1** displays actual and projected population for Coronado, other nearby cities, and San Diego County from 2010 to 2050. According to the 2010 U.S. Census and SANDAG's Regional Growth Forecast, Coronado's population is projected to increase by one percent from 2010 to 2050 and increase by two percent from 2016 to 2050. This increase is lower in comparison to other coastal cities and San Diego County. The County population is projected to increase from 2010 to 2050 by 30 percent and increase from 2016 to 2050 by 21 percent. Coronado's population increase from 2010 to 2050 and from 2016 to 2050 is lower than the nearby cities of Imperial Beach and San Diego city, which both saw a population increase of over 20%.

It should be noted that a systematic error involving the geocoding of a few military vessels in Coronado occurred during the 2010 Census. The Census Bureau unknowingly selected and tabulated vessels that were located in Coronado to the City of San Diego, when they should have been tabulated to Coronado. This error resulted in a misrepresentation of the population for the City of Coronado, which has since been corrected. This correction was noted in the 2010 U.S. Census Summary File 1 and as a cell note with the 2010 population of Coronado but is not reflected in all Census or American Community Survey data at the "place" geography level but has been corrected at the census tract level.

**Table 2-1: Population Growth and Projections (2010-2050)**

Jurisdictions	Population					Percent Change	
	2010 Actual	2016 Baseline*	2025 Projected*	2035 Projected*	2050 Projected*	2010-2050	2016-2050
Carlsbad	105,328	113,725	119,798	119,798	124,001	18%	9%
Del Mar	4,161	4,297	4,320	4,320	4,415	6%	3%
Encinitas	59,518	62,288	62,963	62,963	65,357	10%	5%
Solana Beach	12,867	13,527	13,710	13,710	13,980	9%	3%
San Diego City	1,301,617 <sup>1</sup>	1,406,318	1,533,992	1,652,833	1,742,652	34%	24%
Imperial Beach	26,324	27,510	30,406	33,284	34,129	30%	24%
<b>Coronado</b>	<b>24,697<sup>2</sup></b>	<b>24,543</b>	<b>24,634</b>	<b>24,634</b>	<b>24,945</b>	<b>1%</b>	<b>2%</b>
San Diego County	3,095,313	3,316,187	3,545,073	3,753,630	4,011,145	30%	21%

\*Represents an estimate from SANDAG's San Diego Forward: The 2019 Federal Regional Transportation Plan.  
Sources: Bureau of the Census (2010) and SANDAG Series 14 Regional Growth Forecast Update (2019).

The population of Coronado is greatly influenced by the military population due to the military installations within and adjacent to Coronado. There are several military installations located in Coronado that contribute to the population of the City (i.e., Naval Air Station North Island (NASNI), Naval Amphibious Base (NAB), Silver Strand Training Complex (SSTC), and up to three aircraft carriers). These military installations primarily occupy the following census tracts and block groups: Census tract 113 block group 1, Census tract 216 block group 1, and Census tract 106.01 block group 2.

Tract 113 block group 1 is entirely occupied by NASNI. Tract 216 block group 1 is primarily occupied by NAB and the Lincoln Military Silver Strand Housing. The southern portion of tract 106.01 block group 2 contains SSTC and the Coronado Cays. Unlike NASNI and NAB, SSTC serves as a military training facility and does not have uses such as housing facilities. Detailed Census data is not available to separate the military and non-military for most demographic variables. Demographic data for tract 113 block group 1 and tract 216 block group 1 are identified whenever possible to estimate the characteristics of the City's military population.

**Table 2-2** shows the estimated military population in Coronado based on tract 113 block group 1 and tract 216 block group 1. In 2010, approximately 37 percent of Coronado's population lived within these block groups. However, the population living in these block groups decreased by about 45 percent between 2010 and 2018. This could be due a number of factors, including, number of military personnel assigned to NAB and NASNI decreasing, decrease in housing options on military installations, and a decrease in the number of aircraft carriers docked at the military installations when counts were taken.

<sup>1</sup> Accounts for a revised population count from 5,785 to 0 for Block 1029 Census Tract 113 in Coronado City and due to a systematic error involving the geocoding of a few military vessels in Coronado city, California. (2010 U.S. Census Summary File 1, Data Note 3)

<sup>2</sup> Accounts for a revised population count from 0 to 5,785 for Block 1000 Census Tract 113 in Coronado City and due to a systematic error involving the geocoding of a few military vessels in Coronado city, California. (2010 U.S. Census Summary File 1, Data Note 3)

Census Tract Block Group	2010	2015	2018
Census tract 113 blockgroup 1	6,520	3,476	2,775
Census tract 216 blockgroup 1	2,673	2,676	2,286
<b>Estimated Military Population Total</b>	<b>9,193</b>	<b>6,152</b>	<b>5,061</b>
Total Population	24,697	24,447	23,620
Percent of Total Population	37.2%	25.2%	21.4%

*Sources: United States Census Bureau, 2010 and American Community Survey, 5-Year Estimates, 2015 and 2018.*

**Table 2-3** shows the sum of sponsors (i.e., active duty military personnel) with a duty location of NASNI and NAB. There are military personnel assigned to SSTC but because it is a new base, the demographic profiles developed by Military One Source does not yet include it. As shown in Table 2-3, active military personnel assigned to NAB and NASNI fluctuated between 2010 and 2018, making the City’s demographics sensitive to changes in military population, but some of those personnel may have shifted to the SSTC and are not captured in this data.

Military Installation (Duty Location) *	2010	2015	2018
Naval Air Station North Island (NASNI)	7,980	7,223	8,310
Naval Amphibious Base (NAB)	10,515	5,218	5,854

*\* Includes active military personnel with duty locations of NASNI and NAB  
Sources: Military One Source, Military Demographic Profile (2010-2018).*

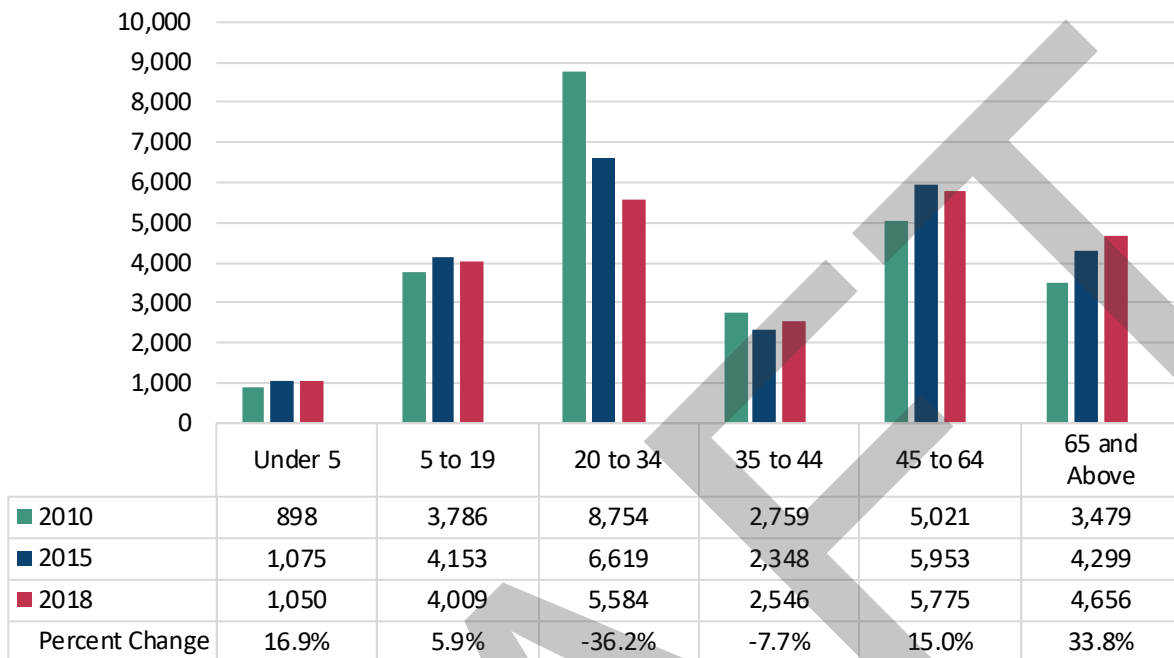
## 2. Age Characteristics

The age characteristics of a population is a consideration when evaluating housing needs. Each age group may have differing lifestyles, family structures and sizes, and ability to earn income. These may affect housing needs and preferences. The traditional assumption is that young adults (ages 18 to 35) may favor apartments, low- to moderate-cost condominiums, and smaller or more affordable single-family units, while mature adults (ages 36 to 64) can make up much of the first time homebuyer population and may look for moderate to high-end condominiums and single-family homes. To create a balanced and sustainable community, housing options must suit the needs of the various age groups in the City and plan ahead as these age cohorts move through different stages of life.

The data displayed in **Figure 2-1** shows the age composition and percent change of Coronado from 2010 to 2018. Persons aged 65 and above experienced the largest amount of growth at 33.8 percent. Persons aged 45 to 64 saw a 15 percent increase during the same time period. The population of persons aged 20 to 34 (young adult population) experienced a decrease of 36.2 percent from 2010 to 2018, and persons aged 35 to 44 experienced a decrease of 7.7 percent. Additionally, the population under 5 experienced a growth of about 16.9 percent. The decrease in persons aged 20 to 34 and increase in persons aged 45 to 64 represents a switch between the largest and second largest age groups in 2018. Persons aged 45 to 64 represents the largest age group in the City, while persons aged 20 to 34 is the second largest age group.

Overall, the data shows that the population in the City of Coronado is getting older, with steady increases in population of persons over the age of 45 and decreasing for persons aged 20 to 44. While the population of people age 65 and over is not the largest group, it shows the most growth with a 33.8 percent increase from 2010 to 2018. This increasing aging population is important because it could require a change in needs for different housing types, amenities, and accessibility to such resources that are available within the City.

Figure 2-1: Age Distribution in Coronado (2010-2018)



Sources: United States Census Bureau, 2010 and American Community Survey, 5-Year Estimates, 2015 and 2018.

**Table 2-4** displays the percent of the population under 18 years and above 65 years for 2010, 2015, and 2018 for Coronado, the County of San Diego, nearby cities, and other coastal cities in the County. According to the 2018 ACS estimates, the median age in Coronado is 40.2 years, which is older than the median age in neighboring cities and the County. In 2018, Coronado’s median age was approximately five years older than San Diego County’s median age and about eight years older than Imperial Beach. The higher median age is attributed to the larger percentage of seniors (about 19.7 percent of the population in 2018). This is in contrast to trends seen in neighboring cities where the proportion of senior residents in neighboring cities was noticeably lower – about 7.5 percent lower in the City of San Diego and 9.1 percent lower in Imperial Beach.

Table 2-4: Age Characteristics (2010-2018)

Jurisdiction	Under 18 years			Above 65 years			Median Age
	2010	2015	2018	2010	2015	2018	2018
Carlsbad	24.1%	23.2%	23.4%	14.0%	15.6%	16.8%	42.4
Del Mar	13.6%	14.3%	14.2%	20.8%	24.4%	26.7%	50.1
Encinitas	20.6%	20.9%	20.7%	12.8%	15.3%	17.7%	43.1
Solana Beach	18.5%	17.0%	17.5%	18.7%	20.6%	23.3%	45.7
San Diego City	21.4%	21.0%	20.1%	10.7%	11.5%	12.3%	34.7
Imperial Beach	25.4%	25.3%	25.0%	9.0%	9.8%	10.6%	32.4
<b>Coronado</b>	<b>15.6%</b>	<b>17.7%</b>	<b>18.1%</b>	<b>14.1%</b>	<b>17.6%</b>	<b>19.7%</b>	<b>40.2</b>
San Diego County	23.4%	22.6%	22.0%	11.4%	12.3%	13.3%	35.6

Sources: United States Census Bureau, 2010 and American Community Survey, 5-Year Estimates, 2015 and 2018.

**Table 2-5** displays age distribution data for Coronado, the County of San Diego, nearby cities, and other coastal cities in the County. According to 2018 ACS estimates, Coronado’s largest population is above the age of 45 years (44.2



percent), and 19.7 percent are over 65 years of age. The population between 18 to 44 years of age represents 37.7 percent of the City’s population, and about 17.7% of this age group is estimated to live in a military census block group.

**Table 2-5: Age Distribution (2018)**

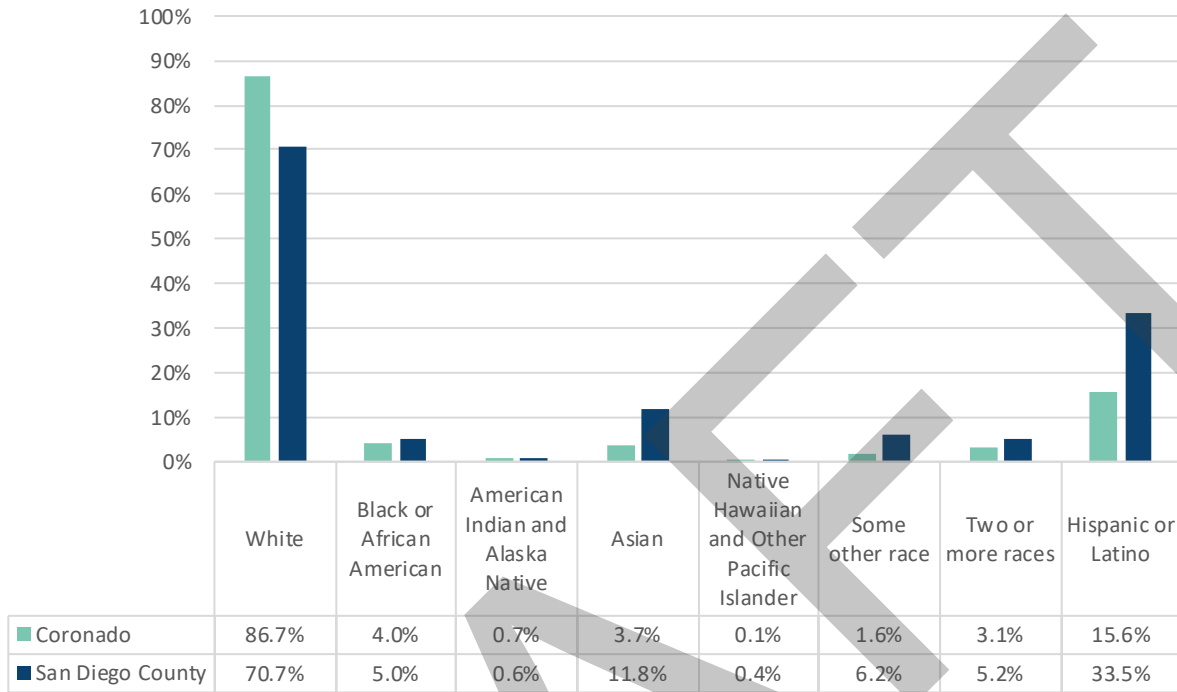
Jurisdiction	Under 18	18 to 44	45 to 64	65 years+
Carlsbad	23.4%	30.6%	29.2%	16.8%
Del Mar	14.2%	25.3%	33.9%	26.7%
Encinitas	20.7%	31.8%	29.8%	17.7%
Solana Beach	17.5%	32.0%	27.2%	23.3%
San Diego City	20.1%	44.2%	23.5%	12.3%
Imperial Beach	25.0%	42.7%	21.6%	10.6%
<b>Coronado</b>	<b>18.1%</b>	<b>37.7%</b>	<b>24.4%</b>	<b>19.7%</b>
Military Census Block Groups (% Of Total Coronado Population) *	3.0%	17.7%	0.7%	0.0%
Military Census Block Groups (% Of Total Military Population) *	14.0%	82.5%	3.5%	0.0%
San Diego County	22.0%	40.3%	24.4%	13.3%

\* Military census block groups are tract 113 block group 1 and tract 216 block group 1.  
Source: American Community Survey, 5-Year Estimates, 2018.

### 3. Race/Ethnicity Characteristics

Different racial and ethnic groups possess a variety of household characteristics, income levels, and cultural backgrounds which may influence housing need, housing choice, and housing type. Various cultural considerations may sometimes influence preferences for specific types of housing. **Figure 2-2** displays the racial and ethnic composition data for both the City of Coronado and San Diego County. The chart compares the ACS data from 2018, showing that in both the City and the County, the majority of the population was White; however, the White population was about 16 percent higher in Coronado than the County. The next largest population in Coronado was Black or African American with 4.0 percent of the population. About 3.7 percent of the population reported Asian and 3.1 percent reported to be of two or more races in Coronado. Both the Native Hawaiian and other Pacific Islander and American Indian and Alaska Native populations were under one percent combined. Overall, about 15.6 percent of all races reported to be Hispanic or Latino in Coronado, which is significantly lower than the 33.5 percent who reported to be Hispanic or Latino in the County.

**Figure 2-2: Racial and Ethnic Composition of Coronado and San Diego County (2018)**



Note: The Hispanic or Latino data includes persons of any race.

Source: American Community Survey, 5-Year Estimates, 2018.

**Table 2-6** displays comparative racial and ethnic data for Coronado, the County of San Diego, nearby cities, and other coastal cities in the County. In all nearby cities and coastal cities, the largest population was White, and the second largest race was Asian. The Black population in City of San Diego, Imperial Beach, and San Diego County, ranging between 5 to 6.5 percent, was slightly higher than Coronado. The population of all races who reported to be Hispanic or Latino is smaller in Coronado (15.6 percent) than City of San Diego and Imperial Beach communities (30.1 and 52.3 percent respectively) but comparative to the other coastal cities in San Diego such as Carlsbad and Solana Beach (14.3 and 16.7 percent respectively).

Similar to the overall Coronado community, the largest group for the population in the military census block groups is also White at about 69.1 percent. In addition, the percent of the population in the military census block groups is higher than the City for Black, American Indian/Alaska Native, Asian, Native Hawaiian or Other Pacific Islander, Some Other Race, and Two or More Races. The Black population represents 14.9 percent of the population in military census tracts; however, this population group represents four percent in Coronado. In addition, the military tracts have a higher percentage of all races who reported to be Hispanic or Latino (23.2 percent) than the City (15.6 percent).

**Table 2-6: Racial and Ethnic Composition (2018)**

Jurisdiction	White	Black	American Indian and Alaska Native	Asian	Native Hawaiian or Other Pacific Islander	Some Other Race	Two or More Races	Hispanic or Latino**
Carlsbad	84.4%	0.9%	0.2%	8.3%	0.2%	1.7%	4.3%	14.3%
Del Mar	96.3%	0.5%	0.0%	2.3%	0.0%	0.0%	0.9%	7.3%
Encinitas	88.7%	0.8%	0.3%	3.8%	0.1%	3.0%	3.4%	13.1%
Solana Beach	79.0%	1.0%	1.0%	5.8%	0.0%	8.2%	5.0%	16.7%
San Diego City	64.8%	6.5%	0.4%	16.7%	0.4%	6.0%	5.2%	30.1%
Imperial Beach	70.0%	5.0%	1.7%	7.5%	0.0%	6.4%	9.4%	52.3%
<b>Coronado</b>	<b>86.7%</b>	<b>4.0%</b>	<b>0.7%</b>	<b>3.7%</b>	<b>0.1%</b>	<b>1.6%</b>	<b>3.1%</b>	<b>15.6%</b>
Military Census Block Groups (% Of Total Coronado Population) *	14.8%	3.2%	0.4%	1.1%	0.1%	1.1%	0.8%	5.0%
Military Census Block Groups (% Of Total Military Population) *	69.1%	14.9%	1.8%	4.9%	0.4%	5.2%	3.7%	23.2%
San Diego County	70.7%	5.0%	0.6%	11.8%	0.4%	6.2%	5.2%	33.5%

\*Military census block groups are tract 113 block group 1 and tract 216 block group 1.  
 \*\*The Hispanic or Latino data includes persons of any race.  
 Source: American Community Survey, 5-Year Estimates, 2018.

The Census 2010 and the ACS 2018 show significant changes in Coronado’s racial and ethnic demographics displayed below in **Table 2-7**. From 2010 to 2018, Coronado’s population saw an increase in the White population by 5.4 percent. The Black population experienced the greatest decrease with a drop of 2.8 percent between 2010 and 2018. Between 2010 and 2018, the Asian population experienced the least amount of change with no changes. During the same time, persons identifying as Some Other Race decreased by 1.5 percent. Persons identifying as Hispanic or Latino, of any race, increased by 2 percent between 2010 and 2018.

**Table 2-7: Changes in Racial and Ethnic Composition of Coronado (2010-2018)**

Race/Ethnicity	2010	2015	2018	Percent Increase/Decrease 2010 to 2015	Percent Increase/Decrease 2015 to 2018
White	81.3%	88.5%	86.7%	7.2%	-1.8%
Black	6.8%	3.7%	4.0%	-3.1%	0.3%
American Indian and Alaska Native	0.8%	0.3%	0.7%	-0.5%	0.4%
Asian	3.7%	3.0%	3.7%	-0.7%	0.7%
Native Hawaiian or Other Pacific Islander	0.4%	0.2%	0.1%	-0.2%	-0.1%
Some Other Race	3.1%	1.1%	1.6%	-2%	0.5%
Two or More Races	3.9%	3.1%	3.1%	-0.8%	0%
Hispanic or Latino	13.6%	14.5%	15.6%	0.9%	1.1%

*Source: United States Census Bureau, 2010 and American Community Survey, 5-Year Estimates, 2015 and 2018.*

## B. Economic Characteristics

Reporting and analyzing economic characteristics of a community is an important component of the Housing Element. Economic data provides valuable insight of the community’s ability to access the housing market; it also provides insight on the financial constraints the population may have when it comes to housing needs and accommodations. Incomes associated with different types of employment and the number of workers in a household affect housing affordability and choice. Therefore, to consider a healthy balance between jobs and housing, it is important to consider the employment characteristics of a community.

### 1. Employment and Wage Scale

The SANDAG Regional Growth Forecast estimates a slight increase in employment growth for the City of Coronado and a significant increase for adjacent cities. From 2016 to 2050, Coronado is expected to gain about 1,814 jobs, a seven percent increase. Coastal cities such as Solana Beach and Encinitas see a similar projected growth (9 percent and 10 percent, respectively). The San Diego County is expected to gain about 407,616 jobs, a 25 percent increase. Cities such as San Diego City and Imperial Beach are projected to see higher employment growth than Coronado (23 percent and 18 percent respectively).

The data in **Table 2-1** projects a 402-person population growth from 2016 to 2050, which is nearly one-fifth of the projected 1,814 employment growth in the City. The availability of local jobs is important to study for residents who prefer to live and work in the same city as well as for understanding availability of economic resources to support housing.

Jurisdiction	2016	2025	2035	2050	% Change 2016-2050	Numeric Change 2016-2050
Carlsbad	75,840	81,663	88,142	94,479	25%	18,639
Del Mar	4,473	4,751	5,051	5,284	18%	811
Encinitas	27,810	28,237	29,276	30,494	10%	2,684
Solana Beach	9,120	9,230	9,593	9,970	9%	850
San Diego City	915,295	957,496	1,036,088	1,125,661	23%	210,366
Imperial Beach	4,916	5,045	5,357	5,777	18%	861
<b>Coronado</b>	<b>27,548</b>	<b>27,822</b>	<b>28,514</b>	<b>29,362</b>	<b>7%</b>	<b>1,814</b>
San Diego County	1,643,741	1,723,744	1,870,403	2,051,357	25%	407,616

*Source: SANDAG Series 14 Regional Growth Forecast Population by Jurisdiction (2019)*

Analyzing the employment in a city by sector is important in understanding types of income and wages available in a city and the different types of housing, as well as what housing needs may be in the future. The City of Coronado is an above-moderate income community with a significantly higher median income than the County of San Diego (see Figure 2-4). The above-moderate median income level for Coronado could be due to the higher percentage of persons employed in the following industries: finance, insurance and real estate, professional services, education, health and social services, and public administration (**Table 2-9**).

**Table 2-9** displays the ACS 2010 and 2018 data for employment by sector in the City of Coronado and the County of San Diego. In 2010, the majority of Coronado’s working population was employed in education services, health care, and social assistance industries (25.6%), which remained the largest employment sector in 2018 with 22.7 percent. According to the ACS 2010 data, professional services and finance, insurance and real estate industries are the next largest employment sectors in Coronado. In 2018, education, health and social services jobs remained the largest employers in the City, reaching 22.7 percent; however, this industry saw a 2.9 percent decrease from 2010, representing the industry that experienced the largest decrease. The City also saw a decrease of about 2.4 percent in the finance, insurance and real estate industry. Professional services remained the second largest employment sector, however, this industry saw an increase of 2.5 percent, representing the industry that experienced the largest growth.

**Table 2-9: Employment Characteristics in Coronado (2010-2018)**

Industry	2010		2018	
	% of City Employment	% of Countywide Employment	% of City Employment	% of Countywide Employment
Agriculture, Mining	0.4%	0.7%	0.4%	0.9%
Construction	3.6%	7.2%	3.5%	5.9%
Manufacturing	3.6%	9.2%	4.8%	9.2%
Transportation, Communication, Utilities	4.4%	3.8%	4.0%	4.1%
Wholesale Trade	1.3%	2.9%	1.4%	2.4%
Retail Trade	6.7%	10.8%	5.8%	10.5%
Finance, Insurance and Real Estate	13.0%	7.4%	10.7%	6.2%
Professional Services	15.4%	14.2%	17.9%	15.1%
Education, Health, and Social Services	25.6%	19.9%	22.7%	21.3%
Arts, Entertainment, and Recreation	10.7%	10.6%	11.9%	11.9%
Other Services	5.6%	7.8%	6.3%	7.6%
Public Administration	9.7%	5.4%	10.6%	5.0%
Total	100.0%	100.0%	100.0%	100.0%

*Sources: American Community Survey, 5-Year Estimates, 2010 and 2018.*

In addition to reporting and analyzing employment sector trends, analyzing the unemployment rate is essential to understanding current and projected housing affordability and needs. According to the ACS 2018 survey data, (Table 2-10) Coronado experienced a five percent unemployment rate, which is slightly lower than the County’s by 1.4 percent. Coronado’s unemployment rate is also lower than the nearby communities of City of San Diego and Imperial Beach who experienced an unemployment rate of 6.3 percent and 9.0 percent, respectively. However, other coastal cities in the County had a lower unemployment rate than Coronado. Carlsbad, Del Mar, Encinitas, and Solana Beach saw an unemployment rate between 3.5 percent and 4.7 percent.

**Table 2-10: Unemployment Rate (2018)**

Jurisdiction	Unemployment rate*
Carlsbad	4.3%
Del Mar	4.7%
Encinitas	4.5%
Solana Beach	3.5%
San Diego City	6.3%
Imperial Beach	9.0%
<b>Coronado</b>	<b>5.0%</b>
San Diego County	6.4%

\*Population 16 years and over  
*Source: American Community Survey, 5-Year Estimates, 2018.*

**Table 2-11** displays the mean salary for occupations compiled by the California Employment Development Department (EDD) for San Diego County in 2020. Management, legal, data scientists and mathematical science, computer and mathematical, and healthcare practitioners and technical occupations were among the highest paying professions in the San Diego region. Additionally, occupations in architecture, engineering, computer, life, physical, and social science, and business and financial operations offer a salary that is above the County’s median income of \$74,855 (2018 ACS). Educational occupations offer just below median income pay. Referring to **Table 2-9** and **Table 2-11**, employment in education, health, social, and professional services are the most common occupations in the City of Coronado and have a higher salary than the County’s median income, with the exception of occupations in education, which are right below the County’s median income.

<b>Table 2-11: Mean Salary by Occupation of San Diego County (2020)</b>	
<b>Occupation Type</b>	<b>Salary</b>
Management	\$136,531
Legal	\$120,265
Data Scientists and Mathematical Science, All Other	\$117,528
Computer and Mathematical	\$104,627
Healthcare Practitioners and Technical	\$102,053
Architecture and Engineering	\$99,949
Computer, All Other	\$95,924
Life, Physical, and Social Science	\$87,579
Business and Financial Operations	\$80,850
Education, Training, and Library	\$66,690
Arts, Design, Entertainment, Sports, and Media	\$61,614
Construction and Extraction	\$60,047
Protective Service	\$58,837
Community and Social Services	\$56,793
Installation, Maintenance, and Repair	\$54,945
Sales and Related	\$45,974
Office and Administrative Support	\$45,385
Production	\$43,823
Transportation and Material Moving	\$39,362
Building and Grounds Cleaning and Maintenance	\$36,248
Healthcare Support	\$35,609
Personal Care and Service	\$34,806
Farming, Fishing, and Forestry	\$33,243
Food Preparation and Serving-Related	\$31,942
San Diego County Median Income	\$74,855
<i>Source: California Employment Development Division, Occupational Wage data, 2020.</i>	

## C. Household Characteristics

The Census defines a household as all persons who occupy a housing unit; this may include single persons living alone, families related through marriage, blood or adoption, domestic partnerships and unrelated individuals living together. Not all housing types are considered a housing unit such as, nursing facilities, residential care facilities, dormitories, and other group living (i.e., military barracks), as well as, the persons living with them are not considered a household.

Information on household characteristics such as household type and size, income levels, and presence of special needs populations assist in determining the housing needs of a community. Income and affordability are best measured at the household level, as well as the special needs of certain groups, such as large families, single parent households, or low and extremely low-income households. For example, if a city has a prominent aging population, senior services and housing may be required to address the needs of the population. As community members move through different stages of life, their housing and personal needs change and develop.

### 1. Household Type and Size

**Table 2-12** displays ACS 2018 data for household characteristics in Coronado, the County of San Diego, nearby cities, and other coastal cities in the County. These characteristics are studied as different household types may generally be associated with different housing needs and incomes. Married couple family households may favor single-family housing types. Nonfamily households may include persons living with roommates, which may represent housing availability and cost.

The ACS reported 8,396 households in the City of Coronado in 2018. Of the 8,396 households, 57.1 percent were married-couple family households, a percentage that is about 6.9 percent higher than the County's. The percent of married-couple family households in Coronado is also higher than San Diego City and Imperial Beach with married-couple family households being 44.7 percent 36.8 percent, respectively. Female headed households with no spouse present is 6.8 percent of the households in Coronado. City of San Diego and Imperial Beach both have higher percentages of female headed households with no spouse present than Coronado (11.2 percent and 18.7 percent, respectively). The percent of female headed households in Coronado was also smaller than the County's percentage by 5.2 percent. Non-family households made up 34.1 percent of all households in Coronado, which is about 1.5 percent higher than the County's. In City of San Diego, non-family households make up 39.5 percent of households, and in Imperial Beach, non-family households make up 34.6 percent of households, both of which are higher percentages than Coronado.

**Table 2-12: Household Characteristics (2018)**

Jurisdiction	Married-Couple Family HH*	% of Total HH	Female HH, No Spouse Present	% of Total HH	Non-Family HH	% of Total HH	Total HHs
Carlsbad	24,569	56.8%	4,646	10.7%	12,552	29.0%	43,293
Del Mar	985	46.0%	63	2.9%	967	45.2%	2,140
Encinitas	13,052	54.4%	1,619	6.7%	8,307	34.6%	23,996
Solana Beach	2,690	48.0%	405	7.2%	2,233	39.8%	5,604
San Diego City	224,861	44.7%	56,610	11.2%	198,654	39.5%	503,463
Imperial Beach	3,375	36.8%	1,718	18.7%	3,170	34.6%	9,175
<b>Coronado</b>	<b>4,794</b>	<b>57.1%</b>	<b>568</b>	<b>6.8%</b>	<b>2,865</b>	<b>34.1%</b>	<b>8,396</b>
San Diego County	561,609	50.2%	133,874	12.0%	365,219	32.6%	1,118,980

\*HH = Households

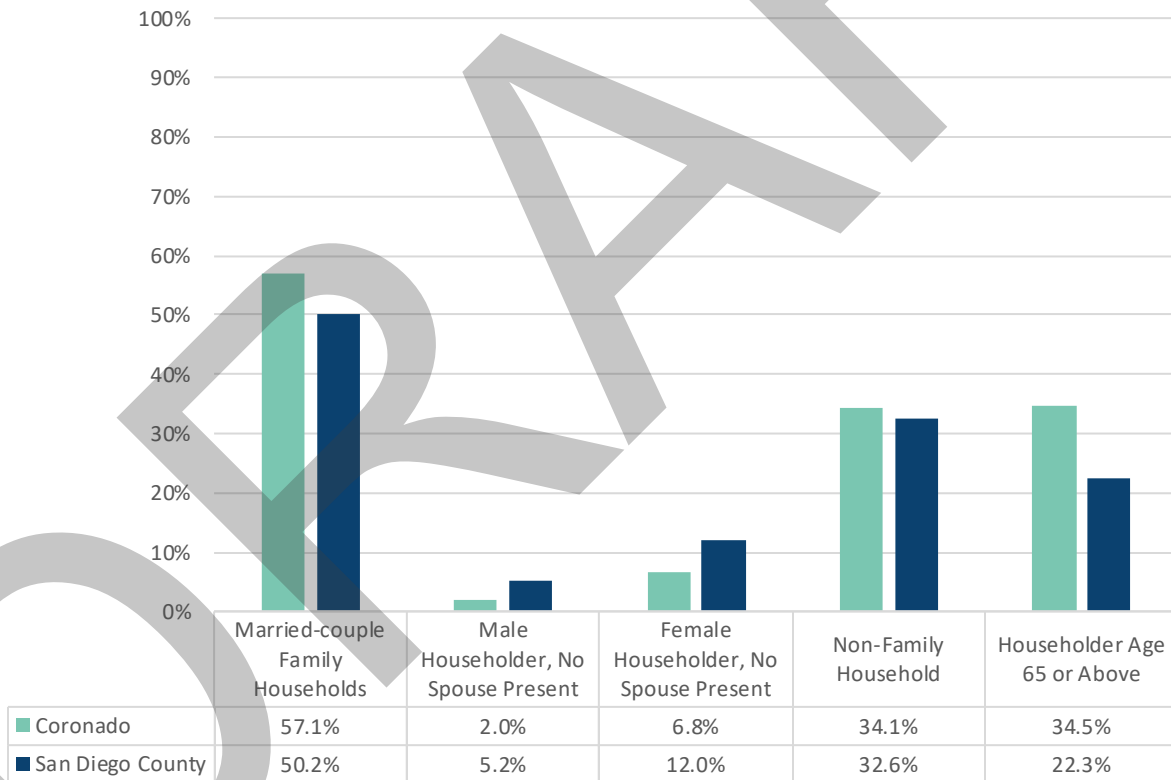
Source: American Community Survey, 5-Year Estimates, 2018.



**Figure 2-3** displays the household composition of the City of Coronado and San Diego County, including data for households with the householder age 65 or above. Senior households (age 65 or above) may have differing housing needs than other housing characteristics due to physical ability and needs for services. Senior households may also be included in each of the household characteristics included in Figure 2-3. Coronado has a relatively low percentage of female householders with no spouse present (6.8 percent) and an even lower percentage of male householders with no spouse present (2.0 percent). The majority of the households are a married couple family (57.1 percent). Households that have a householder of 65 years or above is 34.5 percent of all households, which is 12.2 percent higher than the County's 22.3 percent.

**Table 2-13** shows estimated ACS and Census data for household types from 2010 to 2018 for the City of Coronado, displaying estimated changes over time. Of the households in 2010, about 53 percent were married-couple family households, which increased to about 57 percent (4,794 Households) in 2018. The percent of households with a householder 65 years or above increased by about 3.1 percent from 2,326 households in 2010 to 2,898 households in 2018. Additionally, the number of female-headed households with no spouse present decreased from 660 in 2010 to 568 in 2018).

**Figure 2-3: Coronado and San Diego County Household Characteristics (2018)**



Note: Householders age 65 or above may be included in each of the above household characteristics.

Source: American Community Survey, 5-Year Estimates, 2018.

**Table 2-13: Changes in Household Types in Coronado (2010-2018)**

Household Type	2010	Percent	2015	Percent	2018	Percent
Married-Couple Family Households	3,900	52.6%	4,573	53.8%	4,794	57.1%
Female Household, No Spouse Present	660	8.9%	672	7.9%	568	6.8%
Non-Family Household	2,637	35.6%	2,967	34.9%	2,865	34.1%
Householder 65 Years or Above	2,326	31.4%	2,703	31.8%	2,898	34.5%
<b>Total Households</b>	<b>7,409</b>	<b>100.0%</b>	<b>8,500</b>	<b>100.0%</b>	<b>8,396</b>	<b>100.0%</b>

*Source: United States Census Bureau, 2010 and American Community Survey, 5-Year Estimates, 2015 and 2018.*

**Table 2-14** displays the estimated housing unit growth from SANDAG Regional Growth Forecast for Coronado, San Diego County, adjacent cities, and coastal cities in the County between 2016 to 2050. From 2016 to 2050, Coronado is projected to experience steady growth, totaling four percent across the 34 years. Among surrounding cities, City of San Diego and Imperial Beach can expect the largest percent of growth, 42 percent and 38 percent, respectively. Carlsbad and Encinitas are expected to experience a 12 percent and 16 percent growth, respectively, while Del Mar and Solana Beach are expected to experience a five percent and nine percent growth. Overall, the County of San Diego can expect a 35 percent increase in total households, from 1,192,645 in 2016 to 1,611,971 in 2050. These figures are important to ensure an adequate number and variety of housing types.

**Table 2-14: Housing Unit Growth Forecast (2016-2050)**

Jurisdiction	2016	2025	2035	2050	% Change 2016-2050
Carlsbad	46,356	49,515	51,294	53,999	16%
Del Mar	2,611	2,619	2,651	2,739	5%
Encinitas	26,053	26,761	27,450	29,147	12%
Solana Beach	6,497	6,629	6,823	7,097	9%
San Diego City	532,195	594,110	698,741	755,616	42%
Imperial Beach	9,756	11,160	12,934	13,426	38%
<b>Coronado</b>	<b>9,577</b>	<b>9,624</b>	<b>9,669</b>	<b>9,977</b>	<b>4%</b>
San Diego County	1,192,645	1,304,202	1,475,912	1,611,971	35%

*Source: SANDAG Series 14 Regional Growth Forecast Population by Jurisdiction (2019)*

**Table 2-15** below displays average household size data from the ACS 2018 for Coronado, San Diego County, adjacent cities, and coastal cities in the County. Household sizes may represent housing needs within a community and resulting services and facilities that are required. Coronado has an average household size of 2.38, slightly smaller than the County’s average household size of 2.87. City of San Diego and Imperial Beach have the largest average household sizes of 2.71 and 2.91, respectively. Coronado’s average household size is lower than average household sizes of surrounding cities.

Jurisdiction	Household Size
Carlsbad	2.61
Del Mar	2.03
Encinitas	2.6
Solana Beach	2.39
San Diego City	2.71
Imperial Beach	2.91
<b>Coronado</b>	<b>2.38</b>
San Diego County	2.87

*Source: American Community Survey, 5-Year Estimates, 2018.*

## 2. Household Income

Assessing household income is a major component of evaluating housing affordability. As household income increases, it is more likely that the household can afford market rate housing units, larger units, and/or pursue ownership opportunities; however, as household income decreases, households tend to pay a disproportionate amount of their income for housing. This may influence increased incidences of overcrowding and substandard living conditions.

HCD has identified the following income categories based on the Area Median Income (AMI) of San Diego County;

- Extremely Low-income: households earning up to 30 percent of the AMI
- Very Low-income: households earning between 31 and 50 percent of the AMI
- Low-income: households earning between 51 percent and 80 percent of the AMI
- Moderate Income: households earning between 81 percent and 120 percent of the AMI
- Above Moderate Income: households earning over 120 percent of the AMI
- Combined, the extremely low, very low, and low-income groups are referred to as lower income.<sup>3</sup>

**Table 2-16** shows Comprehensive Housing Affordability Strategy (CHAS) data for Coronado. The CHAS data helps demonstrate the extent of housing problems and housing needs, particularly for low income households. The CHAS data is based on custom tabulations of 2013-2017 ACS survey data. **Table 2-16** shows that there is a near even split between renters and owners in Coronado, with a slight increase in renters from 2013 to 2017. There are about 2.9 percent of owners and 5.4 percent of renters in the extremely low-income category. There is about 2.9 percent of owners and 5.9 percent of renters in the very low-income category. In addition, there is about 3.4 percent of owners and 8.0 percent of renters in the low-income category. Overall, about 28.5 percent of owners and renters in Coronado are considered to be lower income, while there is about 71.4 percent of owners and renters that are in the moderate or above moderate-income categories.

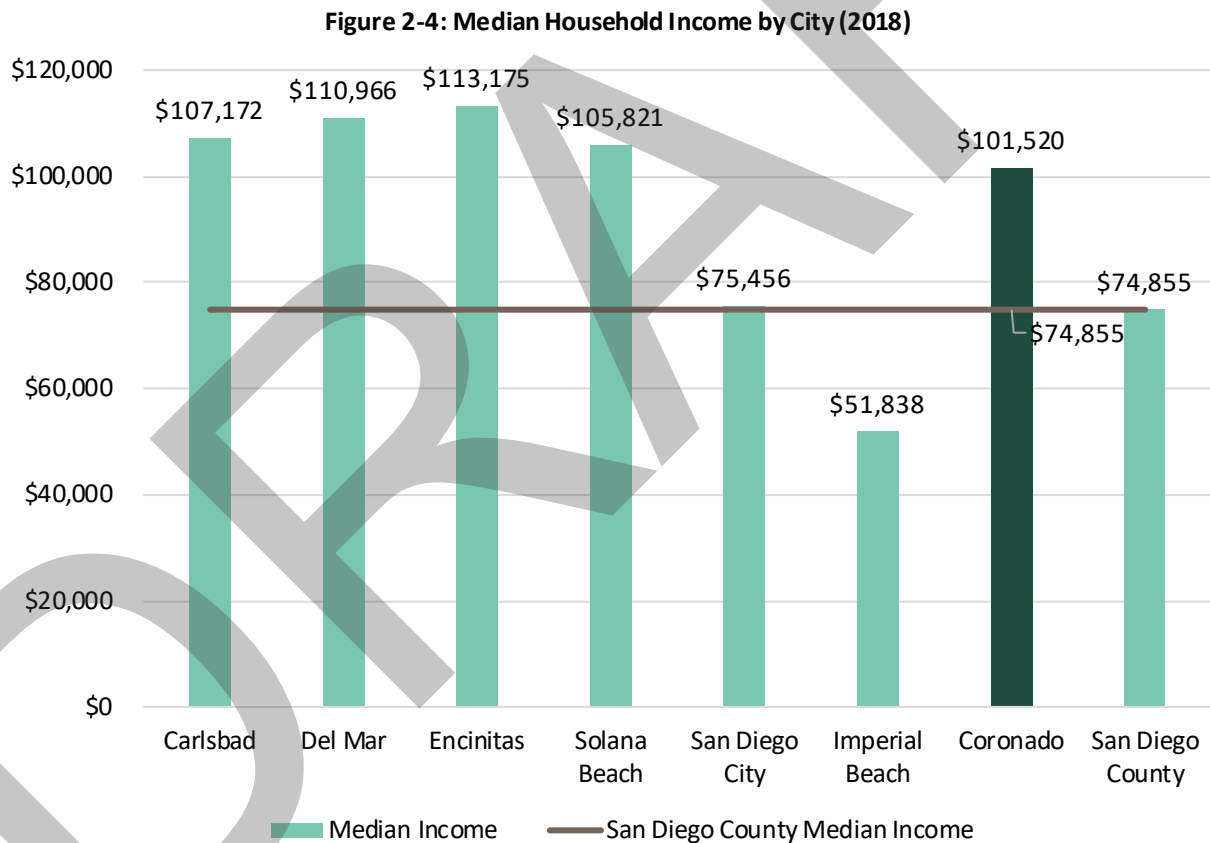
<sup>3</sup> Federal housing and community development programs typically assist households with incomes up to 80 percent of the AMI and use different terminology. For example, the Federal Community Development Block Grant (CDBG) program refers households with incomes between 51 and 80 percent AMI as moderate income (compared to low-income based on State definition).

**Table 2-16: Coronado Households by Income Category (2013-2017)**

Income Category (% of County AMI)	Owner	% of Total	Renter	% of Total	Total	Percent
Extremely Low (30% AMI or less)	250	2.9%	455	5.4%	705	8.3%
Very Low (31 to 50% AMI)	250	2.9%	500	5.9%	750	8.8%
Low (51 to 80% AMI)	290	3.4%	680	8.0%	970	11.4%
Moderate or Above Moderate (over 80% AMI)	3,385	39.9%	2,670	31.5%	6,055	71.4%
<b>Total</b>	<b>4,180</b>	<b>49.3%</b>	<b>4,305</b>	<b>50.7%</b>	<b>8,485</b>	<b>100.0%</b>

*Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.*

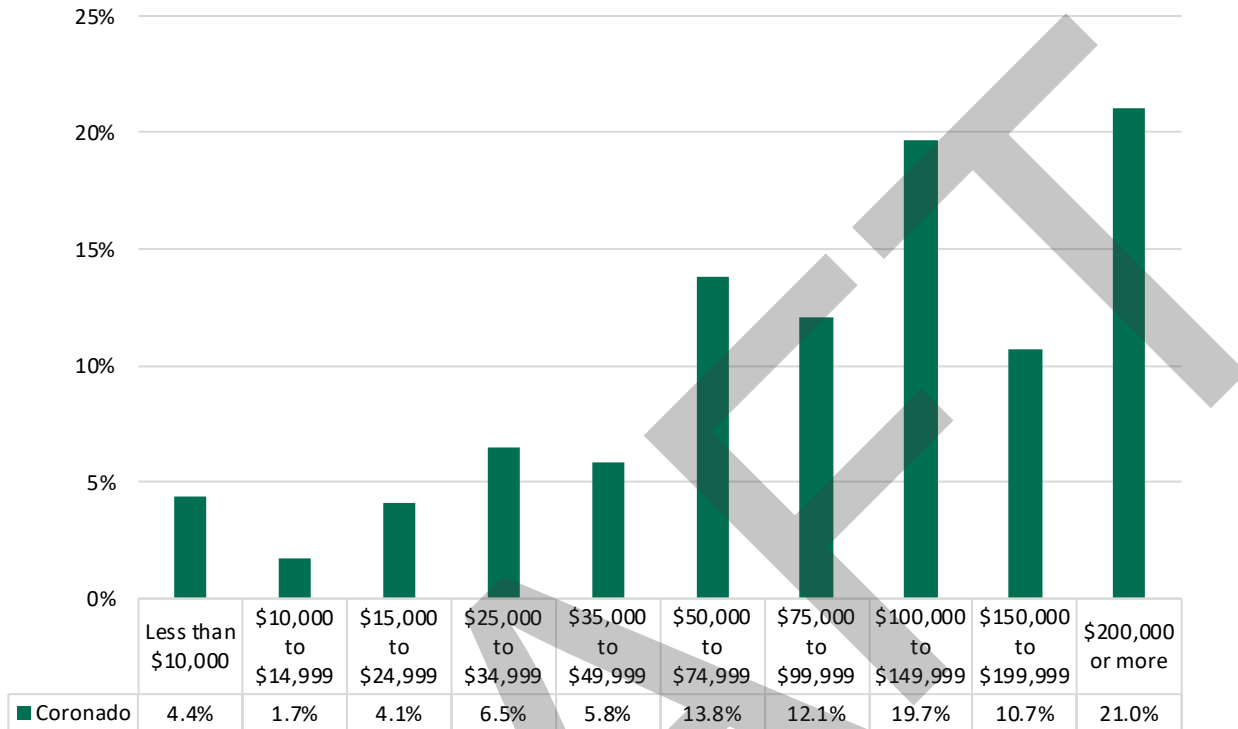
The ACS 2018 data shown in **Figure 2-4** shows the median household income for select cities in San Diego County. The median household income for the County was \$74,855 in 2018, the City of Coronado had a higher median income of \$101,520.



Source: American Community Survey, 5-Year Estimates, 2018.

**Figure 2-5** displays ACS 2018 data for income in Coronado broken into various income categories. Those who made over \$200,000 composed the largest income category at 21 percent. Overall, majority of employed households in Coronado, fall into the moderate to above moderate-income categories, specifically, with higher percentages making over \$100,000 per year.

Figure 2-5: Household Income in Coronado (2018)



Source: American Community Survey, 5-Year Estimates, 2018.

## D. Housing Problems

The CHAS data developed by the Census Bureau for HUD provides detailed information on housing needs by income level for different types of households in Coronado. The most recent available CHAS data for Coronado was published in August 2020 and was based on 2013-2017 ACS data. Housing problems considered by CHAS included:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burdens, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burdens, including utilities, exceeding 50 percent of gross income.

**Table 2-17** displays housing problems in Coronado for lower income households by owner and renter. In general, owner-households had a slightly lower level of at least one housing problem (18.6 percent) than renter-households (26.9 percent). About nine percent of owner households reported having at least one severe housing problem and about 14 percent of renter households reported having at least one severe housing problem.

<b>Housing Problem Overview*</b>	<b>Owner</b>		<b>Renter</b>		<b>Total</b>
	<b>Count</b>	<b>Percent</b>	<b>Count</b>	<b>Percent</b>	<b>Count</b>
Household has at least 1 of 4 Housing Problems	1,580	18.6%	2,280	26.9%	3,860
Household has none of 4 Housing Problems	2,565	30.2%	1,910	22.5%	4,475
Cost Burden not available, no other problems***	35	0.4%	120	1.4%	155
<b>Total</b>	<b>4,180</b>	<b>49.3%</b>	<b>4,305</b>	<b>50.7%</b>	<b>8,485</b>
<b>Severe Housing Problem Overview**</b>	<b>Owner</b>		<b>Renter</b>		<b>Total</b>
	<b>Count</b>	<b>Percent</b>	<b>Count</b>	<b>Percent</b>	<b>Count</b>
Household has at least 1 of 4 Severe Housing Problems	785	9.3%	1,195	14.1%	1,980
Household has none of 4 Severe Housing Problems	3,360	39.6%	2,995	35.3%	6,355
Cost Burden not available, no other problems	35	0.4%	120	1.4%	155
<b>Total</b>	<b>4,180</b>	<b>49.3%</b>	<b>4,305</b>	<b>50.7%</b>	<b>8,485</b>
<p>* The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 30%.</p> <p>** The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.</p> <p>*** Cost Burden not available no other problems is a category provided by CHAS data to accounted for estimated missing data.</p> <p>Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.</p>					

## 1. Overcrowding

“Overcrowding” is generally defined as a housing unit occupied by more than one person per room in the housing unit (including living room and dining rooms, but excluding hallways, kitchen, and bathrooms). Severely overcrowded households are households with greater than 1.5 persons per room. An overcrowded household results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size. Overcrowding can indicate that a community does not have an adequate supply of affordable housing, especially for large families.

Overcrowded and severely overcrowded households can lead to neighborhood deterioration due to the intensive use of individual housing units leading to excessive wear and tear, and the potential cumulative overburdening of community infrastructure and service capacity. Furthermore, overcrowding in a community can also lead to an overall decline in social cohesion and environmental quality. Such a decline can often spread geographically and impact the quality of life and the economic value of property as well as the vitality of commerce within a city. The combination of lower incomes and high housing costs can sometimes result in many households living in overcrowded housing conditions.

**Table 2-18** displays the overcrowding by tenure ACS 2018 data for Coronado. In general, there is a low percent of overcrowded units and severely overcrowded units in Coronado (0.4 percent and 0.6 percent, respectively). The percent of overcrowded units is relatively the same between owner occupied- and renter-occupied units at 0.2 percent each while severely overcrowded units only affected renter-occupied units at 0.6 percent.

Tenure	Overcrowded Housing Units (1.0 to 1.50 persons/room)		Severely Overcrowded Housing Units (>1.51 persons/room)		Total Overcrowded Occupied Housing Units	
	Count	% Overcrowded Units	Count	% Overcrowded Units	Count	% Overcrowded Units
Owner Occupied	18	0.2%	0	0.0%	18	0.2%
Renter Occupied	17	0.2%	53	0.6%	70	0.8%
<b>Total</b>	<b>35</b>	<b>0.4%</b>	<b>53</b>	<b>0.6%</b>	<b>88</b>	<b>1.0%</b>

*Source: American Community Survey, 5-Year Estimates, 2018.*

**Table 2-19** displays the overcrowded housing units by tenure ACS 2018 data for Coronado, nearby cities, San Diego County, and other coastal cities in the County. The percent of overcrowded units, for both owners and renters, is lower in Coronado than in San Diego County. In 2018, the County experienced 6.8 percent of overcrowded units with 1.6 percent being owners and 5.2 percent being renters; this is about a 1.4 percent difference in overcrowded owner-occupied units and a 4.4 percent difference in overcrowded renter occupied units between San Diego County and Coronado. Renters were also the primary group affected by overcrowding in the City of San Diego and Imperial Beach, where about 5.1 percent and 10.2 percent, respectively, had renter occupied units that were considered overcrowded. In the region, Coronado had one of the lowest percentages of overcrowded units for both renter and owner-occupied units, showing that overcrowded units do not seem to be a housing problem for Coronado.

Jurisdiction	Owner Occupied Overcrowded Units (>1.0 persons/room)		Renter Occupied Overcrowded Units (>1.0 persons/room)	
	Count	% Total Occupied Units	Count	% Total Occupied Units
Carlsbad	304	0.7%	661	1.5%
Del Mar	0	0.0%	22	1.0%
Encinitas	228	1.0%	610	2.5%
Solana Beach	22	0.4%	111	2.0%
San Diego City	6,709	1.3%	25,785	5.1%
Imperial Beach	58	0.6%	933	10.2%
<b>Coronado</b>	<b>18</b>	<b>0.2%</b>	<b>70</b>	<b>0.8%</b>
San Diego County	17,379	1.6%	57,636	5.2%

*Source: American Community Survey, 5-Year Estimates, 2018.*

## 2. Overpayment (Cost Burden) In Relation to Income

Overpayment is an important factor in understanding housing needs and affordability. State and federal standards indicate that a household paying more than 30 percent of its income for housing is overpaying. Overpayment for housing can cause an imbalance on the remainder of a household's budget. Understanding and measuring overpayment for housing in a community is also an indicator of the dynamics of supply and demand.

Per the Housing and Urban Development Comprehensive Housing Affordability Strategy report (2013-2017), shown below in **Table 2-20**, over half of households in Coronado experience some type of cost burden or housing overpayment. Approximately, 39 percent of lower-income households (extremely low, very low, and low income) in Coronado overpaid for housing while 26.9 percent of moderate- and above moderate-income overpaid for housing. Overpayment was more severe on renters than owners in Coronado where about 26 percent of renters had a cost burden above 30% and about 12.8 percent of renters had a cost burden above 50%.

**Table 2-20: Summary of Housing Overpayment**

Income Category	Household Income*	Owner				Renter				Total
		Cost Burden > 30%	% of Tot. HH**	Cost Burden > 50%	% of Tot. HH	Cost Burden > 30%	% of Tot. HH	Cost Burden > 50%	% of Tot. HH	
Extremely Low Income	Household Income is less-than or = 30% AMI***	180	2.1%	155	1.8%	300	3.5%	285	3.4%	10.8%
Very Low Income	Household Income >30% to less-than or = 50% AMI	200	2.4%	140	1.6%	490	5.8%	400	4.7%	14.5%
Low Income	Household Income >50% to less-than or = 80% AMI	215	2.5%	175	2.1%	495	5.8%	260	3.1%	13.5%
Moderate Income	Household Income >80% to less-than or = 100% AMI	130	1.5%	65	0.8%	275	3.2%	90	1.1%	6.6%
Above Moderate Income	Household Income >100% AMI	825	9.7%	220	2.6%	630	7.4%	55	0.6%	20.3%
<b>Total</b>		<b>1,550</b>	<b>18.3%</b>	<b>755</b>	<b>8.9%</b>	<b>2,190</b>	<b>25.8%</b>	<b>1,090</b>	<b>12.8%</b>	<b>65.8%</b>

\* Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

\*\*% of tot. HH = Percent of Total Households in Coronado

\*\*\* AMI = Area Median Income, this is the median income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. AMI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.



## E. Special Needs Groups

State law recognizes that certain households may have more difficulty in finding adequate and affordable housing due to special circumstances. Special needs populations include seniors, persons with disabilities, female-headed households, large households, and farm workers. In addition, many often have lower incomes because of their conditions.

Special circumstances may be related to one’s employment and income, family characteristics, disability and household characteristics, or other factors. Consequently, certain residents in Coronado may experience higher incidences of housing overpayment (cost burden), or other housing problems. The special needs groups analyzed in the Housing Element include the elderly, persons with disabilities (including persons with developmental disabilities), homeless people, single parents, large households, and farmworkers (**Table 2-21**). Many of these groups overlap, for example many farmworkers are homeless migrant workers, and many elderly people have a disability of some type. The majority of these special needs groups could be assisted by an increase in affordable housing. The following sections provide a detailed discussion of the housing needs facing each group in Coronado, as well as programs and services available to address their housing needs.

**Table 2-21: Special Needs Groups in Coronado**

Special Needs Groups	# of People or Households	Percent of Total Population/ Households
Senior Headed Households	2,898	34.5%
Households with Seniors (65 years and over)	3,102	36.9%
Seniors Living Alone	1,123	13.4%
Persons with Disabilities	1,642	8.7%
Persons with Developmental Disabilities		
Large Households (5 or more persons per household)	460	5.5%
Single-Parent Households	737	13.3%
Single-Parent, Female Headed Households with Children (under 18 years)	330	6.0%
People Living in Poverty	1,143	5.7%
Farmworkers*	3	0.0%
Homeless**	16	0.2%
*Farmworker data is taken of the population 16 years and over, not total population. **Homeless data is taken off the WeAllCount totals for sheltered and unsheltered homeless. Source: American Community Survey, 5-Year Estimates, 2018 and Regional Task Force on the Homeless, WeAllCount 2020.		

### 1. Seniors

The senior population, generally defined as those 65 years of age or above, can experience several concerns such as limited and fixed incomes, high health care costs, higher incidence of mobility and self-care limitations, transit dependency, and living alone. Specific housing needs for the senior population include affordable housing, supportive housing (such as intermediate care facilities), group homes, and other housing that include a planned service component.

The limited income of many senior persons may make it difficult for them to find affordable housing. In addition, senior persons may also require medical facilities and support. **Table 2-22** shows that 4,656 persons were aged 65 and above in Coronado in 2018, which is 19.7 percent of the total population in the City. This is a higher percentage than the percentage found in most neighboring cities (City of San Diego and Imperial Beach) and the County.

Jurisdiction	Age 65+	Percent Age 65+
Carlsbad	19,151	16.8%
Del Mar	1,157	26.7%
Encinitas	11,124	17.7%
Solana Beach	3,115	23.3%
San Diego City	171,804	12.3%
Imperial Beach	2,902	10.6%
<b>Coronado</b>	<b>4,656</b>	<b>19.7%</b>
San Diego County	439,595	13.3%

*Source: American Community Survey, 5-Year Estimates, 2018*

Seniors may also be faced with various disabilities. In 2018, ACS reported 2,328 seniors with disabilities in Coronado. Among these disabilities, the most common were ambulatory disabilities, independent living disabilities, and hearing disabilities.

## 2. Persons with Physical and Developmental Disabilities

Physical and developmental disabilities can hinder access to traditionally designed housing units as well as potentially limit the ability to earn adequate income. Physical, mental, and/or developmental disabilities may deprive a person from earning income, restrict one’s mobility, or make self-care difficult. Thus, persons with disabilities often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Some residents suffer from disabilities that require living in a supportive or institutional setting.

Although no current comparisons of disability with income, household size, or race/ethnicity are available, it is reasonable to assume that a substantial portion of persons with disabilities would have annual incomes within Federal and State income limits, especially those households not in the labor force. Furthermore, many lower income persons with disabilities are likely to require housing assistance and services. Housing needs for disabled persons are further compounded by design issues and location factors, which can often be costly. For example, special needs of households with wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, elevators, and other interior and exterior design features.

Housing opportunities for persons with disabilities can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward renters and homeowners with disabilities for unit modification to improve accessibility. The City also offers reasonable accommodation applications, which are addressed in the Housing Element’s **Section 3: Housing Constraints, Resources and AFFH**.

The 2018 ACS identified six disability types: hearing disability, vision disability, cognitive disability, ambulatory disability, self-care disability and independent living disability. The Census and the ACS provide clarifying questions to determine persons with disabilities and differentiate disabilities within the population. The ACS defines a disability as a report of one of the six disabilities identified by the following questions:

- Hearing Disability: Is this person deaf or does he/she have serious difficulty hearing?
- Visual Disability: Is this person blind or do they have serious difficulty seeing even when wearing glasses?
- Cognitive Difficulty: Because of a physical, mental, or emotional condition, does this person have serious difficulty concentrating, remembering, or making decisions?
- Ambulatory Difficulty<sup>4</sup>: Does this person have serious difficulty walking or climbing stairs?
- Self-care Difficulty<sup>4</sup>: Does this person have difficulty dressing or bathing?
- Independent Living Difficulty<sup>5</sup>: Because of a physical, mental, or emotional condition, does this person have difficulty doing errands alone such as visiting a doctor's office or shopping?

**Table 2-23** show the population under 18, 18 to 64, and 65 years and above for the six disability types in Coronado. About nine percent of the Coronado population reported a disability. Of that nine percent, ambulatory difficulty tallied the highest at 24.6 percent of persons with a disability. Independent living difficulty had the second highest percent with 21.5 percent of persons with a disability. Hearing difficulty and cognitive difficulty made up about 16.2 percent and 16.6 percent, respectively, of persons with a disability. **Table 2-23** also shows that persons age 65 or over had the highest percentage of disabilities.

Disability Type	Under 18	18 to 64	65 years and Over	Total	% of Population with a Disability	% of Total Population**
Population with a Hearing Difficulty	10	63	484	557	16.2%	3.0%
Population with a Vision Difficulty	12	156	163	331	9.6%	1.8%
Population with a Cognitive Difficulty	57	219	296	572	16.6%	3.0%
Population with an Ambulatory Difficulty	0	245	603	848	24.6%	4.5%
Population with a Self-care Difficulty	6	103	286	395	11.5%	2.1%
Population with an Independent Living Difficulty	--	246	496	742	21.5%	3.9%
<b>Total*</b>	<b>85</b>	<b>1,032</b>	<b>2,328</b>	<b>3,445</b>	<b>100.0%</b>	<b>--</b>
<p>*This number may double count as some persons report having one or more disabilities, therefore this total number differs from the total number of persons with a disability in Table 2-18.</p> <p>**Total population is the total civilian noninstitutionalized population for the city.</p> <p>Source: American Community Survey, 5-Year Estimates, 2018.</p>						

<sup>4</sup> Asked of person 5 years of age and over.

<sup>5</sup> Asked of persons 15 years of age and over.

State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census and ACS do not collect or report statistics for developmental disabilities and no other source is known to have this data for Coronado. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to about 354 persons in Coronado with developmental disabilities, based on the total population of Coronado from the 2018 ACS.

Per Section 4512 of the Welfare and Institutions Code a “developmental disability” constitutes a substantial disability for that individual which includes intellectual disability, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to intellectual disability or to require treatment like that required for individuals with intellectual disability but shall not include other handicapping conditions that are solely physical in nature. Many people with developmental disabilities can live and work independently within a conventional housing environment. Individuals with more severe developmental disabilities may require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for persons with developmental disabilities is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

As of June 2020, the State Department of Developmental Services (DDS) provides community-based services to approximately 304,044 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. According to DDS, as of June 2020, the San Diego Regional Center (SDRC) served 26,471 persons with developmental disabilities. Thirty-three percent of the persons served by SDRC were female while sixty-seven percent of the persons served by SDRC were male. Persons from 0-2 years of age comprised 21 percent of SDRC’s clients, 45 percent of persons served were 3-21 years (the largest age group served), and 34 percent of persons served were 22-99 years. Of those served, 31 percent reported White, about 39 percent reported Hispanic, 17 percent reported Other, six percent reported Black or African American, and persons who reported Asian, Filipino, Native American or Polynesian each totaled under five percent.

There are several housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 (veterans) homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving the needs of this group. Incorporating ‘barrier-free’ design in all, new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for residents with disabilities. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

### 3. Large Households

Large households are defined as those consisting of five or more members. These households comprise a special need group because many communities have a limited supply of adequately sized and affordable housing units for large households. To save for other basic necessities such as food, clothing and medical care, it is common for lower income large households to reside in smaller units with inadequate number of bedrooms, which frequently results in overcrowding and can contribute to faster rates of deterioration.

Securing housing large enough to accommodate all members of a household is more challenging for renters, because multi-family rental units are typically physically smaller than single-family ownership units. While apartment complexes offering two and three bedrooms are common, apartments with four or more bedrooms are rare. It is more likely that large households will experience overcrowding in comparison to smaller households. Additionally, throughout the region, single-family homes with higher bedroom counts, whether rental or ownership units, are rarely affordable to lower income households.

**Table 2-24** displays the ACS 2018 data for large households broken down by tenure in the City of Coronado. Large households made up 5.5 percent of all households in the City. Among the large households, five-person households were most common (five percent) and six-person households was 0.5 percent. There were no seven-or-more person households in Coronado reported in ACS 2018 data. When divided up by tenure, the data shows that renter-occupied large households are 3.3 percent of households in Coronado while owner-occupied large households are 2.1 percent of households.

Household Size	Owner		Renter		Total	
	Count	% Total Households	Count	% Total Households	Count	% Total Households
5-Person Household	150	1.8%	272	3.2%	422	5.0%
6-person Household	29	0.3%	9	0.1%	38	0.5%
7-or-more person Households	0	0.0%	0	0.0%	0	0.0%
<b>Total</b>	<b>179</b>	<b>2.1%</b>	<b>281</b>	<b>3.3%</b>	<b>460</b>	<b>5.5%</b>

*Source: American Community Survey, 5-Year Estimates, 2018.*

### 4. Single-Parent Households

Single-parent households often require special consideration and assistance due to their greater need for affordable and accessible day care, health care, and other supportive services. Single parent-headed households with children are susceptible to having lower incomes than similar two-parent households. Single, female mothers may face social marginalization pressures that can limit their occupational choices and income earning potential, housing options and access to supportive services.

**Table 2-25** displays data breakdown of single parent households in Coronado. In total, single parent households make up 4.9 percent of total households, which is 3.4 percent lower than the County's percentage of total households. Of the single parent households in Coronado, 85 were male headed with no female present (1.0 percent) and the remaining 3.9 percent were female headed with no male present. Overall, 1.3 percent of single parent households (106 single parent households) in Coronado live in poverty.

**Table 2-25: Single Parent Households**

Jurisdiction	Single Parent-Male, No Spouse Present	Single Parent-Female, No Spouse Present	Single Parent Households Living in Poverty	Single Parent Households	% Total Households
<b>Coronado</b>	85	330	106	415	4.9%
<b>San Diego County</b>	25,988	66,423	29,058	92,411	8.3%

*Source: American Community Survey, 5-Year Estimates, 2018.*

## 5. Farmworkers

Farm workers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural work. Permanent farm laborers work in the fields, process plants, or support agricultural-related activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal labor. Farm workers have special housing needs because they earn lower incomes than many other workers and/or move throughout the year from one harvest location to the next.

According to ACS 2018 data for Coronado, there were 251 persons employed in natural resources, construction, and maintenances occupations; of those, 3 persons were employed in the farming, fishing, and forestry industries. Given that the City does not have any agricultural land and is relatively isolated from land in agricultural production, residents employed in these occupations are likely owners or managers and not laborers. Because of the low percentage of persons employed in the agriculture and farming industries and no potential for expansion within this occupation category during the planning period, the City of Coronado does not provide specific housing programs or policies for this population.

## 6. Military Households

The military population influences housing demand and needs due to existing military households trying to find housing, former military households trying to remain in the community, and potential increasing amount of military personnel being assigned to the military installation within and adjacent to Coronado. Often, the housing needs of military personnel are affected by lower incomes and an uncertain length in residency.

The military provides housing options for military personnel with a mixture of on-base and privatized off-base housing. Some of the military sponsored off-base housing are within the limits of Coronado. On-base housing is available aboard ships, in military barracks for lower-ranking personnel, and housing allowances are permitted for higher-ranking personnel and their families to live in local communities. The SANDAG MMAS Project reports that higher-ranking personnel often look for housing in communities located further from base due to higher housing costs in nearby communities. The Navy also provides off-base housing in 20 affiliated housing areas, such as Lincoln Military Housing on Silver Strand, on Naval Amphibious Base (NAB) and on Naval Air Station North Island (NASNI).

For military personnel that are not accommodated in base housing, the federal Servicemembers Civil Relief Act (SCRA), signed into law in 2003, offers protections and benefits for military personnel. This act provides military personnel and their families an early lease termination option, eviction protection, mortgage relief, interest rate caps, and the ability to reopen default judgments under certain circumstances. In addition, military personnel that are not accommodated in base housing also receive a monthly tax-free housing allowance from the military in addition to their regular pay.

## 7. Extremely Low-income Households and Poverty Status

2013-2017 CHAS data for Coronado indicates that there were approximately 970 low-income households, 750 very low-income households, and 705 extremely low-income households; totaling about 2,425 households (renters and owners) earning an income equal to or less than 80% of the Area Median Income (AMI) (see Table 2-16). Table 2-26 below, includes data characterizing affordability and cost burden for various income groups.

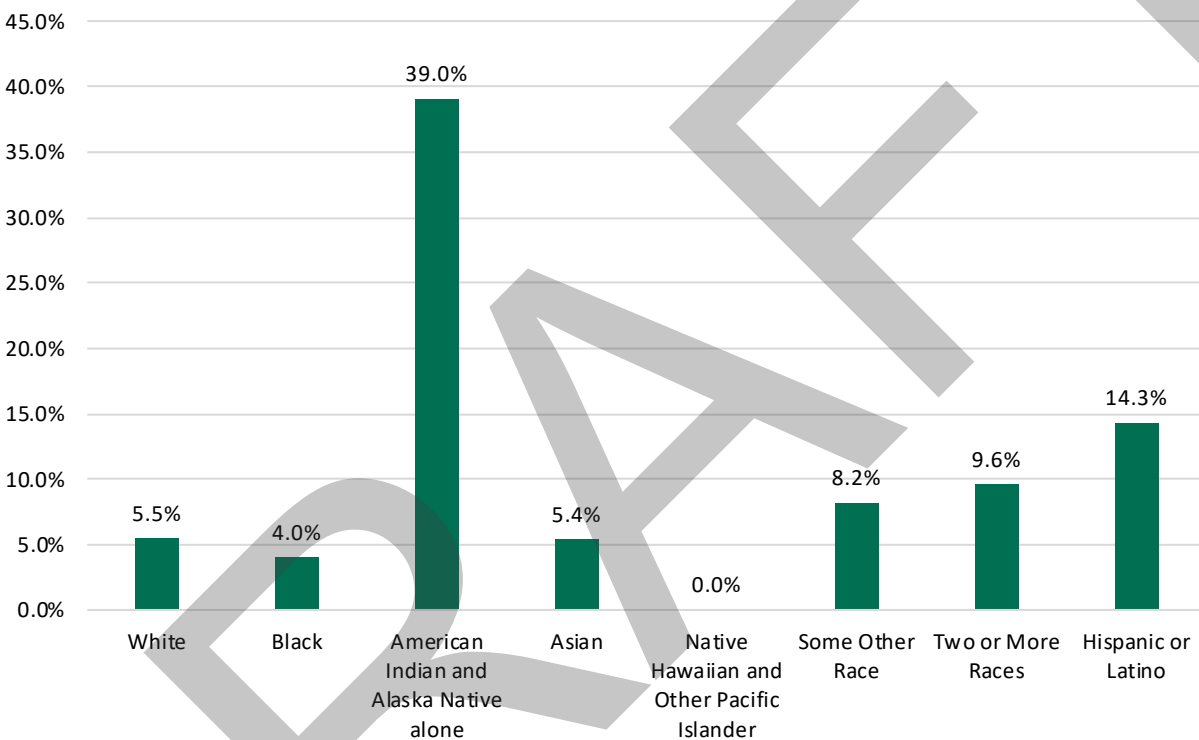
<b>Table 2-26: Housing Problems for All Households by Tenure (2013-2017)</b>				
<b>Income Category</b>	<b>Income by Housing Problem*</b>	<b>Owner</b>		
		<b>Household has at least 1 of 4 Housing Problems</b>	<b>Household has none of 4 Housing Problems</b>	<b>Cost Burden not available, no other Housing Problem</b>
Extremely Low-Income	Household Income is less-than or = 30%	180	40	35
Very Low-Income	Household Income >30% to less-than or = 50% AMI	200	50	0
Low-Income	Household Income >50% to less-than or = 80% AMI	215	75	0
Moderate-Income	Household Income >80% to less-than or = 100% AMI	140	80	0
Above Moderate-Income	Household Income >100% AMI	850	2,320	0
<b>Total</b>		<b>1,580</b>	<b>2,565</b>	<b>35</b>
<b>Income Category</b>	<b>Income by Housing Problem</b>	<b>Renter</b>		
		<b>Household has at least 1 of 4 Housing Problems</b>	<b>Household has none of 4 Housing Problems</b>	<b>Cost Burden not available, no other Housing Problem</b>
Extremely Low-Income	Household Income is less-than or = 30%	310	30	120
Very Low-Income	Household Income >30% to less-than or = 50% AMI	490	10	0
Low-Income	Household Income >50% to less-than or = 80% AMI	525	155	0
Moderate-Income	Household Income >80% to less-than or = 100% AMI	275	45	0
Above Moderate-Income	Household Income >100% AMI	680	1,670	0
<b>Total</b>		<b>2,280</b>	<b>1,910</b>	<b>120</b>
<b>Total Households (Owner and Renter)</b>		<b>3,860</b>	<b>4,475</b>	<b>155</b>

\* The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.

Figure 2-6 displays the percent of the population below poverty level by race and Hispanic or Latino origin in 2018 for Coronado. According to ACS, 1,143 persons were reported to be living in poverty, about 5.7 percent of the population for whom poverty status is determined. An estimated 39 percent of American Indian and Alaska Natives live in poverty in the City; this represents the highest percent below the poverty line, however, they make up less than 1.0% of the total population. About 9.6 percent of those identifying as some other race live below the poverty line. Of those identifying as Hispanic or Latino, 14.3 percent live below the poverty line. About five percent of person who reported White also reported living in poverty, and both the Asian and Black population reported under six percent of persons living in poverty.

**Figure 2-6: Percent Coronado Population Below Poverty Level, by Race and Ethnicity (2018)**



Note: The chart reports percentage of own population who are reported to have incomes below poverty level.  
Source: American Community Survey, 5-Year Estimates, 2018.

## 8. Persons Experiencing Homelessness

Throughout the country and San Diego region, homelessness has become an increasingly important issue. Factors contributing to the rise in homelessness include, increased unemployment and underemployment, a lack of housing affordable to lower and moderate-income persons (especially extremely low-income households), reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill.

State law mandates that cities address the special needs of homeless persons within their jurisdictional boundaries. “Homelessness” as defined by the U.S. Department of Housing and Urban Development (HUD) has recently been updated in 2019, the following lists the updated descriptions for homeless and the changes in the definition from HUD:

- People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided. The only significant change from existing practice is that people will be considered homeless if they are exiting an institution where they



resided for up to 90 days (it was previously 30 days) and were in shelter or a place not meant for human habitation immediately prior to entering that institution.

- People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled-up situation, within 14 days and lack resources or support networks to remain in housing. HUD had previously allowed people who were being displaced within 7 days to be considered homeless.
- Families with children or unaccompanied youth who are unstably housed and likely to continue in that state. This is a new category of homelessness, and it applies to families with children or unaccompanied youth who have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.
- People who are fleeing or attempting to flee domestic violence, have no other residence, and lack the resources or support networks to obtain other permanent housing. This category is similar to the current practice regarding people who are fleeing domestic violence.

This definition does not include persons living in substandard housing (unless it has been officially condemned); persons living in overcrowded housing (for example, doubled up with others), persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge), or persons who may be at risk of homelessness (for example, living temporarily with family or friends).

The Regional Task Force on the Homeless (RTFH) is San Diego County’s leading resource for information on issues of homelessness. The RTFH promotes a regional approach as the best solution to ending homelessness in San Diego County. RTFH compiles data from a physical Point-In-Time (PIT) count of sheltered (emergency and transitional) and street homeless persons. The 2020 Count was conducted on January 23, 2020 and the results are shown in **Table 2-27**. Coronado had a relatively low percentage of counted homelessness for the County in comparison to San Diego City and other coastal cities such as Carlsbad, Del Mar, Encinitas, and Solana Beach.

**Table 2-27: Homelessness in Coronado and Surrounding Cities (2020)**

Jurisdiction	Unsheltered	Sheltered	Total	% of County
Carlsbad	94	53	147	1.9%
Del Mar*	47	33	80	1.1%
Encinitas*	47	33	80	1.1%
Solana Beach*	47	33	80	1.1%
San Diego City	2,283	2,604	4,887	64.1%
Imperial Beach	16	0	16	0.2%
<b>Coronado</b>	<b>16</b>	<b>0</b>	<b>16</b>	<b>0.2%</b>
San Diego County	3,971	3,648	7,619	--

\*Counts for unsheltered and sheltered include Del Mar, Encinitas, San Dieguito, and Solana Beach area.  
Source: Regional Task Force on the Homeless, WeAllCount 2020.

According to RTFH, the San Diego region’s homeless population can be divided into two general groups: (1) urban homeless, and (2) rural homeless, including farm workers and day laborers who primarily occupy the hillsides, canyons and fields of the northern regions of the County. It is important to recognize that homeless individuals may fall into more than one category, making it difficult to accurately quantify and categorize the homeless. RTFH reports the San Diego Region has seen an increase in the average length of time people reside in emergency shelters.

## 9. Students

The college student population in the area is another factor affecting housing demand. There are several colleges and universities located near Coronado and in the San Diego region, including San Diego Community College, Point Loma Nazarene University, University of San Diego, San Diego State University, and the University of California, San Diego. According to ACS 2018 5-year estimates, 1,521 persons, about 28.8 percent of the population enrolled in school, were enrolled in college or graduate school. Of the total persons enrolled in college or graduate school, 674 were females (44.3 percent) and 847 were males (55.7 percent). While college and university students often reside with their parents, some students may reside in Coronado in their own independent housing. Students living independently have varied needs and may live on fluctuating incomes. A report by the California Community College Chancellor's Office identified a recent study of 70 community colleges found that 56 percent of students were food insecure, and nearly half were either experiencing housing insecurity (35 percent) or homelessness (14 percent).<sup>6</sup> Student's often require affordable rental housing, and although no policies and programs are needed to address the limited housing needs of students living in Coronado, the City recognizes that affordability and availability of housing may provide a burden on students. Coronado also recognizes that a lack of affordable housing may be a factor in a student's decision to move elsewhere after graduation.

## F. Housing Stock Characteristics

The characteristics of the housing stock, including growth, type, availability and tenure, age and condition, housing costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of Coronado to identify how well the current housing stock meets the needs of its current and future residents.

### 1. Housing Growth

**Table 2-28** shows the number of housing units between 2010 and 2018 for Coronado, San Diego County, nearby cities, and other coastal cities in the County. In 2018 the ACS estimated a total of 10,883 housing units. Between 2015 and 2018, Coronado's housing stock remained stagnant. In comparison to Coronado, the County of San Diego, grew by 1.4 percent from 2010 and 2015 and another 2.0 percent from 2015 to 2018. The housing stock growth from 2010 to 2015 in Coronado is higher than surrounding cities. City of San Diego saw 1.2 percent increase in housing units, and Imperial Beach saw a decrease of 0.6 percent in housing units. However, there was no housing stock growth from 2015 to 2018 in Coronado and thus, is lower to that of City of San Diego and Imperial Beach, which saw an increase of 3.1 percent and 6.8 percent, respectively, in housing units.

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<sup>6</sup> California Community Colleges, Chancellor's Office, Basic Needs Survey report, 2018.

**Table 2-28: Housing Unit Growth (2010 – 2018)**

Jurisdiction	2010	2015	2018	Percent Change	
				2010-2015	2015-2018
Carlsbad	44,673	46,296	47,117	3.6%	1.8%
Del Mar	2,596	2,814	2,695	8.4%	-4.2%
Encinitas	25,740	25,429	26,142	-1.2%	2.8%
Solana Beach	6,540	6,433	6,631	-1.6%	3.1%
San Diego City	516,033	522,410	540,644	1.2%	3.5%
Imperial Beach	9,882	9,823	10,488	-0.6%	6.8%
<b>Coronado</b>	<b>9,634</b>	<b>10,883</b>	<b>10,884</b>	<b>13.0%</b>	<b>0.0%</b>
San Diego County	1,164,786	1,180,806	1,204,884	1.4%	2.0%

*Source: United States Census Bureau, 2010 and American Community Survey, 5-Year Estimates, 2015 and 2018.*

## 2. Housing Type

**Table 2-29** provides the number of housing units by type for Coronado and San Diego County. Per the 2018 ACS, single-family detached housing units are the most common type of housing in both Coronado and the County (46.9 percent and 51.2 percent, respectively). Multi-family housing units made up 40.4 percent of units in the City and just over 35 percent in the County. Additionally, no mobile homes were reported for the City while this housing type made up about four percent of housing units in the County. A wide array of housing types, as offered by Coronado, is crucial in providing for the diverse needs of the City’s population. **Table 2-30** displays the number of housing units through military housing. The military provides about 710 housing units for military personnel.

**Table 2-29: Total Housing Units by Type**

Jurisdiction	Single-Family Detached	Single-Family Attached	Multi-Family	Mobile Homes	Total Units*
<b>Coronado</b>	46.9%	12.7%	40.4%	0.0%	100%
San Diego County	51.2%	9.6%	35.6%	3.6%	100%

\* The data shows the percent of total units in structure.  
*Source: American Community Survey, 5-Year Estimates, 2018.*

**Table 2-30: Military Housing**

Military Housing Location	Units	Year Built
Naval Air Station North Island	64	1918
Naval Amphibious Base Coronado	43	2007
Holly Square*	13	1993
Lofgreen Terrace*	200	1988
Silver Stand (I & II) *	390	1969/1990

\*Naval Base Coronado Off-Station  
*Source: Navy Region Southwest (NRSW) Inventory (August 2015)*

### 3. Housing Availability and Tenure

Housing tenure and vacancy rates generally influence the supply and cost of housing. Housing tenure defines if a unit is owner-occupied or renter occupied. Tenure is an important market characteristic as it relates to the availability of housing product types and length of tenure. The tenure characteristics in a community can indicate several aspects of the housing market, such as affordability, household stability, and availability of unit types, among others. In many communities, tenure distribution generally correlates with household income, composition and age of the householder.

**Table 2-31** shows the owner- and renter-occupied housing units in 2018 for Coronado. Of the occupied housing units, there was a near even split between renters and owners, with a slightly higher percentage of owner-occupied housing units (51 percent). A majority of owners resided in a single-family detached housing unit (33.9 percent) while a majority of renters resided in a multi-family housing unit (24.7 percent). Eighteen percent of renters resided in a single-family detached housing unit, while 11.5 percent of owners resided in a multi-family housing unit.

Tenure	Single-Family Detached	Single-Family Attached	Multi-Family	Mobile Homes	Total Occupied Units*
Owner Occupied	33.9%	5.6%	11.5%	0.0%	51.0%
Renter Occupied	18.0%	6.3%	24.7%	0.0%	49.0%
<b>Total</b>	<b>51.9%</b>	<b>11.9%</b>	<b>36.2%</b>	<b>0.0%</b>	<b>100.0%</b>

\*The data shows the percent of total occupied units.  
Source: American Community Survey, 5-Year Estimates, 2018.

As shown in **Table 2-32**, owner-occupied households had an average household size of 2.24 while renter-occupied households had an average household size of 2.52. The owner-occupied and renter-occupied household size is lower in Coronado in comparison to the County, San Diego City, and Imperial Beach.

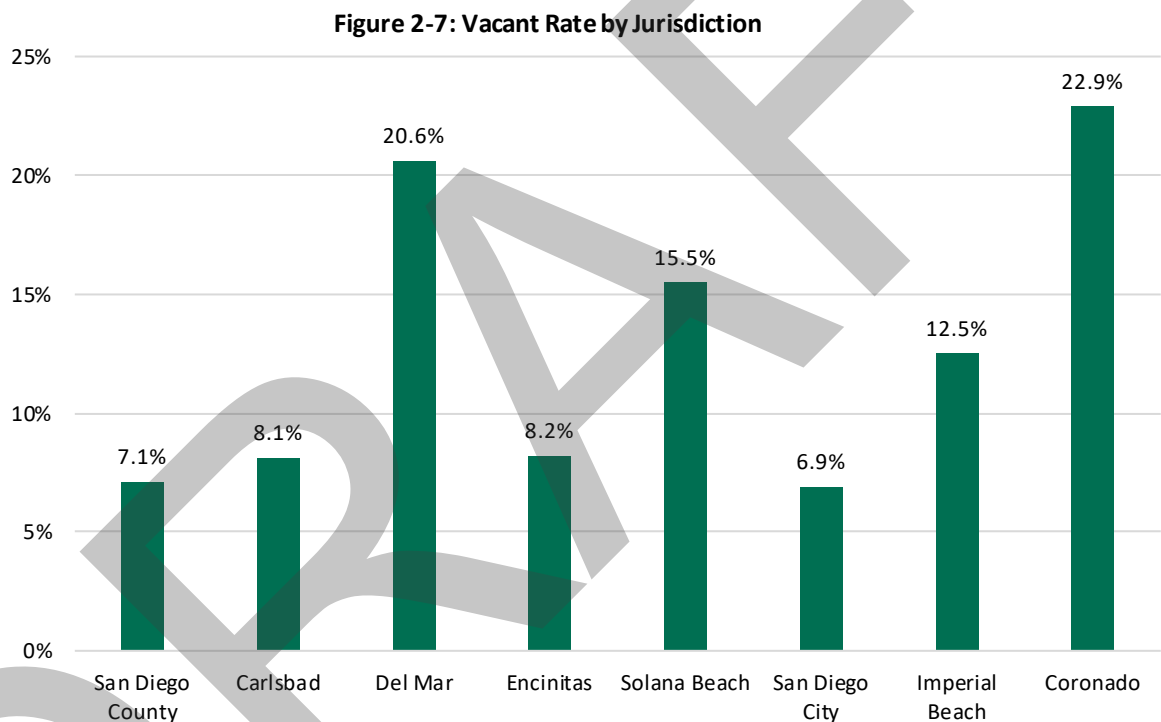
Jurisdiction	Owner Occupied Household Size	Renter Occupied Household Size	Average Household Size
Carlsbad	2.67	2.52	2.61
Del Mar	2.32	1.72	2.03
Encinitas	2.74	2.36	2.6
Solana Beach	2.46	2.28	2.39
San Diego City	2.79	2.64	2.71
Imperial Beach	2.79	2.96	2.91
<b>Coronado</b>	<b>2.24</b>	<b>2.52</b>	<b>2.38</b>
San Diego County	2.9	2.83	2.87

Source: American Community Survey, 5-Year Estimates, 2018.

Vacancy rates require analysis because they indicate the degree of housing choice available to a community. High vacancy rates usually indicate low demand and/or high supply conditions in the housing market. Too high of a vacancy rate can be difficult for owners trying to sell or rent. Low vacancy rates usually indicate high demand and/or

low supply conditions in the housing market. Too low of a vacancy rate can force prices up making it more difficult for lower and moderate-income households to find housing. Vacancy rates of between two to three percent are usually considered healthy for single-family or ownership housing, and rates of five to six percent are usually considered healthy for multi-family or rental housing. However, vacancy rates are not the sole indicator of market conditions. They must be viewed in the context of all the characteristics of the local and regional market.

The data displayed in **Figure 2-7** shows that Coronado has a vacancy rate of 22.9 percent, a higher rate than many jurisdictions in the region and significantly higher than the County’s rate of 7.1 percent. **Table 2-33** displays the breakdown of type of vacant units in Coronado in 2018. Seasonal, recreational or occasional use housing types have the highest number of vacant units at 1,857 units. About eight percent of vacant units are for rent while about four percent are rented but not occupied. There were 104 rented but unoccupied units in 2017 and 90 sold but unoccupied units. In addition, there were zero units vacant for migrant workers and only 46 units available for sale in 2018. About 10 percent of housing units were categorized as other vacant housing units.



Source: American Community Survey, 5-Year Estimates, 2018.

**Table 2-33: Vacant Housing Units by Type in Coronado (2018)**

Type of Housing	Estimate	Percent
For rent	199	8.0%
Rented, not occupied	93	3.7%
For sale only	46	1.8%
Sold, not occupied	41	1.6%
For seasonal, recreational or occasional use	1,857	74.6%
For migrant workers	0	0.0%
Other vacant	252	10.1%
<b>Total</b>	<b>2,488</b>	<b>100%</b>

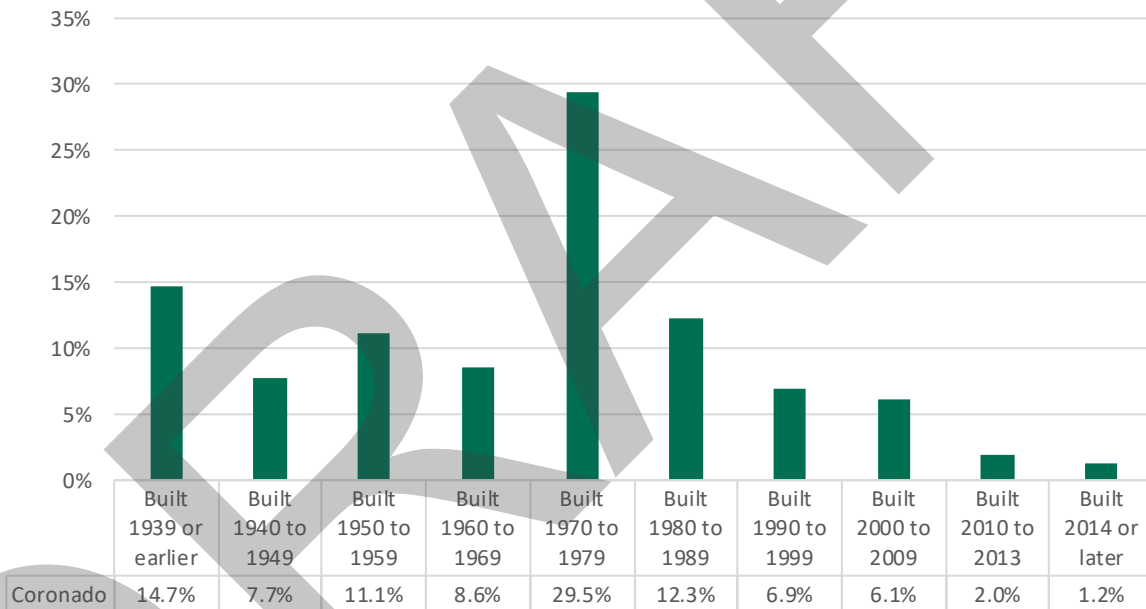
Source: American Community Survey, 5-Year Estimates, 2018.

## 4. Housing Age and Condition

Housing age can be an important indicator of housing condition within a community. For example, housing that is over 30 years old is typically in need of some major rehabilitation, such as a new roof, foundation, plumbing, etc. Many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs.

According to the data displayed in **Figure 2-8**, there was a housing stock boom from 1970 to 1979, with 29.5 percent of all housing built during this time. About 42 percent of the housing stock in Coronado was built in 1969 or earlier, with 14.7 percent being built in 1939 or earlier and 11.1 percent being built between 1950 and 1959. About nine percent of housing units in Coronado were built after 2000, and a little over one percent in 2014 or later. Typically, a large proportion of older housing may indicate that the City’s housing stock could require rehabilitation. When paired with an aging population and high vacancy percentage, the homeowner’s ability to address potential issues may become limited. Due the City’s larger percentage of high-income earning households, the ability and affordability of maintaining a house may not be a financial burden.

**Figure 2-8: Housing Stock Age**



Source: American Community Survey, 5-Year Estimates, 2018.

## G. Housing Costs and Affordability

Housing costs reflect the supply and demand of housing in a community. This section summarizes the cost and affordability of the housing stock to Coronado’s residents.

### 1. Home Ownership Market

**Table 2-34** shows the median home value in Coronado was \$1,537,000 in 2018. Homes in Coronado are significantly more expensive than other homes in County (\$526,300), San Diego City (\$569,100), and Imperial Beach (\$488,800). However, compared to other coastal cities, such as Carlsbad, Encinitas, and Solana Beach, homes in Coronado were valued slightly higher; this could be due in part to cost of land, geographic location or other housing cost factors.

Jurisdiction	Median Home Value
Carlsbad	\$770,100.00
Del Mar	\$2,000,000.00
Encinitas	\$913,700.00
Solana Beach	\$1,137,100.00
San Diego City	\$569,100.00
Imperial Beach	\$488,800.00
<b>Coronado</b>	<b>\$1,537,000.00</b>
San Diego County	\$526,300.00
<i>Source: American Community Survey, 5-Year Estimates, 2018.</i>	

## 2. Rental Market

**Table 2-35** shows the average cost of rental housing units in Coronado based on a December 21, 2020, Zillow search for units available for rent. A total of 20 units ranging from 1-bedroom to 3-bedrooms returned the following rental cost and price per square foot.

Unit Type	Rental Cost	Price per Square Foot
1-Bedroom	\$2,658	\$4.22
2-Bedroom	\$3,857	\$5.21
3-Bedroom	\$6,335	\$3.31
<i>Source: Zillow Rental Listings (December 2020 and March 2021)</i>		

Housing affordability can be inferred by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. Taken together, this information can generally show who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding and overpayment.

HUD conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, HCD developed income limits, based on the Area Median Income (AMI), which can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end. The maximum affordable home and rental prices for residents in San Diego County are shown in **Table 2-36** and **Table 2-37**.

The data shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment). This amount can be compared to current housing asking prices (**Table 2-34**) and market rental rates (**Table 2-35**) to determine what types of housing opportunities a household can afford.

*Extremely Low-Income Households*

Extremely low-income households earn less than 30 percent of the County AMI – up to \$24,300 for a one-person household and up to \$37,450 for a five-person household in 2020. Extremely low-income households may not be able to afford market-rate rental or ownership housing in Coronado without assuming a substantial cost burden.

*Very Low-Income Households*

Very low-income households earn between 31 percent and 50 percent of the County AMI – up to \$40,450 for a one-person household and up to \$62,400 for a five-person household in 2020. A very low-income household can generally afford homes priced between \$141,500 and \$198,000, adjusting for household size. A very low-income household at the maximum income limit can afford to pay approximately \$1,011 to \$1,560 in monthly rent, depending on household size. Given the high cost of housing in Coronado, persons or households of very low-income may not be able to afford to rent or purchase a home in the City.

*Low-Income Households*

Low-income households earn between 51 percent and 80 percent of the County's AMI - up to \$64,700 for a one-person household and up to \$99,800 for a five-person household in 2020. The affordable home price for a low-income household at the maximum income limit ranges from \$254,500 to \$372,000. Based on the median home value in 2018 (**Table 2-34**), ownership housing in Coronado would not be affordable to low-income households. A one-person low-income household could afford to pay up to \$1,618 in rent per month and a five-person low-income household could afford to pay as much as \$2,495. Low-income households in Coronado may not be able to find adequately sized affordable apartment units (**Table 2-35**).

*Moderate Income Households*

Persons and households of moderate income earn between 81 percent and 120 percent of the County's AMI – up to \$120,150, depending on household size in 2020. The maximum affordable home price for a moderate-income household is \$315,700 for a one-person household and \$467,000 for a five-person family. Moderate income households in Coronado would not be able to purchase a home in the City. The maximum affordable rent payment for moderate income households is between \$1,948 and \$3,004 per month. Moderate income households may be able to afford 1-bedroom units but not larger rental units.



**Table 2-35: Affordable Monthly Housing Cost for Renters in San Diego County (2020)**

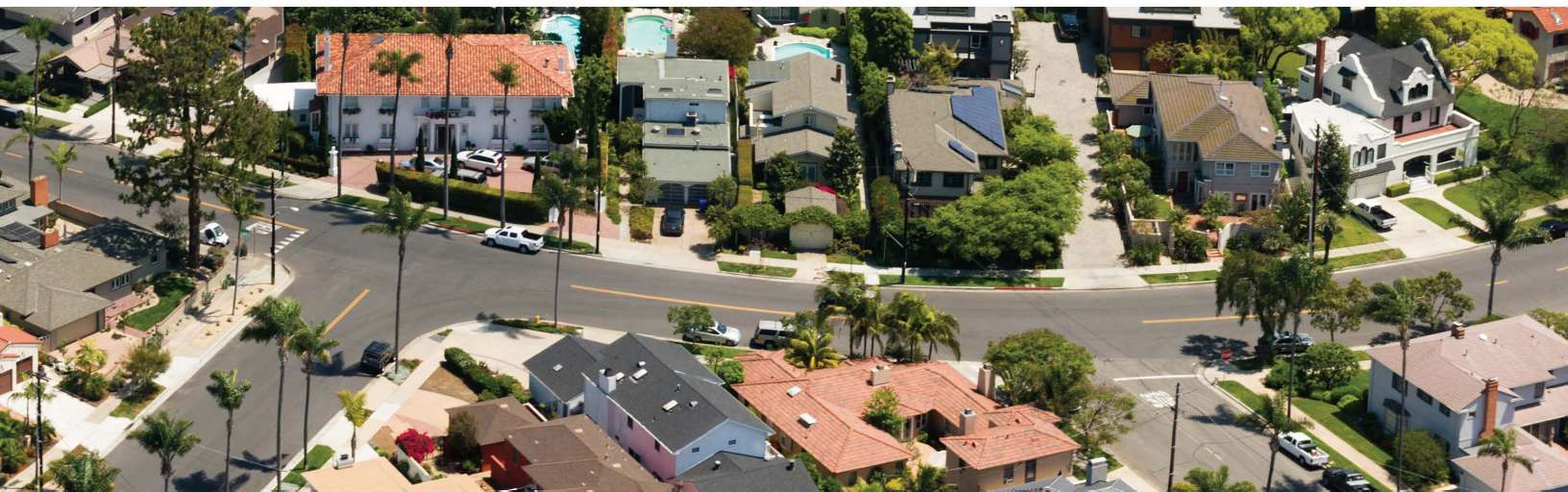
Annual Income	Rent	Utilities	Total Affordable Monthly Housing Cost	
<b>Extremely Low-income (30% of AMI)</b>				
1-Person	\$24,300	\$393	\$215	\$608
2-Person	\$27,750	\$433	\$261	\$694
3-Person	\$31,200	\$473	\$307	\$780
4-Person	\$34,650	\$488	\$378	\$866
5-Person	\$37,450	\$512	\$424	\$936
<b>Very Low-income (50% of AMI)</b>				
1-Person	\$40,450	\$796	\$215	\$1,011
2-Person	\$46,200	\$894	\$261	\$1,155
3-Person	\$52,000	\$993	\$307	\$1,300
4-Person	\$57,750	\$1,066	\$378	\$1,444
5-Person	\$62,400	\$1,136	\$424	\$1,560
<b>Low-income (80% AMI)</b>				
1-Person	\$64,700	\$1,403	\$215	\$1,618
2-Person	\$73,950	\$1,588	\$261	\$1,849
3-Person	\$83,200	\$1,773	\$307	\$2,080
4-Person	\$92,400	\$1,932	\$378	\$2,310
5-Person	\$99,800	\$2,071	\$424	\$2,495
<b>Moderate Income (120% AMI)</b>				
1-Person	\$77,900	\$1,733	\$215	\$1,948
2-Person	\$89,000	\$1,964	\$261	\$2,225
3-Person	\$100,150	\$2,197	\$307	\$2,504
4-Person	\$111,250	\$2,403	\$378	\$2,781
5-Person	\$120,150	\$2,580	\$424	\$3,004
<p>Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on San Diego County Utility Allowance.</p> <p>Source: San Diego County Utility Allowance, April 2020; California Department of Housing and Community Development, 2020 Income limits; and Kimley Horn and Associates.</p>				

Table 2-36: Affordable Monthly Housing Cost for Homeowners in San Diego County (2020)						
Annual Income	Mortgage	Utilities	Tax and Insurance	Total Affordable Monthly Housing Cost	Affordable Purchase Price	
<b>Extremely Low-income (30% of AMI)</b>						
1-Person	\$24,300	\$315	\$215	\$94	\$624	\$69,000
2-Person	\$27,750	\$329	\$261	\$104	\$694	\$72,000
3-Person	\$31,200	\$356	\$307	\$117	\$780	\$78,000
4-Person	\$34,650	\$358	\$378	\$130	\$866	\$78,500
5-Person	\$37,450	\$372	\$424	\$140	\$936	\$81,500
<b>Very Low-income (50% of AMI)</b>						
1-Person	\$40,450	\$645	\$215	\$152	\$1,011	\$141,500
2-Person	\$46,200	\$721	\$261	\$173	\$1,155	\$158,000
3-Person	\$52,000	\$798	\$307	\$195	\$1,300	\$175,000
4-Person	\$57,750	\$849	\$378	\$217	\$1,444	\$186,000
5-Person	\$62,400	\$902	\$424	\$234	\$1,560	\$198,000
<b>Low-income (80% AMI)</b>						
1-Person	\$64,700	\$1,160	\$215	\$243	\$1,618	\$254,500
2-Person	\$73,950	\$1,310	\$261	\$277	\$1,849	\$287,000
3-Person	\$83,200	\$1,461	\$307	\$312	\$2,080	\$320,500
4-Person	\$92,400	\$1,586	\$378	\$347	\$2,310	\$348,000
5-Person	\$99,800	\$1,697	\$424	\$374	\$2,495	\$372,000
<b>Moderate Income (120% AMI)</b>						
1-Person	\$77,900	\$1,440	\$215	\$292	\$1,948	\$315,700
2-Person	\$89,000	\$1,630	\$261	\$334	\$2,225	\$357,500
3-Person	\$100,150	\$1,821	\$307	\$376	\$2,504	\$399,500
4-Person	\$111,250	\$1,986	\$378	\$417	\$2,781	\$435,500
5-Person	\$120,150	\$2,129	\$424	\$451	\$3,004	\$467,000
Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on San Diego County Utility Allowance.						
Source: San Diego County Utility Allowance, April 2020; California Department of Housing and Community Development, 2020 Income limits; and Kimley Horn and Associates.						

The Community Profile section of the Housing Element provides an overview of the community and housing to set a baseline for the analysis and identified housing needs throughout the following sections. The following section, Housing Constraints and Resources, provide further details and data on what may hinder or assist in the development of housing throughout the City.



## Section 3: Housing Constraints, Resources, and Affirmatively Furthering Fair Housing (AFFH)



## Section 3: Housing Constraints

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A variety of constraints affects the provisions and opportunities for adequate housing in Coronado. Housing constraints consist of governmental constraints, including but not limited to development standards and building codes, land use controls, and permitting processes; and nongovernmental or market constraints, including but not limited to land costs, construction costs, and availability of finances. Combined, these factors create barriers to availability and affordability of new housing, especially for lower and moderate-income households.

### A. Nongovernmental Constraints

Nongovernmental constraints largely affect the cost of housing in Coronado and can produce barriers to housing production and affordability. These constraints include the availability and cost of land for residential development, the demand for housing, financing and lending, construction costs, and the availability of labor, which can make it expensive for developers to build any housing, and especially affordable housing. The following highlights the primary market factors that affect the production of housing in Coronado.

#### 1. Land Costs and Construction Costs

Construction costs may vary widely according to the type of development, with multi-family housing generally less expensive to construct than single-unit homes. However, there is variation within each construction type, depending on the size of the unit and the number and quality of amenities provided. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The International Code Council was established in 1994 with the goal of developing a single set of national model construction codes, known as the International Codes, or I-Codes. The ICC updates the estimated cost of construction at six-month intervals and provides estimates for the average cost of labor and materials for typical Type VA wood-frame housing. Estimates are based on “good-quality” construction, providing for materials and fixtures well above the minimum required by state and local building codes. In August 2020, the ICC estimated that the average per square-foot cost for good-quality housing was approximately \$118.57 for multi-unit housing, \$131.24 for single-unit homes, and \$148.44 for residential care/assisted living facilities. Construction costs for custom homes and units with extra amenities run even higher. Construction costs are also dependent upon materials used and building height, as well as regulations set by the City’s adopted Building Code. For example, according to the ICC, an accessory dwelling unit (ADU) or converting a garage using a Type VB wood framed unit would cost about \$123.68 per square foot. Although construction costs are a significant portion of the overall development cost, they are consistent throughout the region and, especially when considering land costs, are not considered a major constraint to housing production in Coronado.

Land costs can also pose a significant constraint to the development of affordable and middle-income housing and represents a significant cost component in residential development. Land costs may vary depending on whether the site is vacant or has an existing use that must be removed. A September 2020 Redfin and Zillow search of lots for sale in the City returned five vacant lots sold over the last four years; there are no vacant lots currently on the market. Of the lots listed, the costs ranged from \$1,595,000 for 0.13 acres (about \$285 per square foot) to \$6,150,000 for 0.25 acres (about \$603 per square foot). In addition, a local construction company assumes about a \$900,000 valuation for a 3,500 square foot property in the Village, which generally sell for about \$1,000,000. For a 7,000 square foot lot with no ocean or bay view, a value of \$1,500,000 to about \$2,400,000 is assumed, with a general sales price of about \$1,800,000. Additionally, the estimated sale price for an oceanfront lot is about \$5,000,000. The limited supply and high cost of vacant land poses the largest constraint to the construction of affordable housing, especially affordable housing in Coronado.

## 2. Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in a community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to such loans. Additionally, availability of financing affects a person’s ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary concern in a review of lending activity is to determine whether home financing is available to residents of a community. The data presented in this section includes the disposition of loan applications submitted to financial institutions for home purchase, home improvement, and refinancing in Coronado.

**Table 3-1** below displays the disposition of loan applications for the San Diego-Chula Vista- Carlsbad area, per the 2016 HMDA report. Within the San Diego region, the lowest levels of loan approval were among households within the low and very low-income groups, particularly among applicants who identified as Native Hawaiian, Pacific Islander, American Indian and Alaska Native. Applicants who identified as Asian or White were among those with a higher percentage of approval in the low and very low-income categories. Applicants in the moderate and above moderate-income categories had higher rates of loan approval, over 50% for persons of all race and ethnicity. Overall, a higher number of persons who identified as White applied for home loans and had some of the highest rates of approval in all income categories which can be expected given the City’s demographics. Given the relatively high rates of approval for home purchase, improvement, and refinance loans, home financing is generally available and not considered to be a significant constraint to the provision and maintenance of housing in Coronado.

<b>Table 3-1: Disposition of Loan Applications by Race/Ethnicity– San Diego-Chula Vista-Carlsbad MSA/MD, 2019</b>				
<b>Applications by Race/Ethnicity</b>	<b>Percent Approved</b>	<b>Percent Denied</b>	<b>Percent Other</b>	<b>Total (Count)</b>
<b>LESS THAN 50% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	37.5%	43.8%	21.3%	80
Asian	41.6%	33.2%	26.2%	975
Black or African American	49.5%	23.6%	28.5%	529
Native Hawaiian or other Pacific Islander	32.5%	42.3%	26.0%	123
White	47.3%	28.2%	26.4%	7669
Hispanic or Latino	40.8%	33.9%	27.1%	2221
<b>50-79% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	43.3%	34.0%	24.8%	141
Asian	45.4%	29.5%	27.6%	1549
Black or African American	46.4%	29.4%	27.9%	595
Native Hawaiian or other Pacific Islander	40.0%	36.7%	25.3%	150
White	53.8%	22.8%	28.3%	10650
Hispanic or Latino	48.8%	26.2%	29.4%	3986
<b>80-99% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	62.5%	20.8%	20.8%	48
Asian	54.7%	19.1%	29.9%	695
Black or African American	51.8%	23.9%	26.5%	272
Native Hawaiian or other Pacific Islander	50.0%	22.7%	33.3%	66

**Table 3-1: Disposition of Loan Applications by Race/Ethnicity– San Diego-Chula Vista-Carlsbad MSA/MD, 2019**

Applications by Race/Ethnicity	Percent Approved	Percent Denied	Percent Other	Total (Count)
White	58.4%	18.6%	27.2%	4735
Hispanic or Latino	54.4%	20.9%	29.2%	1676
<b>100-119% OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	53.8%	20.5%	27.7%	195
Asian	58.2%	18.0%	27.4%	2684
Black or African American	55.3%	19.3%	28.5%	888
Native Hawaiian or other Pacific Islander	57.7%	20.2%	25.8%	213
White	64.5%	14.1%	26.2%	17111
Hispanic or Latino	59.2%	16.8%	28.4%	5307
<b>120% OR MORE OF MSA/MD MEDIAN</b>				
American Indian and Alaska Native	55.0%	20.8%	27.5%	360
Asian	63.0%	12.3%	28.0%	10863
Black or African American	57.1%	16.1%	30.4%	1744
Native Hawaiian or other Pacific Islander	57.3%	16.9%	29.4%	415
White	67.7%	11.0%	25.7%	60252
Hispanic or Latino	61.4%	14.5%	27.6%	9176
Source: Consumer Financial Protection Bureau, Disposition of loan applications, by Ethnicity/Race of applicant, 2019.				

### 3. Economic Constraints

Market forces on the economy and the construction industry can act as a barrier to housing construction and especially to affordable housing construction. It is estimated that housing price growth will continue in the city and the region for the foreseeable future. Moving into 2020, the economy was growing, California was seeing a 1.6 percent growth in jobs from 2019 and experiencing all-time lows for unemployment rates. However, with the unexpected and rapid spread of the COVID-19 virus, the California economy and prior growth came to a pause. The lasting effects of the COVID-19 pandemic on housing will remain unknown for some time, however, it created additional economic burden to many people who became unemployed in 2020.

A 2020 California Association of Realtors (CAR) report found that homes on the market in San Diego County cost an average of \$670,000 in February 2020, a seven percent increase year to year change. According to the CAR First Time Buyer Housing Affordability Index, from 2018 to 2019 the median value of a home in San Diego County was \$556,750 with monthly payments (including taxes and insurance) of \$2,880, requiring an average qualifying income of \$86,400. In the City of Coronado, homes and cost of living were significantly higher. According to November 2019 CoreLogic California Home Sale Activity, the median cost of a home in Coronado was \$1,095,000.

Coronado’s median home price outpaced nearby coastal cities such as Solana Beach (\$1,020,000), Encinitas (\$992,000) and Carlsbad (\$859,000). The high cost of land and increasing home prices in Coronado present a constraint to the development of and access to housing, particularly at rental and for sale prices available to lower income renters and buyers.

## B. Governmental Constraints

In addition to market constraints, local policies and regulations also affect the price and availability of housing and the provision of affordable housing. For example, State and Federal regulations, which the City has no control over, also affect the availability of land for housing and the cost of housing production. Regulations related to environmental protection, building codes, and other topics have significant, often adverse, impacts on housing cost and availability.

While the City of Coronado has no control over State and Federal Laws that affect housing, local laws including land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the maintenance, development, and improvement of housing.

### 1. Land Use Controls

In the State of California, cities are required to prepare a comprehensive, long term General Plan to guide future development. The Land Use Element of the General Plan establishes land uses for developments within the City of Coronado. The Land Use Element sets policies and regulations for guiding local development. These policies, together with existing zoning regulations, establish the amount and distribution of land to be allocated for different uses within the City. The Land Use Element of the General Plan identifies the following residential categories:

- **Very Low Density Residential:** Up to 8 dwelling units per acre
- **Low Density Residential:** Up to 12 dwelling units per acre
- **Medium Density Residential:** Up to 28 dwelling units per acre
- **High Density Residential:** Up to 40 dwelling units per acre
- **Very High Density Residential:** Up to 47 dwelling units per acre
- **Residential-Planned Community Development**
- **Residential-Special Care Development**
- **Planned Community Development**

These categories accommodate development of a wide range of housing types in Coronado. Furthermore, maintaining the existing residential categories is important for ensuring compatibility between the new and existing housing.

#### Overlay Zones

Overlay Zones are regulatory tools that create a special zoning district, placed over an existing base zone(s), which identifies special provisions in addition to those in the underlying base zone. The overlay district can share common boundaries with the base zone or cut across base zone boundaries. Regulations or incentives are attached to the overlay district to protect a specific resource or guide development within a special area.<sup>1</sup>

#### Local Coastal Program

The Local Coastal Program (LCP) is a coastal management plan which contains land use, development, public access, and resource protection policies and regulations to implement the California Coastal Act (Coastal Act). As the whole City is within the Coastal zone, as defined by the Coastal Act, all projects must meet the LCP requirements and may be appealed to the Coastal Commission if located within their appeal jurisdiction. This additional level of review and approval process may extend the review period of development projects and increase the application and discretionary review costs.

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<sup>1</sup> Center for Land Use Education, *Planning Implementation Tools Overlay Zoning*, University of Wisconsin, 2005.

## 2. Residential Development Standards

The City of Coronado establishes eight residential zoning districts in its Municipal Code to provide a range of housing types and provisions to establish use regulations and development standards. These standards and regulations are intended to create the highest quality residential development, minimize land use conflicts, encourage the maintenance of residential neighborhoods and implement the goals of the City's General Plan. The established residential zones are described below:

- **Single Family Residential (R1-A)**: The R-1A Zone is intended to provide for communities consisting of single-family dwelling buildings with a minimum gross lot size of 7,500, 6,600, 6,000 or 5,500 square feet of lot area per dwelling unit (six to eight dwelling units per acre), except that single-family dwelling buildings or duplexes may be placed on a minimum lot size of 5,250 square feet of lot area per dwelling unit.
- **Single Family Residential Bay Front SubZone (R-1A(BF))**: The R-1A(BF) Subzone is a subzone of the R-1A Zone with unique development standards due to the subzone's unusual location relative to the San Diego Bay and public rights-of-way; topography; lot configurations; and unbuildable portions of the lots. The R-1A(BF) Subzone is intended to provide for neighborhoods consisting of single-family dwelling buildings with a minimum gross lot size of 7,500 square feet of lot area per dwelling unit
- **Single Family Residential (R-1B)**: The R-1B Zone is intended to provide for communities consisting of single-family dwelling buildings and duplexes with a minimum gross lot size of 3,500 square feet per dwelling such as townhouses, patio houses, and cluster houses.
- **Multiple Family Residential (R-3)**: The R-3 Zone provides an area for the development of multiple-family dwellings.
- **Multiple Family Residential (R-4)**: The R-4 Zone applies to the Orange Avenue Corridor Specific Plan to provide for high quality, multiple family dwelling unit structures in an intensely developed residential environment with a minimum gross lot size of one thousand ninety (1,090) square feet per dwelling unit or a minimum three thousand and five hundred (3,500) square foot lot or building site.
- **Multiple Family Residential (R-5)**: The purpose of the R-5 Multiple Family Residential Zone is to provide regulations for residential land development at an overall maximum density of 47 dwelling units per acre consisting of high quality multiple-family dwelling structures and supporting facilities consisting of noncommercial recreation facilities and maintenance and operational facilities essential to the development.
- **Residential Special Care Development (R-SCD)**: The Special care development zone is intended to provide the ambulatory elderly a care and housing opportunity within the community that addresses their unique needs and facilitates their continued participation in community activities.
- **Residential Planned Community Development (R-PCD)**: The purpose and intent of the R-PCD Zone is to provide for orderly, comprehensively planned residential development, including related open space and accessory community services consisting of desirable recreational and commercial facilities, as well as maintenance and operational facilities essential to the development. Such residential land development normally requires deviation from the normal zoning regulations and standards regarding lot size, yard requirements, bulk and structural coverage to maximize the benefits accruing to the citizens of the City especially for the preservation of site, view and physical access.

As mentioned above, Coronado establishes development standards to regulate development throughout the City through its Zoning Code. The development standards include minimum requirements for lot size, width, building setbacks, and open space. **Table 3-2** provides the development standards applicable to each zoning district in Coronado that allows for residential development.



Table 3-2: Development Standards							
Zoning	Min. Lot Area Per DU (Sq. Ft.)	Minimum Setbacks			Height	Structural Coverage	Density
				Rear			
R-1A/B	R-1A: 5,000 R-1A(E): 5,250 R-1A(CC-1): 7,500 R-1A(CC-2): 6,600 R-1A(CC-3): 6,000 R-1A(BF): 7,500 R-1B: 3,500	25 feet <sup>(1)</sup>	10% of lot width / 3 feet / Cannot exceed 5 feet <sup>(2)</sup>	20% of lot depth / Cannot exceed 15 feet <sup>(3)</sup>	23 feet <sup>(4)</sup> / 27 feet 6 inches <sup>(5)</sup> / 15 feet 7 inches <sup>(6)</sup>	50%	6-12 DU/Acre
R-3	3,500	25 feet / 25% of lot depth	10% of lot width / 3 feet / Cannot exceed 5 feet <sup>(7)</sup>	10% of lot depth / Cannot exceed 10 feet	<u>2-Story/Multi-family:</u> 30 feet and less than 23 feet for more than 40% of lot area <u>Single-family/duplex:</u> 22 feet <sup>(4)</sup> / 27 feet 6 inches <sup>(5)</sup> / 30 feet <sup>(6)</sup>	<u>Multi-family:</u> 60% <u>Single-family:</u> 50%	28 DU/Acre or 1 DU/1,556 sq. ft.
R-4	1,090 on a min. 3,500 sq. ft. lot	25 feet	10% of lot width / 3 feet / Cannot exceed 5 feet <sup>(7)</sup>	<u>Multi-family:</u> 5, 10, 15 feet for 1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> stories <u>Single-family/Duplex:</u> 10% of lot dept / cannot exceed 10 feet	<u>3-Stories/Multi-family:</u> 33 feet <sup>(9)</sup> / 35 feet <sup>(10)</sup> <u>2-Stories/Single-family:</u> 22 feet <sup>(4)</sup> / 27 feet 6 inches / 30 feet <sup>(6)</sup>	<u>Multi-family:</u> 60% <u>Single-family/duplex:</u> 50%	40 DU/Acre or 1 DU/1,090 sq. ft.
R-5	N/A	25 feet / 25% of lot depth	10% of lot/building width / 5 feet <sup>(8)</sup>	25% of lot depth / Max. 25 feet	No more and no less than 150 feet	33%	47 DU/Acre

**Notes:**

DU – Dwelling Unit

- (1) For lots with depth of 60 feet or less - 15% of the depth.
- (2) For adjacent single units or duplex development one side yard can be reduced to zero. The remaining side yard – minimum 20% of lot width or 6 feet. R-1B and R-1A(BF) Zones have unique standards.
- (3) 10 feet in the R-1B Zone.
- (4) For a building with a flat, mansard, or sloped roof with a pitch of less than 3:12.
- (5) For a building with a sloped roof of 3:12 and greater, but less than 6:12.
- (6) For a building with a sloped roof of 6:12 and greater.
- (7) For adjacent single units or duplex development one side yard can be reduced to zero. The remaining side yard – minimum 20% of lot width or 6 feet and need not exceed 10 feet.
- (8) For buildings more than two stories, an additional one foot for each story above the second.
- (9) For a building with a flat, mansard, or sloped roof with a pitch of less than 2:12.
- (10) For a building with a flat, mansard, or sloped roof with a pitch greater than 2:12.

\*The development standards provided in this table are used as a tool to analyze potential constraints to the development of housing in Coronado. Housing developers should refer to the City's Zoning Code for project specific development standards.

Source: City of Coronado Municipal Code

**Setbacks**

Setbacks are defined by the Zoning Code as that area back from and parallel to the property line on which no building, structure or portion thereof is permitted, erected, constructed or placed unless specifically permitted. Setbacks to the front, sides, and rear of a property allow for light and air, pedestrian and vehicular circulation, emergency access, and aesthetic improvements.

**Structural Coverage**

Structural coverage refers to the ratio of the grade level coverage of a lot by “structures” including architectural features projecting outward from the building facade whether they extend to grade level or not to the gross lot area. Lot coverage requirements are established by the City to regulate bulk, mass, and intensity of use.

**Maximum Building Height**

The maximum building height is the vertical distance above “grade” to different points on a building depending on the zoning district.

- **For all buildings in the R-1A, R-1A(BF), R-1B, R-3 and R-4 Zones:** the highest point of the roof, top of parapet wall, guardrail, mechanical equipment or similar feature of a building with a flat, false mansard or sloped roof with a pitch of less than 3:12 and the highest point of a roof’s ridge for roofs with a pitch equal to or greater than 3:12.
- **For all buildings located in zones other than R-1A, R-1A(BF), R-1B, R-3 and R-4 Zones:** the average midpoint between the ridge and eave of a sloped roof with a pitch equal to or greater than 3:12 and to the highest point of the roof, top of parapet wall, guardrail, mechanical equipment or similar feature of a building with a flat, false mansard or sloped roof with a pitch less than 3:12.

**Parking Standards**

Parking standards are established by the Municipal Code in order to ensure adequate parking is provided for the property and visitors. Parking requirements also keep from overcrowding public parking or creating on-/off-site traffic hazards. Coronado parking requirements for residential developments are provided in **Table 3-3**.

<b>Dwelling Type and Lot Size</b>		<b>Required Parking per DU</b>
<b>New Single-Family or Duplexes</b>	4,000 sq.ft. or less	2 - one covered and enclosed space + one unenclosed space
	4,001 – 5,599 sq. ft.	2 - one covered and enclosed space + one open or enclosed space
	5,600 sq. ft. and greater	3 - two covered and enclosed space + one open or enclosed
	Less than 50 feet in width and either has no secondary street or alley access or fronts solely on an alley	2 - one covered and enclosed space + one open and unenclosed space
<b>Existing Single-Family or Duplexes <sup>(1)</sup></b>		2 – one must be covered and enclosed
<b>Multiple-Family</b>		No less than 2 parking spaces per dwelling unit <sup>(2)</sup>
<b>Multiple-Family in the R-5 Zone</b>		1.5 spaces
<b>Senior Housing Projects</b>		1 space per senior dwelling unit
<b>Affordable Housing Projects</b>		1.5 spaces
<b>Limited Residential Special Care Facilities in the Residential-Special Care Development Zone</b>		1 space per 2 habitable units
<b>Nursing and Convalescent Homes</b>		1 space per 3 patient beds
<b>Mixed Use Developments</b>		2 spaces
<b>Notes:</b>		
(1) Existing construction built prior to 1973.		
(2) A minimum of 50 percent of the required parking spaces is required to be open and unenclosed. Additional requirements are outlined in the City of Coronado Municipal Code, Title 86 Chapter 86.58.		
<i>Source: Coronado Municipal Code</i>		

### 3. Provisions for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of types of housing for all income levels. **Table 3-4** below summarizes the City’s zoning provisions for various types of housing.

Housing Type	Zoning Districts								
	R-1A	R-1A (BF)	R-1B	R-3	R-4	R-5	R-SCD	H-M	C
Single-Family Dwelling	X	X	X	X	-	-	-	-	--
Manufactured Housing	X	X	X	X	-	-	-	-	--
Duplex	X	-	X	X	-	-	-	-	--
Multiple-Family Dwelling	-	-	-	X	-	X	-	-	--
Residential Care Facility	X	X	X	X	M	X	X	-	--
Special Care Housing	-	-	-	-	-	-	X	-	--
Skilled Nursing Facility	-	-	-	-	-	-	X	M	--
Supportive Housing	X	X	X	X	-	X	-	-	--
Transitional Housing	X	X	X	X	-	X	-	-	--
Emergency Shelters <sup>1</sup>	--	--	--	--	--	--	--	--	X
Low Barrier Navigation Centers	NL	NL	NL	NL	NL	NL	NL	NL	NL
Condominium	-	-	-	-	-	-	-	-	--
Stock Cooperative	-	-	-	-	-	-	-	-	--
Common Interest Subdivision	-	-	-	-	-	-	-	-	--
Boarding House	-	-	-	M	M	-	-	M	--
Single-Room Occupancy	-	-	-	-	M	-	-	-	--
Lodging House	-	-	-	M	-	-	-	-	--
Convalescent Home	-	-	-	-	-	-	-	M	--
Farmworker Housing	NL	NL	NL	NL	NL	NL	NL	NL	NL

**Notes:**  
(X): Permitted  
(M): Major Special Use Permit  
(-): prohibited  
(NL): Not Listed  
1. Location restricted from Orange Avenue in the Commercial Zone  
Source: Coronado Municipal Code

#### Single-Family Dwelling

The Zoning Code defines a single-family dwelling as any building designed for use exclusively as a dwelling unit for one family, except for accessory dwelling units.

#### Accessory Dwelling Units (ADUs)

An ADU is an attached or detached dwelling unit that provides complete, independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An ADU must include a living and sleeping space, kitchen space, full bathroom, and utilities. An ADU is considered a second unit and may be located detached or attached to a single-family residence.

#### Duplexes

The Zoning Code defined a duplex as any development with two dwelling units on one lot.

### Multi-Family Dwelling

A multi-family dwelling refers to an “apartment complex” or a “residential condominium complex” containing three or more dwelling units, or a dwelling unit in one of these types of housing complexes or a development of three or more dwelling units on one lot.

### Manufactured Housing

Manufactured housing refers to a type of housing unit that is largely assembled in factories and then transported to sites of use and installed on a foundation system, pursuant to Section 18551 of the Health and Safety Code, and certified under the National Manufactured Housing Construction and Safety Standards Act of 1974

### Residential Care Facilities

A residential care facility refers to a State-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children where care is provided on a 24-hour-a-day basis.

### Emergency Shelters

The City of Coronado’s Municipal Code defines emergency shelters as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. The City Permits Emergency Shelters in the commercial (C) zone. The zone provides adequate land to accommodate emergency shelters. In compliance with state law, the Municipal Code also provides the following standards for Emergency Shelters:

- Development standards applicable to the Commercial Zone in which the emergency shelter is located.
- Parking requirements based upon Chapter 86.58 of the Coronado Municipal Code.
- All waiting and intake areas shall be located completely within the building.
- The emergency shelter shall provide on-site management during all hours of operation.
- Exterior lighting and security shall be provided during hours that the emergency shelter is in operation to ensure that the use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.

### Low Barrier Navigation Centers

AB 101 states that “The Legislature finds and declares that Low Barrier Navigation Center developments are essential tools for alleviating the homelessness crisis -.” Low Barrier Navigation Centers are defined as a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low Barrier Navigation Centers are required as a use by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. The City of Coronado’s Municipal Code does not address Low Barrier Navigations Centers by definition, however a program will be adopted to ensure the City’s development standards allow Low Barrier Navigation Centers By Right in all zones that permit mixed-uses and non-residential uses.

### Transitional Housing

Transitional housing refers to temporary housing, generally provided for a few months to two years, with supportive services that prepare individuals or families to transition from emergency or homeless shelters to permanent housing. Such housing may be configured for specialized needs groups such as people with substance abuse problems, mental illness, domestic violence victims, veterans, or people with illnesses such as AIDS/HIV. Such housing could be provided in apartment complexes, boarding house complexes, or in single-family homes.

Supportive Housing

Supportive housing is defined as housing with no limit on length of stay, that is occupied by low income adults with disabilities, and that is linked to on-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Farmworker Housing

California Health and Safety Code Sections 17021.5 and 17021.6 require agricultural employee housing to be permitted by-right, without a conditional use permit (CUP), in single-family zones for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds. The City of Coronado’s Municipal Code does not define Farmworker Housing or permit it as a use in the R1-A, R-1A(BF), or R-1B zones. The City will include a program to update the municipal code to define and permit farmworker housing in all single-family zones and zones which permit agricultural uses, for compliance with state law.

**4. State Density Bonus Law**

Density bonuses are another way to increase the number of dwelling units otherwise allowed in a residentially zoned area. The City’s Zoning Ordinance identifies the purpose of the Density Bonus Ordinance to increase the production of housing for a wide range of residential needs in the community, including housing for very-low, low- and moderate-income households and for seniors; as well as, accommodate a wide range of housing consistent with the goals, objectives, and policies expressed by the City in the Coronado General Plan.

The Planning Commission may grant a density bonus of at least 20 percent, but not more than 35 percent. Incentives or concessions may apply when the applicant for the housing development agrees or proposes to construct at least any one of the following:

- Ten percent of the total units of a housing development for lower income households;
- Five percent of the total units of a housing development for very low-income households;
- A senior citizen housing development; or
- Ten percent of the total dwelling units in a condominium project or planned development for persons and families of moderate income.

The following tables provide the density bonuses to be calculated for very low-income, low-income, and moderate-income households:

<b>Table 3-5: Density Bonus for Very Low-Income Households</b>	
<b>Percent Very Low-Income Units</b>	<b>Percent Density Bonus</b>
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35

<b>Table 3-6: Density Bonus for Low-Income Households</b>	
<b>Percent Low-Income Units</b>	<b>Percent Density Bonus</b>
10	20
11	21.5
12	23
13	24.5
14	26
15	27.5

Table 3-6: Density Bonus for Low-Income Households	
Percent Low-Income Units	Percent Density Bonus
17	30.5
18	32
19	33.5
20	35

Table 3-7: Density Bonus for Moderate-Income Households	
Percent Moderate-Income Units	Percent Density Bonus
10	5
11	6
12	7
13	8
14	9
15	10
16	11
17	12
18	13
19	14
20	15
21	16
22	17
23	18
24	19
25	20
26	21
27	22
28	23
29	24
30	25
31	26
32	27
33	28
34	29
35	30
36	31
37	32
38	33
39	34
40	35

In addition, the Government Code states that when an applicant for a tentative subdivision map, parcel map, or other residential development approval donates land to a city, county, or city and county in accordance with this subdivision, the applicant shall be entitled to a 15 percent increase above the otherwise maximum allowable residential density for the entire development, as shown in **Table 3-8**. This increase may be added to the density bonuses listed above but may not exceed 35 percent.

Table 3-8: Density Bonus for Land Donation	
Percent Very Low-Income	Percent Density Bonus
10	15
11	16
12	17
13	18
14	19
15	20
16	21
17	22
18	23
19	24
20	25
21	26
22	27
23	28
24	29
25	30
26	31
27	32
28	33
29	34
30	35

Until 2021, under Government Code Section 65915, known as the Density Bonus Law, the maximum bonus was 35%. California state law AB 2345 states that all jurisdictions in California are required to process projects proposing up to 50% additional density as long as those projects provide the additional Below Market Rate units (BMR) in the “base” portion of the project, unless the locality already allows a bonus above 35%. The bill also lowered the BMR thresholds for concessions and incentives for projects with low income BMRs. As of 2021, Government Code Section 65915, authorizes an applicant to receive 2 incentives or concessions for projects that include at least 17% of the total units for lower income households, at least 10% of the total units for very low income households, or at least 20% for persons or families of moderate income in a common interest development. It also allows an applicant to receive 3 incentives or concessions for projects that include at least 24% of the total units for lower income households, at least 15% of the total units for very low income households, or at least 30% for persons or families of moderate income in a common interest development.

The City’s Density Bonus program allows a maximum of 35 percent density increase; however, AB 2345 requires an allowance of up to 50 percent density bonus when the base BMR is proposed. The City of Coronado has included a program in **Section 4: Housing Plan** to update the City’s Municipal Code in compliance with state legislation.

**Concessions and Incentives**

According to the State Government Code section 65915, an applicant for a density bonus may submit a proposal for a specific concession or incentive; a waiver or reduction of development standards may not affect the number of incentives or concessions to which the applicant is entitled. The following concessions and incentives must be provided to eligible applicants:

- One incentive or concession for projects that include 10 percent of the total units for lower income households, at least 5 percent for very low-income households, or at least 10 percent for persons and families of moderate income in a common interest development.

- Two incentives or concessions for projects that include at least 20 percent of the total units for lower income households, at least 10 percent for very low-income households, or at least 20 percent for persons and families of moderate income in a common interest development.
- Three incentives or concessions for projects that include at least 30 percent of the total units for lower income households, at least 15 percent for very low-income households, or at least 30 percent for persons and families with moderate income in a common interest development.

## 5. Growth Management Measures

Growth management measures are techniques used by a government to regulate the rate, amount and type of development. The City does not have any growth management measures in place that would impede the development of housing.

## 6. Specific Plans

### Orange Avenue Corridor Specific Plan

The Orange Avenue Corridor Specific Plan is primarily comprised of the Orange Avenue corridor between First Street and Adella Avenue. This area includes the Downtown and Uptown commercial areas, as well as multi-family residential, civic center, and open space. The intent of the specific plan is to guide and regulate development in order to maintain Coronado's "village" character.

Residential development is regulated by the specific plan to provide for high quality, multiple family dwelling unit structures in an intensely developed residential environment with a minimum 1,090 square feet of land area per dwelling unit and a 3,500 square foot lot or building site. Development is restricted to 40 dwelling units per acre. Housing within the specific plan area primarily includes for-sale condominiums and rental properties in multi-family configurations; existing single-family detached units also exist. The following residential uses are permitted:

- Multiple dwelling structures on a minimum 3,500 sq.ft. lot or building site
- Single-family dwelling buildings or duplexes of a permanent character, permanently located on a minimum 3,500 sq.ft. lot or building site
- Uses permitted with a Minor or Major Special Use Permit
- Residential care facility, supportive housing, and transitional housing.
- Mixed-use developments with residential above commercial uses are prohibited.

### Coronado Cays Specific Plan

The Coronado Cays is a planned residential community on the Silver Strand in the Southerly portion of Coronado and surround by bay and State beach. The Specific Plan was adopted in 2001 and details land uses and regulations. The Specific Plan permits multiple family, townhouse, and detached single-family residential construction. Residential development is restricted to an average density for the total project of 10.89 dwelling units per acre. Municipal Code Title 90 provides the provisions, zoning districts, and standards for the Specific Plan area.

## 7. Housing for Persons with Disabilities

Both the Federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act require governments to make reasonable accommodations (that is, modifications or exceptions) in their zoning laws and other land use regulations to afford disabled persons an equal opportunity to housing. State law also requires cities to analyze potential and actual constraints to the development, maintenance, and improvement of housing for persons with disabilities.

The Housing Element Update must also include programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities. The analysis of constraints must touch upon each of three general categories: 1) zoning/land use; 2) permit and processing procedures; and 3) building codes and other factors, including design, location and discrimination, which could limit the availability of housing for disabled persons.



Reasonable Accommodation

Reasonable accommodation in the land use and zoning context means providing individuals with disabilities or developers of housing for people with disabilities, flexibility in the application of land use, zoning and building regulations, policies, practices and procedures, or even waiving certain requirements, when it is necessary to eliminate barriers to housing opportunities. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Zoning Code to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances. The Building Official or decision-making body may grant the requested accommodation or grant it with modifications if all of the following findings can be made:

- The housing which is the subject of the request will be used by an individual or a group of individuals considered disabled under the Acts;
- The accommodation requested is reasonable and necessary to make specific housing available to the individual or group of individuals with disability or disabilities under the Acts;
- The requested reasonable accommodation would not impose an undue financial or administrative burden on the City; and
- The requested reasonable accommodation would not require a fundamental alteration in the nature of a City program or law including, but not limited to, land use and zoning.

The following criteria, among other factors, may be considered by the decision-making body or Building Official regarding the reasonableness of the requested accommodation:

- Whether there are alternative reasonable accommodations available that would provide an equivalent level of benefit; and
- Whether the requested reasonable accommodation substantially affects the physical attributes of the property or has impacts on surrounding properties that would fundamentally alter a City program or law.

**8. Development Application Fees**

Residential developers are subject to a variety of fees and exactions to process permits and provide necessary services and facilities as allowed by State law. In general, these development fees can be a constraint to the maintenance, improvement, and development of housing because the additional cost borne by developers contributes to overall increased housing unit cost. However, the fees (as provided in **Table 3-9**) are necessary to maintain adequate planning services and other public services and facilities in the City. These fees have not been found to act as a constraint to the development of housing in Coronado.

		<b>Permits</b>	<b>Fee</b>
CEQA		Categorical Exemption	\$179
		Initial Study	\$3,225
		Negative Declaration	\$1,744
		Mitigated Negative Declaration	\$3,000
		Environmental Impact Report (EIR)	\$10,000
		EIR Addendum/Supplements/Recertification	\$10,000
		Environmental Mitigation Monitoring	\$3,000
		Technical Review of Consultant Reports	\$5,000
California Coastal Act Related		Local Coastal Program Amendment	\$14,657
		Coastal Permit	\$3,617
		Coastal Permit w/other Permit	\$1,245
		Coastal Permit Amendment	\$3,012
		Emergency Coastal Permit Waiver	\$878
		Coastal Permit Exemption	\$737
		Coastal Permit Appeal	\$594
		Low Cost Visitor Accommodation Inn-Lieu Fee (per room)	\$30,000

Table 3-9: Planning Applications and Fees		
Permits		Fee
General Plan/Zoning	Determination of Use	\$1,424
	Determination of Development	\$1,305
	Planning Commission Interpretation	\$1,424
	Development Agreement	\$5,000
	Zoning Map Amendment <sup>(1)</sup>	\$5,000
	Zoning Ordinance Amendment <sup>(1)</sup>	\$5,000
	General Plan Amendment <sup>(1)</sup>	\$5,000
	Planning Commission Variance	\$3,569
	Zoning Administrative Variance	\$2,656
	Major Special Use Permit	\$5,526
	Major Special Use Permit Amendment	\$4,517
	Minor Special Use Permit	\$3,439
	Minor Special Use Permit Amendment	\$3,439
	Parking Plan	\$4,718
	Parking Plan with Other Permit	\$2,360
	Tentative parcel map planning fees	\$5,099
	Tentative Parcel Map Engineering Fees	\$3,000
	Final Parcel Map	\$1,744
	Parcel Map Amendments	\$4,411
	Parcel Map Extension	\$689
	Major Subdivision Tentative Map Planning Fee	\$5,204
	Major Subdivision Tentative Map Engineering Fees	\$3,000
	Major Subdivision Final Map	\$2,040
	Subdivision Map Amendment	\$4,718
	Subdivision Map Extension	\$689
	Lot Line/Boundary Line Adjustment	\$760
Lot Consolidation	\$760	
Administrative Permits	Application for Business Occupancy	\$239
	Home Occupation Permit	\$37
	Large Family Daycare	\$559
	Noise Permit	\$85
	Temporary/Movable Sign Permit	\$85
	Wireless Admin. Special Use Permit	\$2,475
Design Review	Minor Design Review Application/Amdt	\$239
	Major Design Review Application/Amdt	\$713
	New Commercial and Multi-Family	\$949
Historic Preservation	Historic Designation	\$921
	Historic Resource Alteration (HAP) Permit	\$120
	HAP with Demolition	\$3,390
	HAP with Code Exceptions	\$120
	Mills Act Preservation Agreement	\$102
	Notice of Intent to Demolish	\$921
Miscellaneous Planning Items	Applicant Appeal of Decision	\$594
	Appeal by Other than Applicant	\$594
	Business Proposal Review	\$344
	Discretionary Compliance Review	\$700
	Large Public Notice Distribution >50	\$357
	Major Zoning Plan Check	\$500

Permits		Fee
	Minor Zoning Plan Check	\$85
	Newspaper Public Notice/Re-notice	\$85
	Preliminary Proposal Review	\$630
	Reasonable Accommodation Request	\$393
	Service Request/Research Project	\$393
	Sidewalk Vending Application Permit Fee	\$209
	Sidewalk Vending Application – Renewal	\$104
	Zoning Letter	\$228

**Notes:**  
1. The listed fee total is a deposit and will require additional funds.  
*Source: City of Coronado, Department of Community Development Planning Fee Schedule (3/19/2019).*

Type	Fee	
Plan Check (based on estimated construction cost)	Up to \$2,000	\$167
	\$2,001 to \$10,000	\$203
	\$10,001 to \$50,000	\$239
	\$50,001 to \$100,000	\$262
	\$100,001 to \$250,000	\$262
	Over \$250,000 – each addition \$100,000	\$144
	Recheck (each)	\$73
Inspection (based on estimated construction cost)	Up to \$2,000	\$86
	\$2,001 to \$10,000	\$120
	\$10,001 to \$50,000	\$156
	\$50,001 to \$100,000	\$203
	\$100,001 to \$250,000	\$274
	Over \$250,000 – each addition \$100,000	\$179
Encroachment Permits	Residential Hardscape	\$400
	Residential Water Conservation Projects	\$0
	Residential Structure	\$400
Review of Required Studies	Traffic Study – Review of Private Property Project Study	\$1,000 deposit
	Seismic Review – Review of Geologist Study or Peer Review Analysis	\$5,000 deposit
Other Permits	Abandonments	\$690
	Grading Plan Check	\$382
Parcel/Tract Maps	Contract Processing and Administration	\$215
	Re-Check	\$1220
Dwelling Units and Habitable/Living Units	Each single-family dwelling unit	\$6,790
	Each dwelling unit of a multi-family dwelling, apartment, condo, or townhouse regardless of the number of bedrooms	\$5,431
	Each living/habitable unit (motel, motor hotel, hotel, apartment hotel, lodging house, carriage house, or boarding house without cooking facilities)	\$2,360
	Each hotel space with a kitchenette; Accessory Dwelling Unit	\$4,075

Type	Fee
Each space within a facility that is available for inhabited mobile home, trailers, campers, or camp cars	\$4,414
Storm Water Plan Check: New Construction	\$512
Storm Water Inspection: New Construction	\$512
SUSMP (10 units or more)	\$5,000 deposit

*Source: Coronado Public Services Division Use Fee Schedule (Fiscal Year 2020-2021)*

The City of Coronado assesses impact fees on a project-by-project basis, taking into account the number of units proposed in the development and the impact these units may have on the local school district, parkland, circulation in the area, and sewage and water infrastructure. **Table 3-11** provides the development impact fees as they relate to the development of housing in Coronado.

Type	Fee
Public Facilities Fee	\$0.50 per square foot of net increase of floor area
Regional Transportation Congestion Improvement Program (RTCIP) Impact Fee	\$2,404.14 per net increase in residential dwelling units
Affordable Housing (Where a parcel of subdivision map is required for 2 or more units or lots, 20% of the units shall be affordable or the owner shall pay this in-lieu fee)	\$7,000 per unit
School Impact Fee (Residential >= 500 sq. ft.)	\$2.48 per sq. ft. of net increase of floor area

*Source: City of Coronado Development Permit Information (7/18/2018)*

The development fees associated with each project are dependent on the housing type, density, intensity of use, and location. In addition to these direct fees, the total cost of development is contingent on the project meeting the City's policies and standards, as well as the project applicant submitting necessary documents and plans in a timely manner.

The estimated total development and impact fees for a typical single-family residential project, assuming it is not part of a subdivision and is consistent with existing city policies and regulations, can range from \$20,547 to \$25,547. Estimated total development and impact fees for a typical multi-family residential project with ten units, assuming it is consistent with existing city policies and regulations range from \$201,602 to \$206,602.

These estimates are illustrative in nature and actual costs are contingent upon unique circumstance inherent in individual development project applications. Considering the cost of land in Coronado, and the International Code Council (ICC) estimates for cost of labor and materials, the combined costs of permits and fees range from approximately 0.57 percent to 0.71 percent of the direct cost of development for a single-family residential project and 1 percent to 1.1 percent for a multi-family residential project. Direct costs do not include, landscaping, connection fees, on/off-site improvements, shell construction or amenities. Therefore, the percentage of development and impact fees charged by the City may be smaller if all direct and indirect costs are included.

## 9. Affordable Housing Assistance/In-lieu Fees

The City of Coronado Subdivision Code Chapter 82.21 establishes affordable housing requirements and in lieu fees. The Code states that as a condition of approval of any tentative parcel map or tentative subdivision map for residential dwellings, condominiums, community apartments, stock cooperatives or conversions comprising two or more lots or two or more dwelling units, the subdivider shall reserve 20 percent of the units for rent to low-income and very low-income households or for sale to moderate-income households. The subdivider may instead choose to pay in lieu fees for every unit within the project for the purpose of providing affordable housing.

In Lieu fees are added to the affordable housing fund which is used for the purpose of providing funding assistance for the provision of new affordable housing units within the City. As of December 2020, in lieu fees are established at \$7,000 per unit.

## 10. On-/Off-Site Improvements

Site improvements in the City consist of those typically associated with development for on-site improvements (street frontage improvements, curbs, gutters, sewer/water, and sidewalks), and off-site improvements caused by project impacts (drainage, parks, traffic, schools, and sewer/water). Because residential development cannot take place without the addition of adequate infrastructure, site improvement requirements are considered a regular component of development of housing within the City and may also influence the sale or rental price of housing. Majority of cost associated with on and off-site improvements is undertaken by the City and recovered in the City's development and impact fees. As analyzed above, the fees do not create a substantial burden on the overall cost of development or an impediment to the development of housing.

## 11. Building Codes and Enforcement

The City of Coronado's construction codes are based upon the California Code of Regulations, Title 24 that includes the California Administrative Code, Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Energy Code, Historical Building Code, Fire Code, Existing Building Code, Green Building Standards Code, and California Referenced Standards Code. These are considered to be the minimum necessary to protect the public health, safety and welfare of the City's residents. In compliance with State law, the California Building Standards Code is revised and updated every three (3) years. The newest edition of the California Building Standards Code is the 2019 edition with an effective date of January 1, 2020.

The Coronado Code Enforcement program helps maintain the quality of life for residents by assisting property owners with code violations and educating the public on requirements of the Municipal Code. The Code Enforcement Division responds to written complaints and relies on voluntary non-judicial compliance.

## 12. Local Processing and Permit Procedures

The development community commonly cites the permit processing time as a contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time that elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include the completeness of the development application and the responsiveness of developers to staff comments and requests for information. Approval times are substantially lengthened for projects that are not exempt from the California Environmental Quality Act (CEQA), require rezoning or general plan amendments, or encounter community opposition. Applicants for all permits or reviews are recommended to request a preapplication meeting with the respective department to: confirm City requirements as they apply to the proposed project; review the City's review process, possible project alternatives or revisions; and identify information and materials the City will require with the application, and any necessary technical studies and information relating to the environmental review of the project.

All permit applications are first reviewed by City Staff for completeness, and discretionary applications must then receive a recommendation through a staff report prior to a review by the appropriate authority. Various applications may also require public noticing and a public hearing. **Table 3-12** below identifies the appropriate review process for each planning permit application.

Planning Application	Public Notice	Hearing	Zoning Administrator	Planning Commission	City Council
Zone Boundary Amendment	X	X		X	X
Variances	X	X	X	X	
Variance – Appeal	X	X	X	X	
Site Plan Approval			X		
Temporary Structures			X		
Fences, Hedges, and Walls			X	R	
<b>Notes:</b> (R) – May be referred to this review body if deemed necessary <i>Source: Coronado Municipal Code</i>					

**Senate Bill 35**

California Senate Bill 35 (SB 35), codified in Government Code Section 65913.41 became effective January 1, 2018 and will automatically sunset on January 1, 2026 (Section 65913.4(m)). The intent of SB 35 is to expedite and facilitate construction of affordable housing. SB 35 applies to cities and counties that have not made sufficient progress toward meeting their affordable housing goals for above moderate- and lower-income levels as mandated by the State. In an effort to meet the affordable housing goals, SB 35 requires cities and counties to streamline the review and approval of certain qualifying affordable housing projects through a ministerial process. The City of Coronado is one of 28 cities that met their prorated Lower (Very-Low and Low) and Above-Moderate Income RHNA for the Reporting Period and submitted their latest APR (2018) and is therefore not subject to the streamlines ministerial approval process. However, the City is committed to processing applications and permits in a timely manner.

**13. Military Land**

Located within the City of Coronado are the Naval Base Coronado’s (NBC) Naval Amphibious Base, Naval Air Station North Island Base, and the Silver Strand Training Complex. The facilities make up approximately 1,578 acres and include the main base, training beaches, California least tern preserve, recreational marina, enlisted family housing, and a state park. The NBC’s land is owned by the Federal Government. The City has included **Program 1H** in the **Section 4: Housing Plan** to address the use of military owned lands to accommodate the City’s RHNA allocation.

**C. Infrastructure Constraints**

Another factor that could constrain new residential construction is the requirement and cost to provide adequate infrastructure (major and local streets; water and sewer lines; and street lighting) needed to serve new residential development. In most cases, where new infrastructure is required, it is funded by the developer and then dedicated to the City, which is then responsible for its maintenance. Because the cost of these facilities is generally borne by developers, it increases the cost of new construction, with much of that increased cost often “passed on” as part of home rental or sales rates. However, such infrastructure costs do not represent a barrier in Coronado because as a built-out community, Coronado’s infrastructure is built out and in place. Therefore, the high development costs often associated with installing infrastructure systems in other communities are not found in Coronado.

**1. Electricity and Natural Gas**

The City of Coronado receives gas and electricity services from the San Diego Gas and Electric Company (SDG&E). SGD&E serves the county of San Diego for both gas and electricity. The service provider committed to increased sustainability methods in 2020 to ensure reliable service is available to all communities. Approximately 40% of the electricity SDG&E provides comes from renewable sources, such as solar and wind – exceeding California's mandate to have 33% renewable energy by 2020.

In the last quarter of 2020 SDG&E served an average of 8,285 residential customers for electricity services with an average total 5,688,560 Wh and 685 Wh per customer. Similarly, in the same quarter, SDG&E provided gas services to an average of 6,270 residential customers, providing an average total 252,589 Therms and 40.3 Therms per customer. SDG&E has adequate capacity to provide utility service to increased residential customers, specifically, 912 additional households over the 2021-2029 planning period.

## 2. Water Supply and Wastewater Capacity

Among the municipal services that the City of Coronado provides are the functions of water, wastewater, and clean water (storm water pollution prevention).

### Water Supply

The Coronado Water system is served by treated surface water purchased from the City of San Diego. The City of San Diego receives around 90 percent of its raw surface water from the San Diego County Water Authority (SDCWA), the remaining water is supplied by local reserves. The SDCWA receives majority of its water supply from the Metropolitan Water District of Southern California (MWDSC), which has two main water sources: the Colorado River and the Sacramento River Delta.

The City of San Diego has three water treatment plants that treat its available raw water supplies. The Coronado System receives its drinking water from only two of the City's three water treatment plants (WTPs): Alvarado and Otay.<sup>2</sup> California American Water (CAW) is the service provider for the City of Coronado; CAW provides water services to more than 690,000 people nationwide. The CAW serves an average of 80 million gallons per day (MGD) to the San Diego Region. CAW's services can accommodate an increased growth of 912 housing units over the 2021 to 2029 planning period.

### Sewer Area and Sewer System

The City of Coronado is located on a peninsula on the western side of San Diego Bay. The City serves a population of approximately 26,500 customers within a 13.5 square mile area. The City's wastewater collection system consists of approximately 45 miles of gravity and pressurized pipelines, approximately 750 manholes, and sixteen (16) pump stations. On average, the City, which is considered built-out, transfers approximately 3.2 million gallons per day (MGD) of sewage, including sewage flows from Naval Amphibious Base (NAB) and the Naval Air Station North Island (NASNI). Although NAB and NASNI own and operate independent sewage facilities, they contract with the City to convey the flows through the City's system to the Transbay Pump Station from where it is pumped to the City of San Diego's Metropolitan wastewater collection system and conveyed to the Point Loma Wastewater Treatment Plant.<sup>3</sup>

The goal of the City is to provide safe, effective, and efficient operation of the City's wastewater collection and conveyance system through:

- Proper management, operation, and maintenance of all parts of the system;
- Reduced occurrences of, and potential for, SSOs;
- An effective Fats, Oils, and Grease Control Program;
- Assurance of adequate capacity to convey peak wastewater flows;
- A current long-range planning and improvement plan;
- Compliance with all regulatory requirements;
- Protection of the public's health and safety;
- Effective public information and education efforts; and
- Protection of the environment.

<sup>2</sup> 2019 Annual Water Quality Report, Coronado, California American Water.

<sup>3</sup> City of Coronado, Sewer System Management Plan, 2009.

### Operations and Maintenance

The City is committed to a regular sanitary sewer system maintenance program. To minimize and prevent system blockages and preserve and extend the useful life of the sanitary sewer system, the City's Preventive Maintenance Program primarily includes scheduled maintenance of wastewater facilities including sewer pump stations and wet wells and the routine cleaning of the wastewater collection system pipelines.

## **3. Stormwater Management**

The Storm Water Division is responsible for implementing and enforcing the National Pollution Distribution Elimination System (NPDES) and monitoring the City's stormwater. The division operates and maintains specific policies and procedures designed to improve water quality within the City. Several key components of Coronado's program include:

- Development Construction Project Review/Approval - Storm Water related
- Structural maintenance (storm drain line cleaning, storm pump stations, nuisance and first rain flush diverter cleaning and inspection, and video inspection);
- Water quality monitoring
- Street Sweeping;
- Commercial business inspections (gas stations and restaurants, etc.);
- Construction site inspections (perimeter control, material storage, discharges, general housekeeping);
- Municipal site inspections;
- Special investigations (illicit connections, illegal discharges, irrigation runoff);
- Education (municipal staff, residents, contractors, and businesses);
- Public Participation (beach and bay clean-ups); and
- Monitoring of residential areas (irrigation runoff, prohibited discharges).

## **4. Fire and Emergency Services**

The City of Coronado's Fire department's mission is to maintain a highly trained, professional organization providing excellent service to our community, region, state and each other through duty, honor, respect, and family. The purpose of the department is to accomplish the following goals:

- To ensure fiscal responsibility while delivering the highest level of customer service possible.
- To foster and maintain an atmosphere of mutual cooperation throughout the community.
- To eliminate future fire hazards and ensure access and firefighting capabilities through planning, code enforcement, and plan checks.
- To respond quickly to and extinguish fires so as to minimize the loss of life, damage to property, and economic impact upon the community.
- To provide the best available emergency medical support and transport system to the residents and visitors of Coronado.
- To ensure that the City and its residents are prepared to effectively respond to major disasters by providing information and education in the areas of fire safety and emergency preparedness.
- To provide prompt and courteous response to public calls for service and fire hazard complaints.
- To provide assistance and rescue operations to swimmers and boaters in the ocean and bay. Provide beach visitors safety information related to beach and surf conditions.

The department achieves these goals through fire administration, operations and training, Emergency Medical Services, fire prevention and public education, and emergency preparedness.

### Fire Division

The Fire Prevention and Education program is responsible for enforcing rules and regulations for the prevention/control of fires and fire hazards and for enforcing laws and codes governing the use, handling, transportation, and disposal of hazardous materials. The program oversees the investigation of incidents to



determine the cause, origin, and circumstances involving fires and unauthorized releases of hazardous materials. This program is also responsible for educating the public in Fire Prevention awareness, and Life and Fire Safety.

The Operations program is responsible for the application and oversight of all hazards service delivery to the community for both emergency and non-emergency activities. The Department maintains two fire stations, located at 1001 6th Street (Fire Station 36) and 101 Grand Caribe Causeway (Fire Station 37). Each station is staffed with a Chief, one engineer, and at least two firefighter/paramedics. The stations respond and provide life-safety protection throughout the City. The City maintains one truck company, one engine company and a paramedic emergency transport unit led by a Battalion Chief, completing the 24-hour emergency response capabilities. Additionally, the department participates in a robust mutual aid system in the region to ensure response of additional resources as needed.

In 2019 the Department conducted 357 inspections, responded to 1,646 rescue and/or emergency medical incidents, and a total of 2,255 incidents. The Department is strategically employed and serves the entirety of the community, and additional housing within the City would not pose a constraint on the existing fire services.

#### Emergency Medical Services

The Coronado Fire department employs trained paramedics and firefighters who are cross trained to ensure they can handle a variety of emergencies. There are currently 19 paramedics in the Fire Department. They operate out of the main fire station on Sixth Street and the fire station in the Cays. Paramedic training includes Advanced Life Support (ALS) training, which enables them to provide lifesaving care on site, including initial treatment for heart attacks and medication administration. Each paramedic in the department is also a trained firefighter, which enables them to assist in any emergency situation.

As each paramedic is also trained to fight fires, each firefighter is an emergency medical technician (EMT). EMTs are trained in basic life support. The goal of EMTs is to quickly evaluate a patient's condition and to maintain a patient's breathing and circulation, control external bleeding, prevent shock and to prevent further injury by immobilizing potential spinal or bone fractures

#### Beach Lifeguards

The Coronado Lifeguard Services operate under the City's Fire Department. Coronado Lifeguard staff are certified by the United States Lifesaving Association (USLA) as an "Advanced Lifeguard Agency" in national training and equipment standards. The Lifeguard Services faction handles several community organizations, such as the City's Jr. Lifeguard Program, and routinely monitor water quality in Coronado. The Lifeguard Department employs one Lifeguard Captain, two Lifeguard Sergeants, and four Beach lifeguards who monitor beach safety and emergencies.

#### Disaster Preparedness

The Disaster Preparedness Division educates and prepares City staff and the community for major emergencies and disasters. The Division maintains the City's Emergency Operations Plan and hazard specific annexes, as well as ensures City employees receive basic training as emergency response workers.

The City of Coronado's Fire and Emergency Services are provided strategically within the built out coastal community. The creation of additional housing during the 6<sup>th</sup> Planning Cycle would affect density, population, and traffic; however, there is adequate time for emergency services to respond to changing service demands. The future development of additional housing or increased densities in the City would not cause increased burden on the City's Fire Department that could not be addressed during the planning cycle.

## **5. Police Services**

The City of Coronado's Police department's mission is to provide superior public safety services to enhance the quality of life for the community. Members of the Coronado Police Department are dedicated to accomplishing this mission by: Maintaining public peace and order through fair and impartial enforcement of law and superior police service, Fostering an environment of cooperation and trust within our organization and the community, Conducting

public business efficiently and effectively, Challenging the future with a spirit of optimism and innovation, Valuing our employees as our most important resource. The department employs 67 paid staff and uses 40 civilian volunteers for the Senior Volunteer Patrol agency.

The Chief of Police is responsible for administering and managing the Coronado Police Department. There are two divisions in the Police Department as follows:

- Support Services- The Support Services Division consists of the Investigations Unit, Community Relations & Training, Finance, Dispatch, Records, Professional Standards, Facility Management, School Resource Officers and the Senior Volunteer Program.
- Field Services - The Field Services Division consists of Uniformed Patrol and Traffic, Parking, Animal Services and Special Events

The City of Coronado's Police Services are provided strategically within the built out coastal community. It is not anticipated that any new police facilities would be required as a result of development on housing sites facilitated by the Housing Element. Therefore, this does not place a constraint on development.

## D. Environmental Constraints

Due to its geographic location, the City of Coronado is susceptible to a variety of both man-made and natural disasters and emergencies. Emergencies may occur individually or in combination with others. They may vary in degree of predictability, suddenness, and severity. Like most Southern California coastal cities, Coronado is at high risk to drought, earthquakes, seiches, tsunamis, flooding, and severe storm conditions.<sup>4</sup>

The City lists the following goals for disaster preparedness:

- Maintenance of a timely, well-prepared and well-coordinated response plan that will minimize potential damage to life, property, and the environment, resulting from natural and man-made disasters.
- Centralized emergency and disaster preparedness management that provide for clear authority, direction, and communication during emergencies and disasters.
- An informed community that knows how it could be affected by a disaster and is motivated to learn how to prepare for one.
- A prepared community and trained emergency management team that can work together during disaster operations for safe and effective response and recovery.

Below are the types of natural disaster that may have an effect on the community of Coronado as well as may create a constraint to the development of housing within the City.

### 1. Geologic and Seismic Hazards

Earthquakes have long been viewed as a significant hazard in California, though San Diego has historically been considered a lower risk area.<sup>5</sup> Faults, Landslides, earthquakes and land subsidence are examples of geologic hazards that could endanger a community, all of which can pose threats to life and property. Geologic faults determine and impact many other geologic hazards that may affect Coronado. Ground failures such as liquefaction, lateral spreading, differential settlement and subsidence are additional possible hazards for Coronado. In particular, earthquake-triggered differential settlement or lateral spreading due to liquefaction can be expected in areas of hydraulic fill along the margins of San Diego Bay.

According to the San Diego Earthquake Planning Scenario Report, produced in 2020, excavations along Morena Boulevard (Rockwell et al. 1991) uncovered evidence of a series of major historic ruptures along the Rose Canyon Fault Zone (RCFZ) in the Holocene Period. These findings, historic seismicity, and geomorphic features led the

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<sup>4</sup> City of Coronado, Disaster Preparedness Element.

<sup>5</sup> San Diego County, Earthquake Planning Scenario, 2020.

California Geologic Survey (CGS) to declare the fault zone active and to establish Alquist-Priolo Earthquake Fault Zones from La Jolla south and in downtown San Diego. The same report noted that the RCFZ consists of a system of crustal, right-lateral, strike-slip faults and diverging strands pass under the airport, Seaport Village, Convention Center, and Tenth Avenue Marine Terminal areas of downtown and cross the San Diego Bay through Coronado and under the Coronado Bridge. Specific risks associated with the RCFZ according to the report's scenario and methodology can be found in pages 13 to 25. Additional geologic and seismic hazards are detailed in Section K of the City's General Plan.

Coronado recently adopted the 2019 California Building Code to ensure compliance with state requirements and the City's Community Development Department, in its review of applications for building permits, follows the "Recommended Lateral Force Requirements and Commentary" prepared by the Structural Engineers Association of California in order to assure the structural integrity of buildings. Additionally, Caltrans retrofitted approximately 270 of the highest risk state-operated structures in San Diego as a part of a statewide retrofit program, including the Coronado Bay Bridge. The City's Emergency Management report also identifies the following actions and objectives for mitigating the risks associated with geologic and seismic hazards:

- Develop a comprehensive approach to reducing the possibility of damage and losses due to geological hazards.
  - Maintain the quality of infrastructure and construction that exists in fault zones
  - Ensure all development in fault zones avoids or withstands geological hazards
- Protect existing assets with the highest relative vulnerability from the effects of geological hazards.
  - Confirm building standards for new and existing buildings for geological hazards
- Address identified data limitations regarding the lack of information about the relative vulnerability of assets from earthquakes (e.g., data on structure/building types, reinforcements, etc.).

While geologic and seismic hazards are present in the City, proper mitigation and action is taken by the City to reduce risks associated with such hazards, therefore, they are not considered a constraint to the development of housing within the City.

## 2. Flooding

Flooding in the City of Coronado is associated with its proximity to the ocean. Because of its location between the Pacific Ocean and San Diego Bay, and its low topography, Coronado is susceptible to damage from tsunamis and seiches. Tsunamis, or seismic sea waves, are oceanic waves that are generated by earthquakes, submarine or shoreline volcanic eruptions, large submarine or shoreline landslides, or even meteorites. Seiches are similar waves in enclosed bodies of water such as bays generated by the same phenomena as tsunamis or by-passing atmospheric disturbances.

According to the City's Safety Element, the geometry of the area's coastline, and the region's sea-floor ridges, canyons and off-shore islands shield Coronado's ocean front from a tsunami generated far off-shore. Seiches are not known to have caused damage beyond San Diego Bay's shoreline, but the historic record for the San Diego region is too short to be conclusive for either tsunamis or seiches. The element also designates both shoreline erosion and sea level rise as potential risks for the City of Coronado, and according to the report recommend that coastal planners and engineers use at least the past century's pace of sea-level rise for planning of periods up to about 25 years.

Flooding risks within the City of Coronado are primarily related to sea level rise, tsunamis and coastal erosion. While these hazards have associated risks, the City has not experienced any. The City's Emergency Management report identifies the following actions and objectives for mitigating the risks associated with flooding:

- Develop a comprehensive approach to reducing the possibility of damage and losses due to floods.
  - Investigate methods to enhance survivability in low-lying areas
  - Purchase/maintain equipment for water removal in areas prone to flooding
  - Maintain infrastructure in known flood areas

- Continue to participate in the National Flood Insurance Program and review applications for conformance with NFIP standards. Periodically review City compliance with NFIP requirements, as resources become available.
- Coordinate with and support existing efforts to mitigate floods (e.g., US Army Corps of Engineers, US Bureau of Reclamation, California Department of Water Resources).
  - Make contacts and develop a network during EOC exercises

### **3. Fire Hazards**

Nearly all cities are at risk for some type of fire hazards, these may include, wildfire, urban fires, and fires on the wildland-urban interface. However, due to its geographic location, the City of Coronado's risk of wildfire is significantly reduced. As a nearly totally developed urban peninsula surrounded by the Pacific Ocean and San Diego Bay, wildfires are of little concern to the community, and "State Responsibility Areas" regulations for reducing pre-fire fuel loads of habitat areas near development are of no relevance. However, there is some minor, sparse native vegetation on the Silver Strand portion of the peninsula that is susceptible to brush fires, and some of this brush is near Navy housing areas.

According to the City's Safety Element, the primary fire hazard in Coronado is that of a densely developed urban or suburban area where fire spreads directly from one structure to another nearby one. Therefore, maintaining separation between such structures, requiring fire resistant construction materials and design, and assuring adequate firefighting access through streets and alleys is of great importance to the community. The City has adopted the most recent California Fire Code.

# Housing Resources

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This section of the Housing Element provides an overview of the resources available to the City to meet its Regional Housing Needs Allocation (RHNA).

## E. Regional Housing Needs Allocation

The RHNA Allocation for the City of Coronado and the 6th Cycle Housing Element requires a plan to accommodate the development of 912 new housing units within the projection period (2021 – 2029). The City's RHNA Allocation split among HUD identified income categories is as follows:

- Very Low Income: 312 units
- Low Income: 169 units
- Moderate-Income: 159 units
- Above-Moderate Income: 272 units

### 1. Residential Sites Inventory

**Appendix B** of the Housing Element includes the required site analysis tables and site information for the vacant and non-vacant properties to meet the City's RHNA need through the 2021-2029 planning period. The following discussions summarize the City's site inventory and the City's past experience in redeveloping non-vacant sites.

### 2. Above Moderate- and Moderate-Income Sites

For the 2021-2029 planning period, the City's RHNA allocation is 159 for moderate income units and 272 for above moderate-income units. The City anticipates that growth to meet the moderate and above moderate-income need will occur in existing residentially zoned areas through the development of new units and the development of ADUs based on existing City policies and development standards.

**Table 3-13** below shows that within the existing residential neighborhoods, 225 moderate income and 3 above moderate income primary dwelling units can be accommodated on residentially zoned sites.

In addition to primary dwelling units, there is capacity for ADUs and JADUs to be developed on each existing residential lot as well as the conversion of Carriage Houses within the City. It is anticipated that an additional 252 units can be accommodated through the development of ADUs throughout the community during the 6<sup>th</sup> Cycle (2021-2029). Doubling the average ADU development from 2018-2020 and extrapolating for the 8-year planning period is a strategy endorsed by HCD. Additionally, to facilitate the development of ADUs available for lower income households, the City has developed relevant policies and programs (see Section 4). For the purposes of this projection exercise, the City assumes a percentage of ADUs develop affordably based on ADU Affordability Assumptions produced by the Southern California Association of Governments (SCAG). SCAG conducted analysis that consisted of the following steps:

- Calculating maximum rent limits for RHNA income categories for one-person and two person households by county
- Conduct survey of rents for ADUs in the SCAG region
- Use survey data to determine proportion of ADUs within each income category
- Create assumption of how many persons will occupy each ADU, finalize proportions

Using the proportions SCAG created for Orange County, the City can allocate 130 units of the projected 190 ADUs for the 2021-2029 planning period as being available for lower income households.

Carriage Houses are structures in the City of Coronado which only differ functionally from ADUs because they lack a formal kitchen. Based on existing ADU production and the readily available stock of Carriage houses (117), an

assumption of five percent turnover per year is projected for additional ADU production. This assumption will be further supported by forthcoming City policy to promote the conversion of Carriage Houses to ADUs.

The allowance of liveboards in the City can accommodate an additional 27 units. Based on existing trends of liveboard occupation throughout the state of California and the readily available stock of slips in the City (575), a conservative assumption of five percent turnover over the entire planning period is projected for additional ADU development. This assumption will be further supported by forthcoming City policy to promote the conversion of slips to liveboards.

Analysis of the City's Existing Capacity and Zoning

Table 3-13 below shows the net available capacity on parcels with propensity to be redeveloped during the planning period.

<b>Table 3-13: Residential Capacity for Moderate and Above Moderate-Income Sites</b>			
	<b>Sum of Net Units</b>	<b>Sum of Area (Acres)</b>	<b>Number of Parcels</b>
Moderate-Income Sites	225 units	9.4 acres	47 parcels
Above Moderate-Income Sites	3 units	0.5 acres	1 parcel
<b>Total Above Mod/Mod Sites</b>	<b>228</b>	<b>9.9 acres</b>	<b>48 parcels</b>

Reasonable Capacity Assumptions

This section describes the methodology developed to determine the site capacity for the moderate and above moderate-income sites. Reasonable capacity was calculated based on a number of factors including:

- parcel size
- existing zoning requirements
- historical classification of the property
- existing on-site improvements

Additionally, existing non-vacant parcels were analyzed to determine the number of existing units currently on the parcel. Netting out the existing units from the calculated available capacity on parcels with a propensity to be redeveloped yields a reasonable capacity assumption. Replacement of existing units was determined to prevent no net loss of existing housing stock.

Development of Non-Vacant Sites and Converting to Residential Uses

The City has identified a number of non-vacant, residentially zoned sites, as well as a number of non-vacant sites to be rezoned to accommodate residential development to meet the 6<sup>th</sup> Cycle RHNA.

Existing Uses on Identified Candidate Sites

**Appendix B** details the known existing uses on the candidate housing sites identified to meet the City's RHNA. For residentially zoned sites, existing residential units were netted out of the potential development yield to ensure that the sites identified had the potential to develop at least one additional dwelling unit.

Sites for Rezoning

The sites proposed for rezones are outlined below. Sites were selected and reasonable capacity calculated based on a number of factors, including parcel size, existing zoning requirements, existing use, historical classification of the property, and the feasibility of the rezone. Potential development yield was calculated to ensure that rezoned sites had the ability to develop at least one additional unit. **Appendix B** provides further detail regarding each rezone strategy. **Table 3-14** below summarizes the potential yield of the rezone strategies/sites – these calculations will be updated prior to the adoption of the Housing Element, pending review of rezone sites by the City. Please note: the potential yields below are showing only those units gained specifically through the rezone strategy.

Strategy/Sites	Parcels	Acres	New Density	Net Low/VL Units	Net Above/Mod Units	Net Total Units
North City Commercial Rezone	5 parcels	3.7 acres	47 du/ac	171 units	0 units	171 units
R-4 Upzone	10 parcels	2.0 acres	47 du/ac	12 units	9 units	21 units
City Hall Site – Residential Rezone	1 parcel	8.5 acres	47 du/ac	400 units	0 units	400 units
Fire Station – Residential Rezone	1 parcel	0.2 acres	47 du/ac	7 units	0 units	7 units
Military Land – Residential Rezone	1 parcel	39.6 acres	12 du/ac	0 units	475 units	475 units
<b>Total Rezones</b>	<b>18 parcels</b>	<b>54.0 acres</b>	--	<b>590 units</b>	<b>484 units</b>	<b>1,074 units</b>

### 3. Sites Suitable for Lower Income Housing

The City of Coronado has a RHNA need of 312 very-low income units and 169 low-income units.

#### Credits Towards the 2021-2029 RHNA

The 6<sup>th</sup> Cycle RHNA projection period for Coronado is between June 30, 2020 and April 15, 2029. All development that is currently entitled, and/or under construction, or within the approval process during this period may be counted towards meeting the City’s 6<sup>th</sup> Cycle RHNA need

#### Analysis of the City’s Existing Capacity and Zoning

**Table 3-15** below shows the net available capacity on parcels with propensity to be redeveloped during the planning period.

	Sum of Net Units	Sum of Area (Acres)	Number of Parcels
<b>Low and Very Low-Income Sites</b>	98 units	3.5 acres	6 parcels

#### Reasonable Capacity Assumptions

In addition to the factors for assuming reasonable capacity noted previously while discussing Above Moderate and Moderate Income-sites, Low and Very Low-Income sites must meet an additional Sizing Criterion. Per HCD Guidance, sites which fall between 0.5 acres and 10 acres may reasonably be considered for Low and Very Low-Income development and redevelopment. The City of Coronado is a built-out community, where parcels smaller than .5 acres are regularly developed for both residential and commercial uses. Due to the built-out nature of the City, excluding parcels smaller than .5 acres creates increased limitations of the City’s ability to identify sites suitable for residential units affordable to low and very low incomes. Of approximately 4,842 parcels in the City just 23 meet the .5-acre size criteria established, equating to under one (1) percent of all parcels in the City which are considered suitable for low and very low income residential as determined by HCD.

#### Sites for Rezoning

As shown above in **Table 3-14**, the City can reasonably project 590 units of Low and Very Low-Income development with rezones and zoning modifications to allow for higher-density residential. Based on HCD guidance, only those sites which meet the Sizing Criterion were included in the proposed rezones for Low and Very Low-Income Parcels.

#### Adequacy of Sites for RHNA

The City has identified sites, with propensity to be redeveloped, with a capacity of 326 units to accommodate the 912-unit total RHNA. To accommodate the shortfall, the City has identified rezone sites with a capacity of 1,074 total units, 590 units of which are Low and Very Low Income. Additionally, the City expects to develop 190 ADU’s, 45

Carriage House conversions, and 27 Liveboards. Overall, the City has adequate capacity to accommodate its 2021 - 2029 RHNA. **Table 3-16** below summarizes the development potential of the City – these calculations will be updated prior to the adoption of the Housing Element.

<b>Table 3-16: Summary of RHNA Status and Sites Inventory (Dwelling Units)</b>					
	<b>Extremely Low/ Very Low Income</b>	<b>Low Income</b>	<b>Moderate Income</b>	<b>Above Moderate Income</b>	<b>Total</b>
2021-2029 RHNA	312	169	159	272	912
RHNA Credit (Units Permitted, Built, Entitled, or Have Active Applications during current projection period)	0	0	0	0	0
<b>Total Net RHNA Obligations</b>	<b>312</b>	<b>169</b>	<b>159</b>	<b>272</b>	<b>912</b>
<b>Unit Yield of Sites Available</b>					
North Commercial Rezone	171	0	0	0	145
R-4 Upzone	12	0	0	9	21
City Hall – Residential Rezone	400	0	0	0	400
Fire Station – Residential Rezone	7	0	0	0	7
Military Land – Residential Rezone	0	0	200	275	475
<b>Total Unit Yield of Sites Proposed for Rezoning</b>	<b>590</b>	<b>0</b>	<b>200</b>	<b>284</b>	<b>1,074</b>
Liveboards	19	0	8	0	27
Carriage Houses	31	0	14	0	45
ADU	130	0	57	3	190
Existing Residentially Zoned Properties	98	0	225	3	326
<b>Total Potential Capacity</b>	<b>868</b>	<b>0</b>	<b>504</b>	<b>290</b>	<b>1,662</b>
<b>Sites Surplus/Shortfall (+/-)</b>	<b>+387</b>	<b>0</b>	<b>+345</b>	<b>+18</b>	<b>+750</b>
Note: The Sites Analysis located in Appendix B contains additional information on specific Housing Element candidate sites.					

## F. Financial Resources

Providing an adequate supply of decent and affordable housing requires funding from various sources. The City has access to the following funding sources:

### 1. Section 8 Housing Choice Voucher

The Section 8 Housing Choice Voucher program is a Federal government program to assist very low-income families, the elderly, and the disabled with rent subsidy payments in privately owned rental housing units. Section 8 participants are able to choose any housing that meets the requirements of the program and are not limited to units located within subsidized housing projects. They typically pay 30 to 40 percent of their income for rent and utilities. The County of San Diego administers Section 8 Housing Choice vouchers within the City of Coronado

### 2. Housing Assistance Reserve (Fund)

To ensure that housing is provided for all economic segments of the population, Coronado adopted the Affordable Housing Assistance - Dedication strategy. The program establishes affordable housing requirements including the following:

- Reserve units for affordable
- Pay an in-lieu fee



### Unit Reservation

If the developer or subdivider decides to reserve units, then a total of 20 percent of all units in the proposed development must be reserved. A unit or units reserved for rental must then be rented at or below the “Fair Market Rent” established by HUD to persons qualified for Section 8 Rent Subsidies by the County Housing Authority or to persons within very low- and low-income categories as established annually by HUD. A unit or units reserved for sale must be sold at affordable prices to persons within moderate income categories as established annually by HUD.

The unit or units reserved “for rental” or “for sale” may be at a location other than the subject development site so long as it is within the boundaries of the City of Coronado and maintained as affordable for a minimum period of time as determined by the Community Development Director and approved by the City Council.

### In Lieu Fee

If the developer or subdivider chooses to make payment in lieu of unit reservation, the fee is determined by a fixed schedule reviewed and updated by the City. According to the 2018 Coronado Fee Schedule, the current in lieu fee is set at \$7,000 per unit. The amount is calculated to provide the developer or subdivider’s fair share contribution towards meeting the City’s affordable housing objective without placing an unreasonable financial burden on any applicant.

### Affordable Housing Fund

The in-lieu funds are separated from City funds for the purposes of affordable housing. The in-lieu funds may be invested in the same manner and at the same rate as allowed for City funds. If land use rights for real property to carry out the purposes of this title are not obtained within a three-year period from the receipt of any in lieu funds, or the City has not, within a 10-year period from the receipt of in lieu funds committed the funds to a low or moderate income housing project, then the in lieu funds may be retained for the benefit of the City.

## **G. Infrastructure and Facilities**

As a highly urbanized community, infrastructure facilities are available to serve development throughout Coronado. All of the land designated for residential use is adequately served by sewer lines, water lines, storm drains, telephones, and electrical and gas lines. As an example, the Coronado Public Works Department provides sewer service and maintains 17 sewer pump stations. The system includes: 45 miles of underground sewer pipeline and on average, transfers 2.35 million gallons of sewage per day, including sewage from the Cays and all Navy bases.

## **H. Energy Usage and Conservation**

The primary uses of energy in urban areas are for transportation, lighting, water heating, and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban energy consumption. Energy conservation is important in preserving non-renewable fuels to ensure that these resources are available for use by future generations. There are also a number of benefits associated with energy conservation including improved air quality and lower energy costs.

San Diego Gas & Electric (SDG&E) currently provides natural gas and electricity transmission and distribution infrastructure in San Diego County. SDG&E is regulated by the California Public Utilities Commission (CPUC), which is responsible for making sure utilities’ customers have safe and reliable utility service.

### **1. Title 24 and Coronado Climate Action Plan**

Title 24 of the California Administrative Code is a set of requirements for energy conservation, green design, construction maintenance, safety, and accessibility. Title 24 was published by the California Building Standards Code and applies to all buildings in California, not just state-owned buildings. Title 24 regulations and requirements are enforced when an applicant pulls a building permit for a proposed project and have plans reviewed or building inspected.

The City of Coronado works to minimize its ecological footprint through conserving energy, providing efficient and sustainable transportation options, conserving water, and maintaining a healthy and extensive urban forest. The City provides the following energy efficient programs:

- Electric Vehicles: The City has installed 14 electric charging stations throughout the City:
  - City Hall
  - Public Services
  - Municipal Golf Course
  - Coronado Cays
- LEED Buildings: Coronado currently has four (4) buildings which were built to the LEED Silver status:
  - Animal Care Facility
  - Tennis Center
  - John D. Spreckels Senior Center
  - Coronado Clubroom and Boat House
- Solar Energy: Building Permit Staff has issued 288 permits for solar photovoltaic systems from 2017 to 2020.
- Landscaping Equipment: On September 5, 2017, the Council approved Resolution 8891 directing the conversion of the City's gas-powered leaf blowers and string trimmers, and those used by its contractors to zero-emission electric tools no later than December 31, 2018. The requirement became applicable throughout the City on January 1, 2021.

*San Diego Gas & Electric Energy Savings Incentives*

San Diego Gas and Electric (SDG&E) is the primary energy provider for residents within the City of Coronado. They offer a number of rebate programs on in-home utilities and appliances, including energy-efficient water heaters and smart thermostats. Additionally, SDG&E provides multi-family energy efficiency rebates for residents in apartment complexes. This program promotes qualified energy-efficient improvements in apartment dwelling units, common areas of apartment or condominium complexes with two or more units and common areas of mobile home parks. Eligible customers include property owners, managers, and authorized agents of existing residential multifamily complexes with two or more dwellings. These improvements are beneficial to property owners and residents alike and can help to reduce overall home rental costs for families who qualify.

*Cumulative Impacts*

Any future development of candidate housing sites would be subject to compliance with all federal, State, and local requirements for energy efficiency, including the California Energy Code Building Energy Efficiency Standards (CCR Title 24, Part 6), the CALGreen Code (CCR Title 24, Part 11), and SB 743.

# Affirmatively Furthering Fair Housing (AFFH)

In 2016, the Department of Housing and Urban Development (HUD) passed the Affirmatively Furthering Fair Housing rule, which requires an assessment of fair housing in counties and cities. All Housing Elements adopted on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015.

Under State law, affirmatively further fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.” These characteristics can include, but are not limited to race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

In May 2020, San Diego County and the San Diego Regional Alliance for Fair Housing adopted the Regional Analysis of Impediments (AI) to Fair Housing Choice for FY 2020-2025. The Regional Alliance for Fair Housing is a coalition of fair housing organizations, community-based groups, concerned citizens, representatives of the housing industry, and government agencies working toward the goal of affirmatively furthering fair housing.

The AI assesses the extent of fair housing issues among specific groups and evaluates the availability of a range of housing choices for all residents. In addition, the AI analyzes the conditions in the private market and public sector that may limit the range of housing choices or impede a person’s access to housing.

## I. Needs Assessment

The AI contains a countywide analysis of demographic, housing, and specifically fair housing issues. The City's demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations were discussed previously and can be reviewed in **Section 2: Community Profile**.

### 1. Fair Housing Impediments

Within the legal framework of Federal and State laws, and based on the guidance provided by HUD’s Fair Housing Planning Guide, impediments to fair housing choice can be defined as:

- Any actions, omissions, or decisions taken because of the characteristics protected under State and Federal laws, which restrict housing choices or the availability of housing choices; or
- Any actions, omissions or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of characteristics protected under State and Federal laws.

To affirmatively promote equal housing opportunity, a community must work to remove impediments to fair housing choice.<sup>6</sup>

### 2. Fair Housing Issues

As part of the development of the FY 2020-25 AI, six community workshops were held in communities throughout the County in October and November 2019 to gather input regarding fair housing issues in the region. Key issues identified by participants, service providers, housing professionals and various staff include:

- Experience with housing discrimination by protected classes.
- Issues and barriers to reporting housing discrimination incidents.
- Barriers to access of housing in communities.
- Protected classes that need improved services

<sup>6</sup> *San Diego Regional Analysis of Impediments to Fair Housing Choice, 2020.*

- Misconceptions and misunderstandings about fair housing.
- Importance of finding new ways to build community awareness about fair housing.

In addition to input from local organizations and community members, key stakeholders were identified and interviewed regarding the County's AI. Stakeholders represented a variety of organizations that provide fair housing services and/or complementary related support services. Key issues and opportunities identified by stakeholders include:

- Cultural, language and other challenges to building community awareness of fair housing issues.
- Geographic, transportation, accessibility and other barriers to housing in communities.
- Misconceptions or misunderstandings about Fair Housing.
- Under reporting, documentation issues, opposition and other challenges to meeting fair housing needs.
- Improved services required by protected classes.
- Opportunities with community assets which can be leveraged to further Fair Housing.
- Opportunities through improving interagency coordination.
- Technological opportunities in promoting and supporting Fair Housing outreach.

Residents throughout San Diego County were also surveyed to learn more about fair housing issues in each jurisdiction. The County received approximately 1,100 total individual responses, only 1 of which identified as living in Coronado. The respondent indicated they did experience discrimination in housing and identified the landlord/property manager as the source of discrimination. The respondent noted the following circumstance:

- The discrimination was based upon the status and source of income.
- The respondent did not report the discrimination due to lack of information/knowledge regarding where to report and how to report.
- The respondent noted that reasonable accommodation was delayed multiple times
- The respondent had not participated in any fair housing training and not heard or seen a Fair Housing Public Service Announcement on TV, the radio, or online.

The San Diego AI also identified the following fair housing issues specifically involving Coronado:

- The City had a total of two Fair Housing cases filed from 2014-2018
  - Both complaints were based on disability
- The City experienced one hate crime from 2013-2018, related to religion.

**Table 3-17** below identifies the lending patterns by race and ethnicity, as well as income category for the City of Coronado. Data for lower income applicants of color was not available for the City of Coronado, however, applicants who identified as Hispanic or Latino of any race in the low-income category had a 100 percent denial rate for home loan applications. Applicants of any race and ethnicity in the upper income category had higher levels of home loan approval, the highest being among White residents (61.8 percent approved, 15 percent denied). Additionally, applicants in the upper income category who identified as Black experienced a 20 percent denial rate and those who identified as Hispanic or Latino experienced a 22 percent denial rate, followed by those who identified as Asian with a 12.5 percent denial rate. Overall, applicants who identified as White had higher rates of approval than applicants who identified as Black, Hispanic (of any race), or Asian.

<b>Table 3-17: Coronado Lending Patterns by Race/Ethnicity (2017)</b>			
	<b>Approved</b>	<b>Denied</b>	<b>Withdrawn/Incomplete</b>
<b>White</b>			
Low (0-49% AMI)	--	--	--
Moderate (50-79% AMI)	46.7%	26.7%	26.7%
Middle (80-119% AMI)	54.3%	28.6%	17.1%
Upper (≥120% AMI)	61.8%	15.0%	23.2%
Unknown/NA	69.2%	7.7%	23.1%
<b>Black</b>			
Low (0-49% AMI)	--	--	--
Moderate (50-79% AMI)	--	--	--
Middle (80-119% AMI)	--	--	--
Upper (≥120% AMI)	60.0%	20.0%	20.0%
Unknown/NA	--	--	--
<b>Hispanic</b>			
Low (0-49% AMI)	0.0%	100.0%	0.0%
Moderate (50-79% AMI)	--	--	--
Middle (80-119% AMI)	--	--	--
Upper (≥120% AMI)	51.2%	22.0%	26.8%
Unknown/NA	100.0%	0.0%	0.0%
<b>Asian</b>			
Low (0-49% AMI)	--	--	--
Moderate (50-79% AMI)	--	--	--
Middle (80-119% AMI)	--	--	--
Upper (≥120% AMI)	75.0%	12.5%	12.5%
Unknown/NA	0.0%	33.3%	66.7%
Source: San Diego Regional Analysis of Impediments to Fair Housing Choice (2020)			

### 3. Fair Housing Enforcement and Outreach Capacity

Currently, the Legal Aid Society of San Diego (LASSD) provides fair housing services to the City of Coronado. This includes providing fair housing outreach, education, investigation, and counseling services. Between FY 2014 and FY 2018, LASSD served over 19,000 San Diego County residents, of those served 38 were residents of Coronado. Majority of the clients served by LASSD were lower income (87 percent) and White (66 percent).

The AI also conducted Fair Housing testing to determine if, and to what extent, discriminatory business practices exist in apartment rental housing and related markets. Currently, there are no fair housing testing results for the City of Coronado. Overall, the City had just two fair housing cases filed from 2014 to 2018, a settlement was successful in one and the other had a no cause determination.

## J. Analysis of Available Federal, State, and Local Data and Local Knowledge

### 1. Integration and Segregation Patterns and Trends

The dissimilarity index is the most commonly used measure of segregation between two groups, reflecting their relative distributions across neighborhoods (as defined by census tracts). The index represents the percentage of the minority group that would have to move to new neighborhoods to achieve perfect integration of that group. An index score can range in value from 0 percent, indicating complete integration, to 100 percent, indicating complete segregation. An index number above 60 is considered to show high similarity and a segregated community. It means that 60% (or more) of the members of one group would need to move to a different tract in order for the two groups to be equally distributed. Values of 40 or 50 are usually considered a moderate level of segregation, and values of 30 or below are considered to be fairly low.

It is important to note that segregation is a complex topic, difficult to generalize, and is influenced by many factors. Individual choices can be a cause of segregation, with some residents choosing to live among people of their own race or ethnic group. For instance, recent immigrants often depend on nearby relatives, friends, and ethnic institutions to help them adjust to a new country.<sup>7</sup> Alternatively, when white residents leave neighborhoods that become more diverse, those neighborhoods can become segregated.<sup>8</sup> Other factors, including housing market dynamics, availability of lending to different ethnic groups, availability of affordable housing, and discrimination can also cause residential segregation.

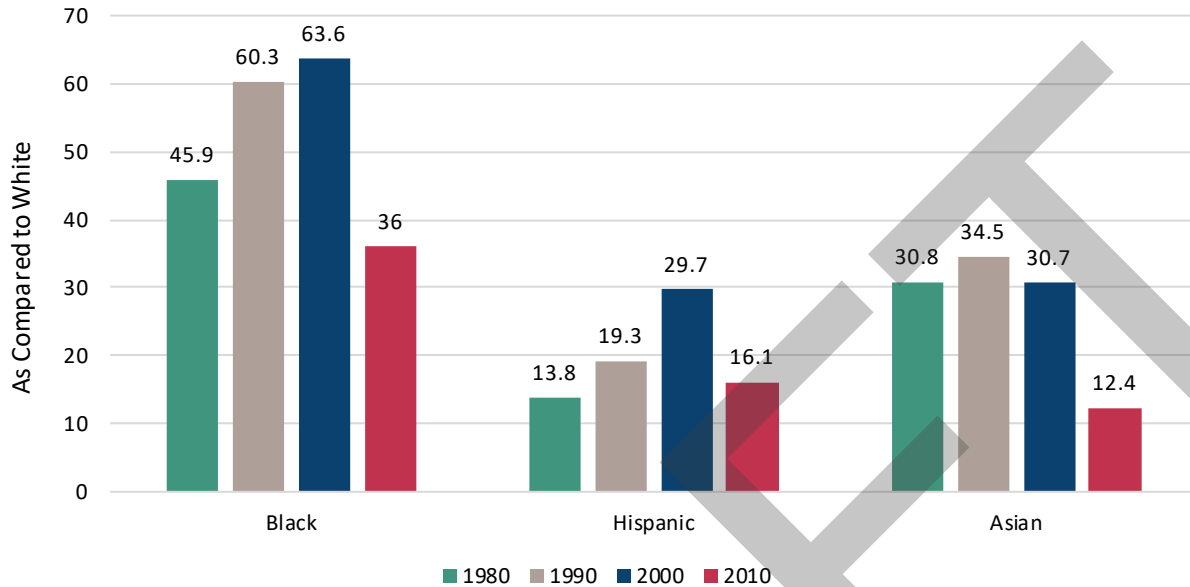
**Figure 3-1** shows the dissimilarity between each of the identified race and ethnic groups and Coronado's white population from 1980 to 2010. The White (not Hispanic or Latino) population within Coronado makes up the majority of the City's population at approximately 74.9 percent according to 2018 American Community Survey (ACS) estimates. As previously stated, higher scores indicate higher levels of segregation among those race and ethnic groups. The table shows higher levels of segregation among each race and ethnic group from 1990 to 2000, with decrease segregation in 2010. The group with highest level of segregation in Coronado is Black at 60.3 in 1990, 63.6 in 2000 and decreasing to 36 in 2010. These scores correlate directly with the percentage of people within that racial or ethnic group that would need to move into a predominately white census tract in order to achieve a more integrated community. Groups who identified as Hispanic or Asian experiences relatively low levels of segregation according to the data, at 16.1 and 12.4, respectively, in 2010.

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<sup>7</sup>Allen, James P. and Turner, Eugene. "Changing Faces, Changing Places: Mapping Southern California". California State University, Northridge, (2002).

<sup>8</sup> Boustan, Leah Platt. "Racial Residential Segregation in American Cities" in Oxford Handbook of Urban Economics and Planning, ed. Nancy Brooks and Gerrit-Jan Knaap, Oxford University Press, (2011).

Figure 3-1: Dissimilarity Indices for Race and Ethnic Groups in Coronado (1980-2010)



Source: Diversity and Disparity, Spatial Structures in the Social Sciences, Brown University

## 2. Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)

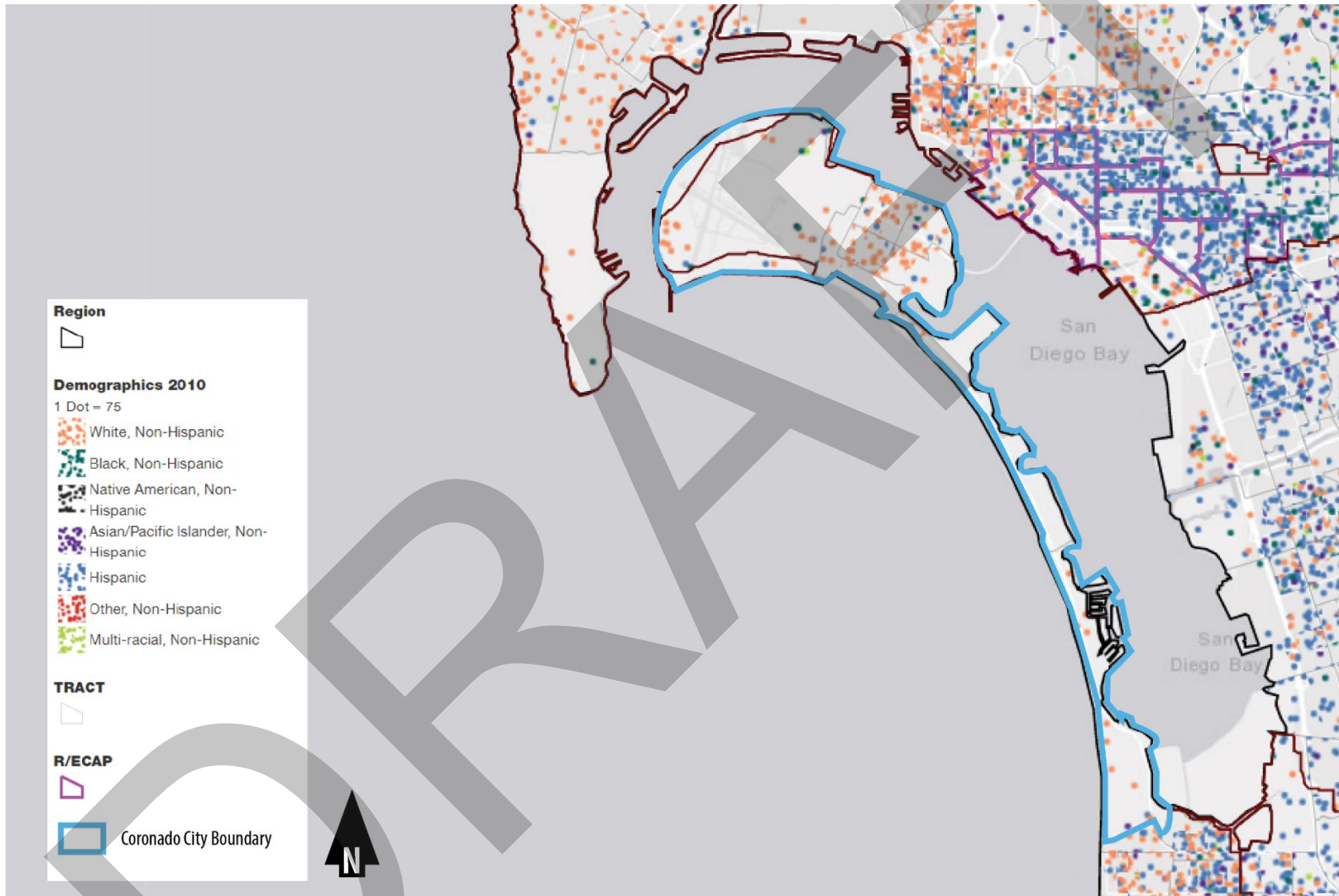
To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

Location of residence can have a substantial effect on mental and physical health, education opportunities, and economic opportunities. Urban areas that are more residentially segregated by race and income tend to have lower levels of upward economic mobility than other areas. Research has found that racial inequality is thus amplified by residential segregation. However, these areas may also provide different opportunities, such as ethnic enclaves providing proximity to centers of cultural significance, or business, social networks and communities to help immigrants preserve cultural identity and establish themselves in new places. Overall, it is important to study and identify these areas in order to understand patterns of segregation and poverty in a City.

The 2020 AI performed an analysis of R/ECAPs within San Diego County and found small pockets within certain jurisdictions. None were located within the City of Coronado. Further analysis using the U.S. Department of Housing and Urban Development's R/ECAP GIS mapping tool confirms that all census tracts within Coronado have a R/ECAP value of 0, indicating that the census tracts within Coronado do not meet the defined parameters for a racially or ethnically concentrated area of poverty as defined by HUD.<sup>9</sup>

<sup>9</sup> US Department of Housing and Urban Development, Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs), Open Data Portal, Accessed December 17, 2020.

Figure 3-2: Low Poverty Index with Race/Ethnicity and R/ECAPs, Coronado



Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, Data Versions: AFFHT0006, July 10, 2020



### 3. Disparities in Access to Opportunity

The UC Davis Center for Regional Change and Rabobank partnered to develop the Regional Opportunity Index (ROI) intended to help communities understand local social and economic opportunities. The goal of the ROI is to help target resources and policies toward people and places with the greatest need to foster thriving communities. The ROI incorporates both “people” and “place” components, integrating economic, infrastructure, environmental, and social indicators into a comprehensive assessment of the factors driving opportunity.”

The ROI: People is a relative measure of people's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life as follows:

- **Education Opportunity:** Assesses people’s relative success in gaining educational assets, in the form of a higher education, elementary school achievement, and regular elementary school attendance.
- **Economic Opportunity:** Measures the relative economic well-being of the people in a community, in the form of employment and income level.
- **Housing Opportunity:** Measures the relative residential stability of a community, in the form of homeownership and housing costs.
- **Mobility/Transportation Opportunity:** Contains indicators that assess a community’s relative opportunities for overcoming rural isolation.
- **Health/Environment Opportunity:** Measures the relative health outcomes of the people within a community, in the form of infant and teen health and general health.
- **Civic Life Opportunity:** A relative social and political engagement of an area, in the form of households that speak English and voter turnout.

The ROI: Place is a relative measure of an area's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life.

- **Education Opportunity:** Assesses a census tract’s relative ability to provide educational opportunity, in the form of high-quality schools that meet the basic educational and social needs of the population.
- **Economic Opportunity:** Measures the relative economic climate of a community, in the form of access to employment and business climate.
- **Housing Opportunity:** Measures relative availability of housing in a community, in the form of housing sufficiency and housing affordability.
- **Health/Environment Opportunity:** A relative measure of how well communities meet the health needs of their constituents, in the form of access to health care and other health-related environments.
- **Civic Life Opportunity:** Measures the relative social and political stability of an area, in the form of neighborhood stability (living in same residence for one year) and US citizenship.

As shown in **Figure 3-3** below, the majority of Coronado is classified as a high and highest opportunity zone, with the exception of one census tract which shows high health and mobility opportunity and moderate economic and educational attainment, but low housing opportunity and low civic life opportunity. **Figure 3-4**, which displays ROI place for Coronado indicates two areas as lowest opportunity areas. *Area 1* (identified on the map) displays high education and economic opportunities, however, shows low civic life opportunities and even lower health and housing opportunity. *Area 2* (identified on the map) shows moderate civic life opportunity and very high educational opportunity but identifies very low health wellbeing, and low housing and economic opportunity. It should be noted that these are areas primarily occupied by military housing and facilities, which are not under the jurisdiction of Coronado.

Figure 3-3: Regional Opportunity Index: People, 2014

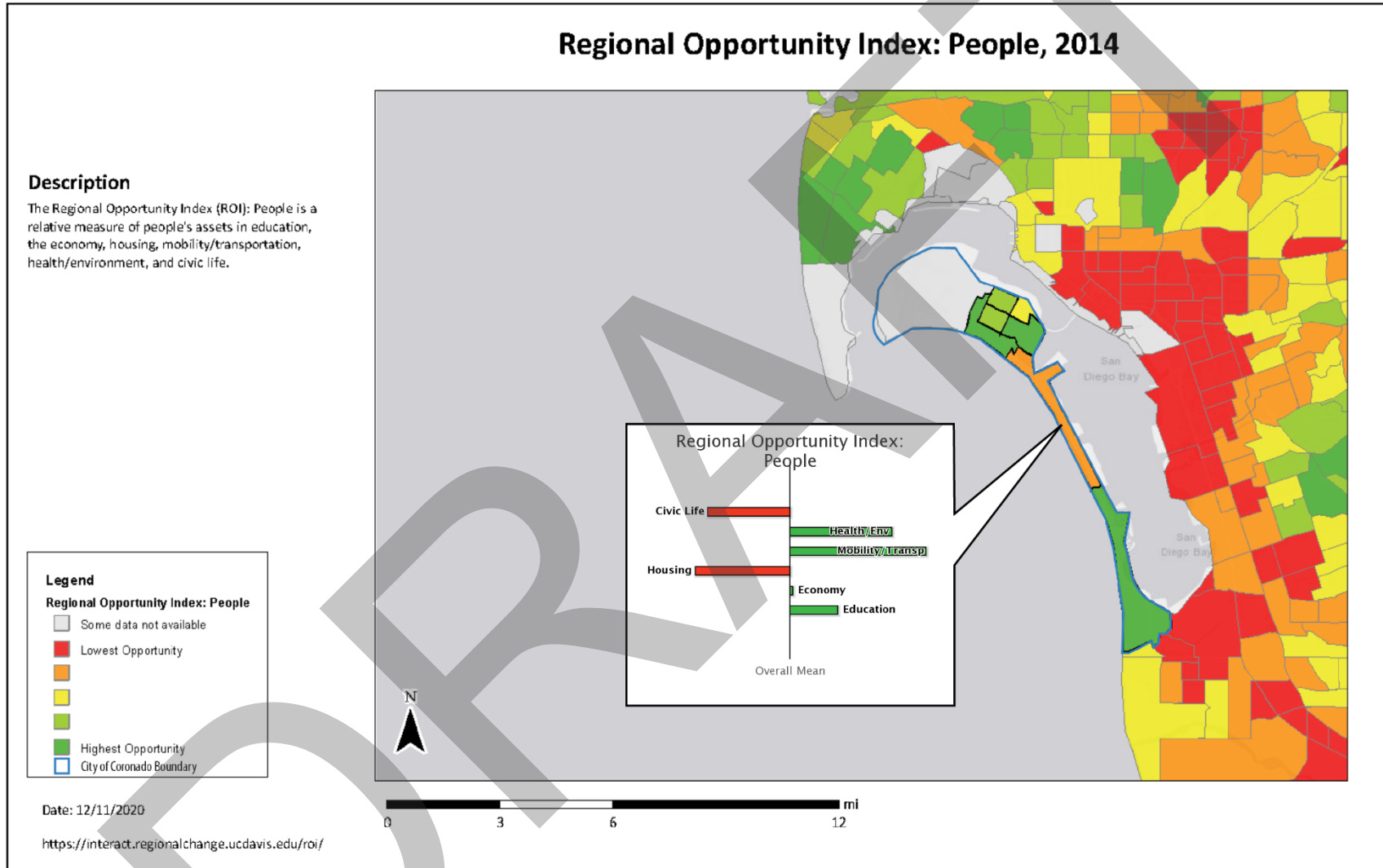
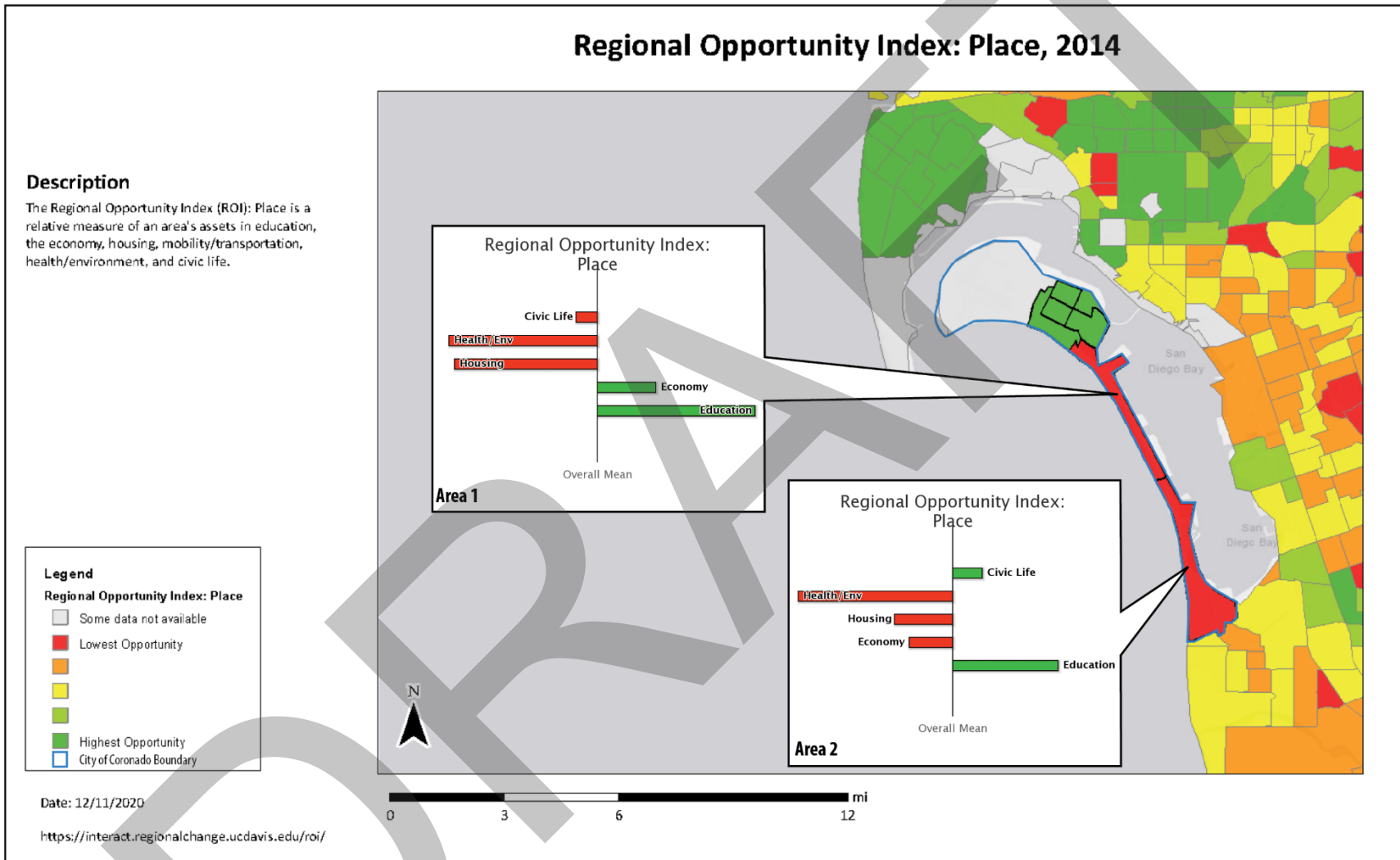


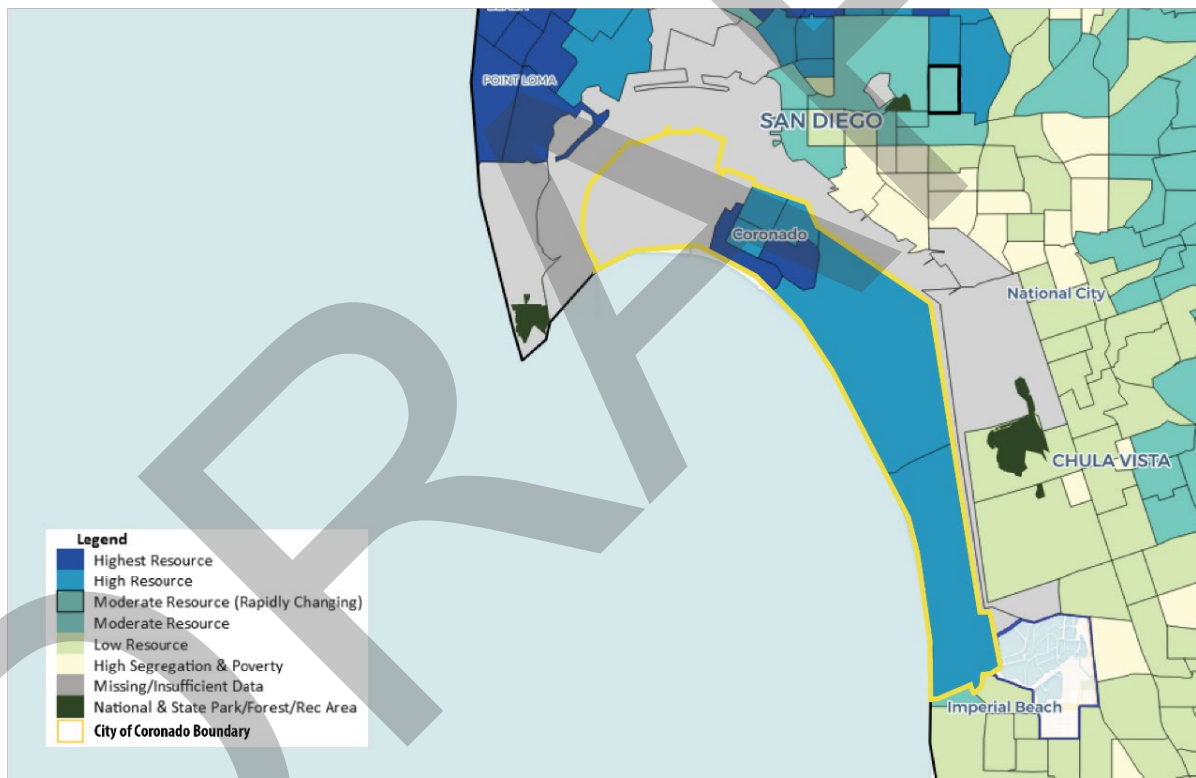
Figure 3-4: Regional Opportunity Index: Place, 2014



Additionally, the Department of Housing and Community Development together with the California Tax Credit Allocation Committee established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task force developed the TCAC/HCD opportunity Area Maps to understand how public and private resources are spatially distributed. The Task force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force’s methodology, the tool allocates the 20 percent of the tracts in each region with the highest relative index scores to the “Highest Resource” designation and the next 20 percent to the “High Resource” designation. Each region then ends up with 40 percent of its total tracts as “Highest” or “High” resource. These two categories are intended to help state decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. As shown in **Figure 3-5** below, all of Coronado is classified as high and highest resource.

**Figure 3-5: TCAC/HCD Opportunity Area Maps, Coronado(2020)**



Source: California Tax Credit Allocation Committee and Department of Housing and Community Development, 2020.

Opportunity indicators included in the AI also help inform communities about disparities in access to opportunity. HUD-provided index scores are based on nationally available data sources and assess residents’ access to key opportunity assets in San Diego County. These indices are only available to Entitlement Jurisdictions (with population over 50,000 and receiving CDBG funds from HUD). For Urban County jurisdictions for which a HUD-provided index is not provided, a similar analysis as that provided by the indices was conducted using comparable information.

**Table 3-18** below displays opportunity indicators based on school proficiency, labor market, and job proximity. The City of Coronado has one Title I school, which helps low-achieving children meet state standards in core academic

subjects. These schools coordinate and integrate resources and services from federal, state, and local sources. To be considered for Title 1 school funds, at least 40 percent of the students must be considered low-income. Additionally, the AI showed that for the time period analyzed, the City had an annual unemployment rate of 2.2%, below the County average of 2.8%. Additionally, majority of jobs were within a 30-minute commute from Coronado residents.

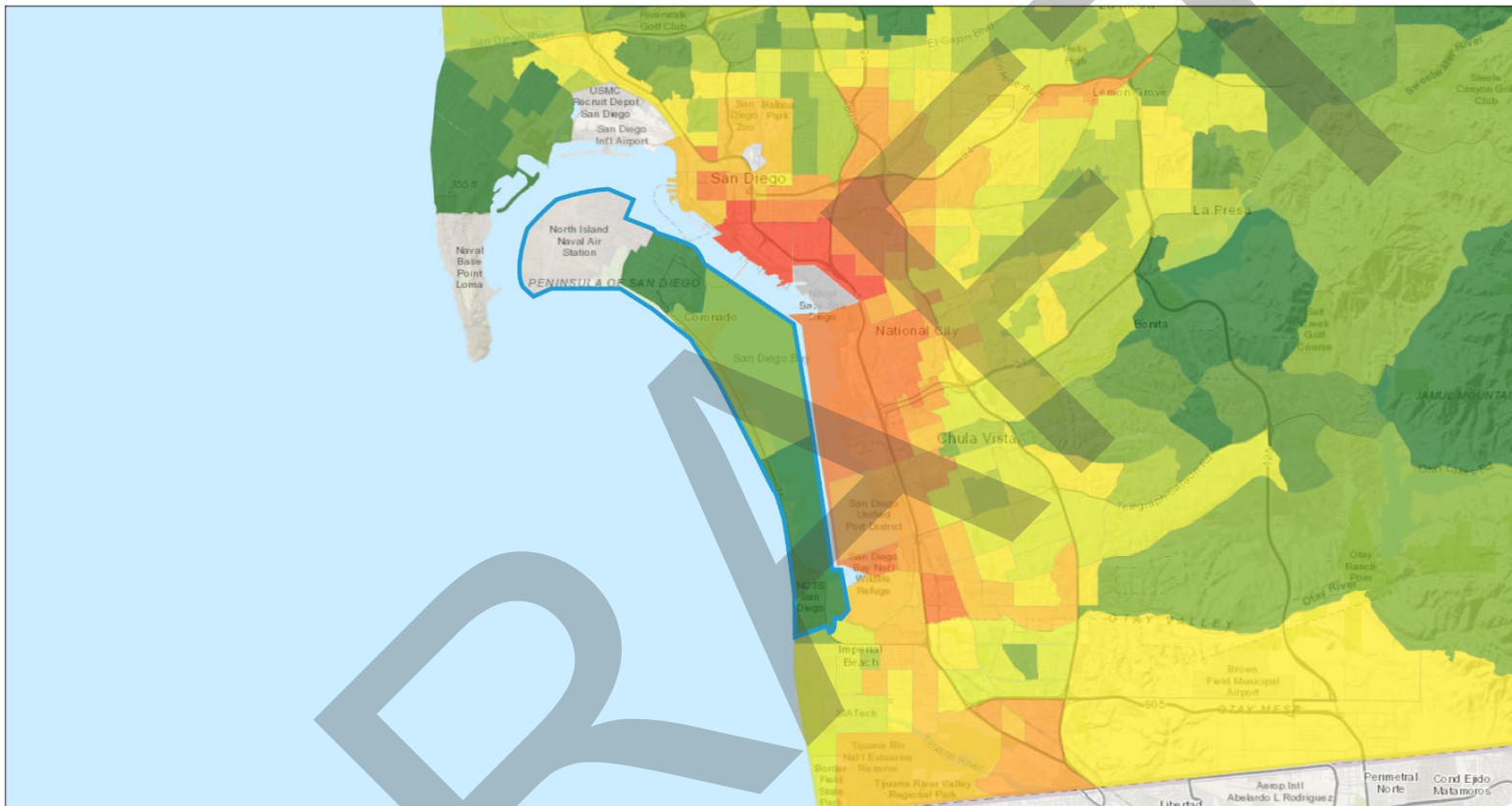
Opportunity Indicator		Coronado
<b>School Proficiency</b>		
Total Title I Schools		1
Total Schools		5
% of Schools		20.0%
<b>Unemployment Rate</b>		
Annual Rate		2.2%
<b>Job Proximity</b>		
<29 mins.		79.3%
30-59 mins.		16.2%
60 mins. or more		4.5%
Source: San Diego Regional Analysis of Impediments, American Community Survey 2013-2017, S1701.		

Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the data provided, Coronado scored a 6.6 AllTransit performance score, illustrating a moderate combination of trips per week and number of jobs accessible that enable a moderate number of people to take transit to work. By comparison, Coronado scored of the highest alongside Lemon Grove (7.9) and Imperial Beach (6.7), whereas Solana Beach (5.9), Del Mar (5.1) and Poway (3.1) scored lowest.

Jurisdiction	All Transit Performance Score	Transit Trips Per Week within 1/2 Mile	Jobs Accessible in 30-min trip	Commuters Who Use Transit	Transit Routes within 1/2 Mile
Coronado	6.6	916	86,924	2.30%	1
Source: San Diego Regional Analysis of Impediments, American Community Survey 2013-2017, S1701.					

The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviro Screen). In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviro Screen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a heightened vulnerability of people of color and lower socioeconomic status to environmental pollutants. **Figure 3-6** below displays mapped results for the CalEnviro Screen. The Map shows that all of Coronado is low scoring, signifying low pollution burdens in the City.

Figure 3-6: CalEnviro Screen, Coronado



12/17/2020, 5:41:27 PM

High Pollution, Low Population

CalEnviroScreen 3.0 Results (June 2018 Update)

1 - 10% (Lowest Scores)

11 - 20%

City of Coronado Boundary

21 - 30%

31 - 40%

41 - 50%

51 - 60%

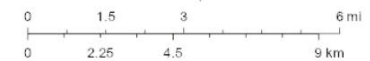
61 - 70%

71 - 80%

81 - 90%

91 - 100% (Highest Scores)

1:144,448



San Diego Unified Port District, SanGIS, Bureau of Land Management, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS

Web AppBuilder for ArcGIS  
San Diego Unified Port District, SanGIS, Bureau of Land Management, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS | OEHA |

Source: California Office of Environmental Health Hazard Assessment, CalEnviro Screen 3.0, 2018.

#### 4. Discussion of Disproportionate Housing Needs

The analysis of disproportionate housing needs within Coronado evaluated existing housing need, need of the future housing population, and units within the community at-risk of converting to market-rate.

##### Future Growth Need

The City’s future growth need is based on the RHNA allocation of 312 very low and 169 low income units within the 2021-2029 planning period. **Figure 3-7** shows that both existing and proposed affordable units are well dispersed throughout the community and do not present a geographic barrier to obtaining affordable housing. Appendix B of this Housing Element shows the City’s ability to meet its 2021-2029 RHNA need at all income levels. This demonstrates the City’s ability to accommodate the anticipated future affordable housing needs of the community.

#### 5. Displacement Risk

The potential for economic displacement risk can result from a variety of factors, including large-scale development activity, neighborhood reinvestment, infrastructure investments, and changes in local and regional employment opportunity. Economic displacement can be an inadvertent result of public and private investment, where individuals and families may not be able to keep pace with increased property values and market rental rates.

##### Senate Bill 330

There are currently 60 affordable units within Coronado that are at-risk of converting to market-rate within the planning period (2021-2029). **Table 3-20** below identifies all the developments in the City with affordable units. It is the City’s intent to prioritize the maintenance of their current affordable housing stock and the City is committed to negotiating extensions of existing affordability agreements before units become at-risk.

Street Address, Assessor’s Parcel #, Type of Agreement	Total Units	Year Construction or Rehab Completed	Date of Recordation and County Document #	Date Covenant Expires
415 F Avenue APN: 536-293-01 Rental Affordability Covenant	23	1994	1/31/1994 #1994-0070922	9/3/2031
924 Orange Avenue APN: 537-332-23 Rental Affordability Covenant	11	1994	11/18/1993 #1993-0775528	12/1/2023
308-330 Orange Avenue 1014-1028 Third Street APN: 536-222-20 Rental Affordability Covenant	29	1996	1/25/1996 #1996-0037685	2/1/2026
1212, 1226 Ninth Street APN: 537-342-25 Rental Affordability Covenant	9	1996	7/17/1996 #1996-0357595	8/1/2026
560-566 G Avenue APN: 536-352-16 Rental Affordability Covenant	4	N/A	6/21/2002 #2002-0525579	7/1/2057
445-451 Orange Avenue APN: 536-311-07 Rental Affordability Covenant	3	N/A	6/12/2002 #2002-0496772	7/1/2057

Table 3-20: Affordable Units in Coronado

Street Address, Assessor's Parcel #, Type of Agreement	Total Units	Year Construction or Rehab Completed	Date of Recordation and County Document #	Date Covenant Expires
406-422 Orange Avenue APN: 536-302-29 424-430 Orange Avenue APN: 536-302-24 Rental Affordability Covenant	17	N/A	8/14/2002 #2002-0686285	9/1/2057
840 G Avenue APN: 537-222-23 Rental Affordability Covenant	11	N/A	9/1/2006 #2006-0626205	9/1/2061
225 Orange Avenue APN: 536-161-05 Rental Affordability Covenant	6	2011	4/14/2010 #2010-0184498	4/1/2066
550-578 Orange Avenue APN: 536-372-06 to 10 Rental Affordability Covenant Age Restriction	30	2007	8/21/2006 #2006-0594157	1/1/2062
525 Orange Avenue APN: 536-381-27 Rental Affordability Covenant	16	2008	12/21/2007 #2007-0786004	7/31/2063
440-450 Orange Avenue APN: Rental Affordability Covenant	12	2011	4/14/2010 #2010-0184498	7/1/2066
729 Orange Avenue Units #101-103, 201-203 APN: 537-091-27-01 to 05 Affordability Restrictions	6	1996	6/22/1995 #1995-0260983	6/21/2025
421 D Avenue APN: 536-302-05 Silent Second Loan	1	N/A	9/4/1998 #1998-0568064	9/4/2028
456 F Avenue APN: 536-291-26-04 Silent Second Loan	1	N/A	10/14/1998 #1998-0660245	10/14/2028
715 Third Street APN: 536-141-14 Silent Second Loan	1	N/A	10/19/1998 #1998-0675168	10/19/2028
549 F Avenue APN: 536-362-27-01 Silent Second Loan	1	N/A	11/3/1998 #1998-0717119	11/3/2028
403 H Avenue APN: 536-282-01 Silent Second Loan	1	N/A	11/3/1998 #1998-717007	11/3/2028
719 Fourth Street	1	N/A	11/19/1998	11/19/2028



**Table 3-20: Affordable Units in Coronado**

Street Address, Assessor's Parcel #, Type of Agreement	Total Units	Year Construction or Rehab Completed	Date of Recordation and County Document #	Date Covenant Expires
APN: 536-211-14 Silent Second Loan			#1998-0754034	

## 6. Assessment of Contributing Factors to Fair Housing Issues in Coronado

The AI does not identify impediments to fair housing specific to Coronado, however some of the regional impediments to fair housing identified within jurisdictions in San Diego County may assist Coronado in opening the community up to a broader range of future residents:

- Fair housing information needs to be disseminated through many media forms to reach the targeted groups.
- Hispanics, Blacks and Asians continue to be under-represented in the homebuyer market and experience large disparities in loan approval rates.
- Housing choices for special needs groups, especially persons with disabilities and seniors, are limited.
- Fair housing enforcement activities, such as random testing, are limited.
- Patterns of racial and ethnic concentration exist in the region, although there are no racially or ethnically concentrated areas of poverty in Coronado.

The analysis conducted in this section regarding fair housing issues within Coronado yielded the following conclusions:

- Coronado does not currently have any racially or ethnically concentrated census tracts (R/ECAPs) as identified by HUD. This indicates that there are no census tracts within Coronado with a non-white population of 50 percent or more or any census tracts that have a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area.
- The UC Davis Regional Opportunity Index shows that the majority of residents within Coronado have a high level of access to opportunity throughout the majority of the City, with most census tracts showing the highest level of access to opportunity. However, two tracts that mainly house military installations identify low housing opportunities in the City and low economic wellbeing.
- Additionally, analysis of the TCAC/HCD opportunity Area Maps show that all census tracts in Coronado are classified with the "High" and "Highest Resource" designation. This indicates that these census tracts are within the top twenty percent in the region in terms of areas that lower-income residents may thrive if given the opportunity to live there.
- Coronado has a higher AllTransit performance score than similar jurisdictions within the County as shown in the County's Analysis of Impediments. This indicates a high combination of trips per week and number of jobs accessible that enable a high number of people to take transit to work.
- Coronado has a low CES score in comparison to similar jurisdictions within the County, indicating that residents within Coronado are less burdened by pollution from multiple sources and less vulnerable to its effects, taking into account their socioeconomic characteristics and underlying health status than in other areas around the San Diego region.

## K. Analysis of Sites Pursuant to AB 686

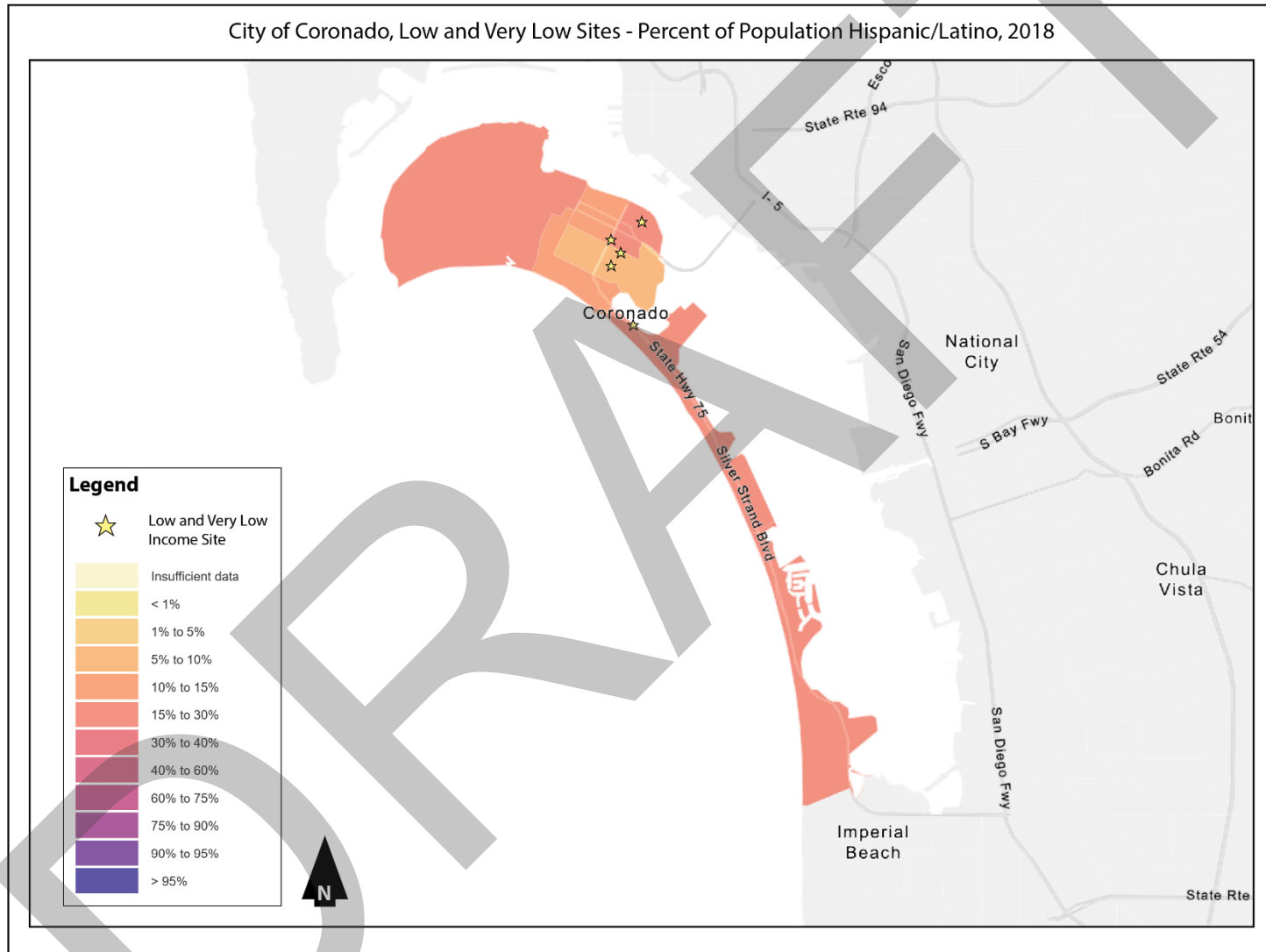
AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA (provided in **Appendix B**), but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

**Figures 3-8 through 3-12** below identify the sites to accommodate future low and very low-income housing overlaid on demographic data using the 2018 American Community Survey 5-year Estimates.

- **Figure 3-8 - Coronado Low and Very Low Sites, Hispanic/Latino, 2018**
- **Figure 3-9 - Coronado Low and Very Low Sites, NonWhite Population 2018**
- **Figure 3-10 - Coronado Low and Very Low Sites, Low and Very Low Income, 2018**
- **Figure 3-11 - Coronado Low and Very Low Sites, Poverty, 2018**
- **Figure 3-12 - Coronado Low and Very Low Sites, Poverty and Access to Transportation, 2018**

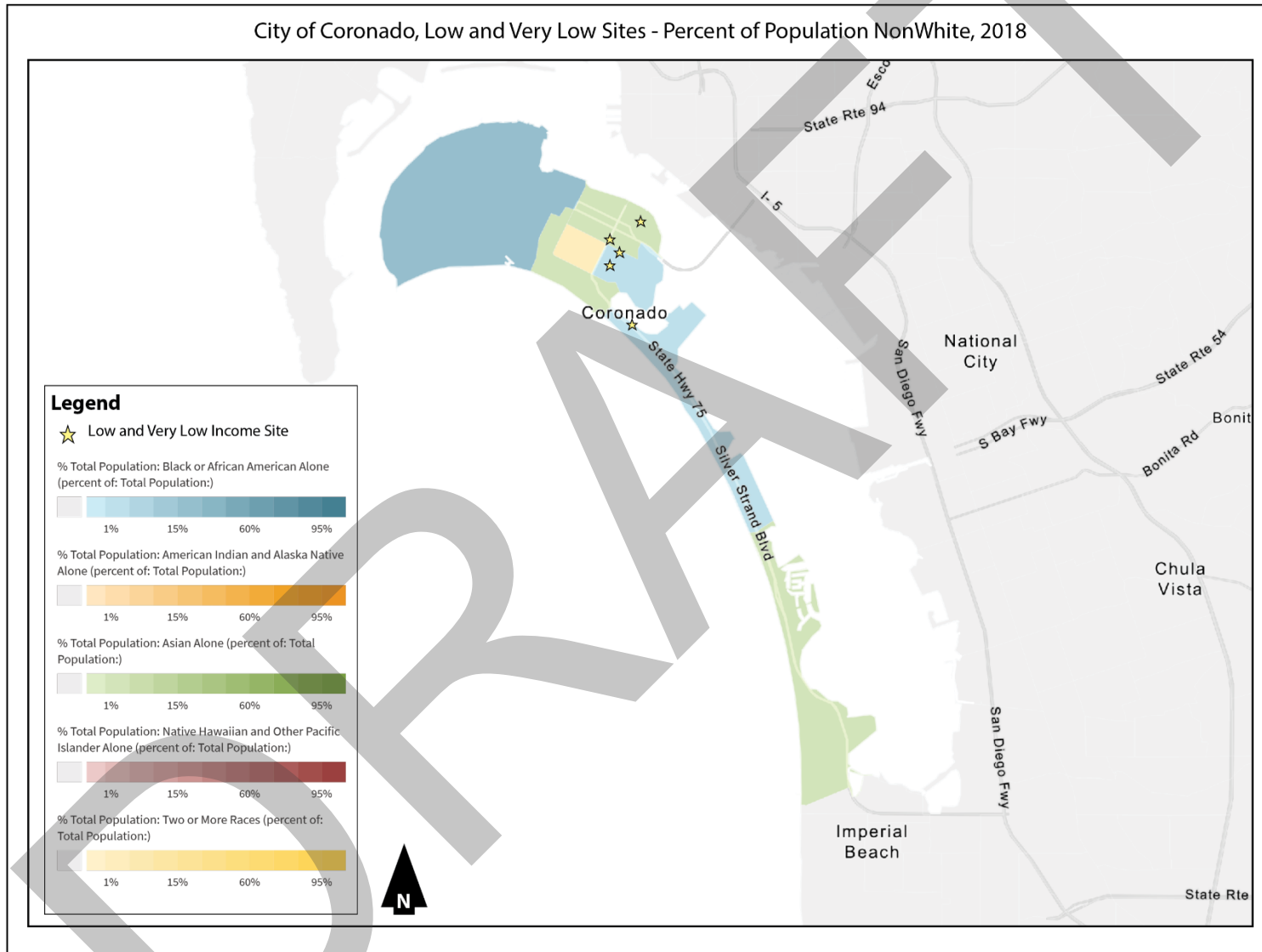
The maps show that the sites identified to accommodate Coronado's low and very low income RHNA allocation are dispersed through the downtown region of the City. While the City of Coronado has no designated areas with increased segregation or poverty, the low and very low sites are accessible and within areas where retail or commercial jobs exist. According to the SoCal Connect Plan, coastal communities tend to have a concentration of lower-income jobs but a lack of affordable rental units, the availability of housing within the identified low and very low income site would promote access to affordable housing for persons working in lower paying retail industries in Coronado and looking to live nearby. Additionally, the maps show access to a connected bus system which runs along Orange Avenue.

**Figure 3-8: Coronado Low and Very Low Sites, Hispanic/Latino, 2018**



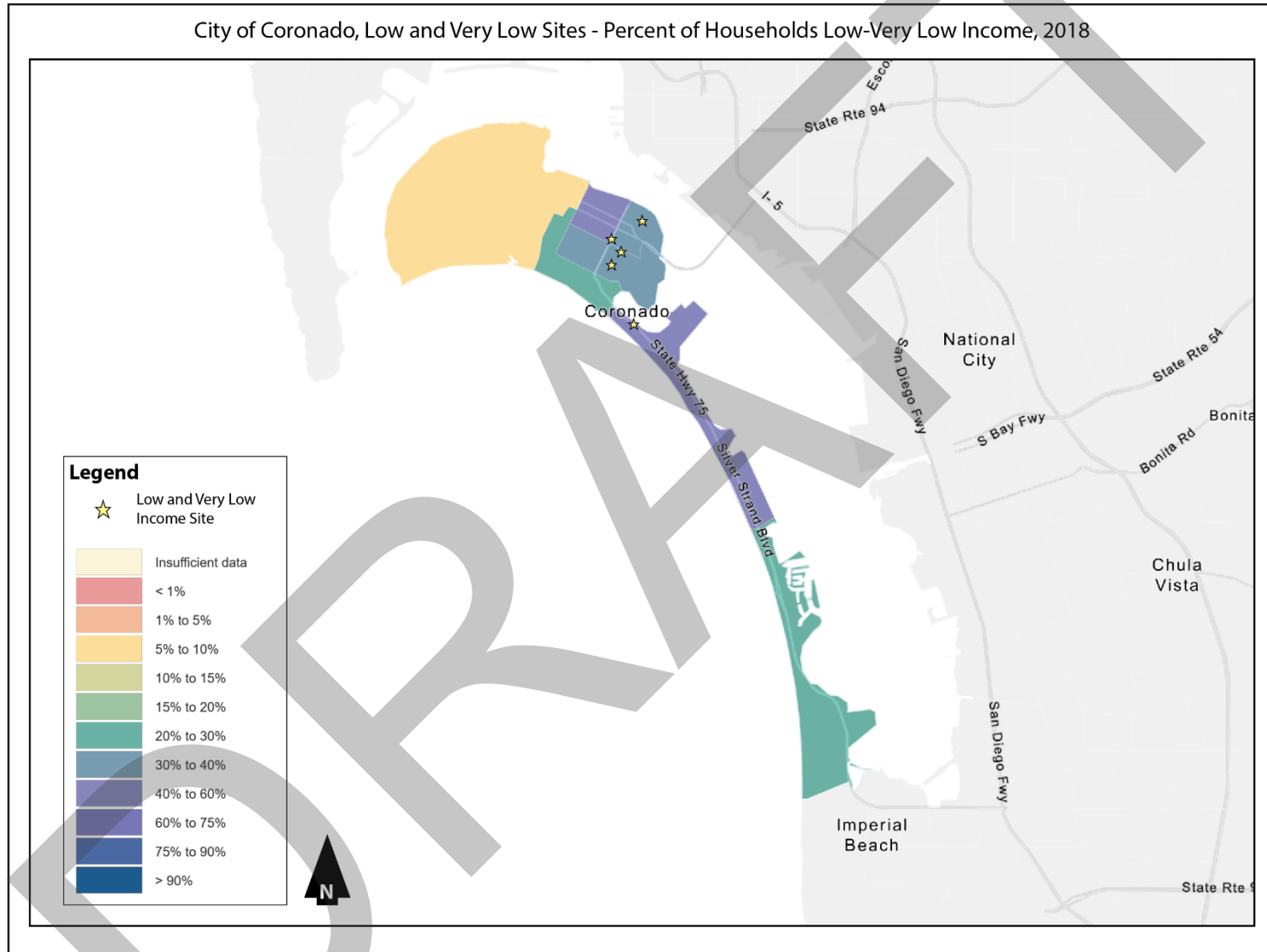
Source: Social Explorer, Data Mapping and American Community Survey, 5 Year Estimates, 2018

**Figure 3-9: Coronado Low and Very Low Sites, NonWhite Population 2018**



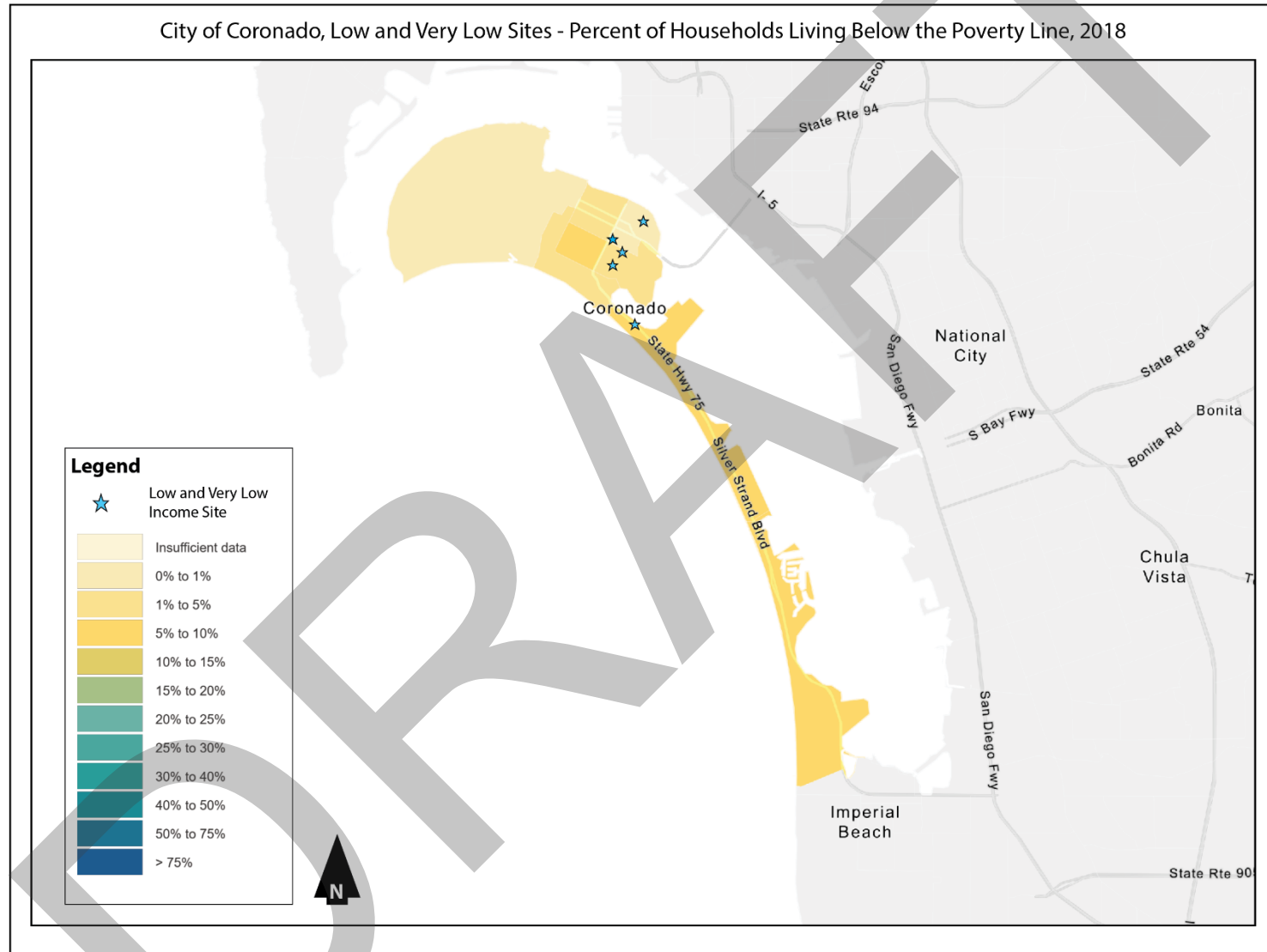
Source: Social Explorer, Data Mapping and American Community Survey, 5 Year Estimates, 2018

**Figure 3-10: Coronado Low and Very Low Sites, Low and Very Low Income, 2018**



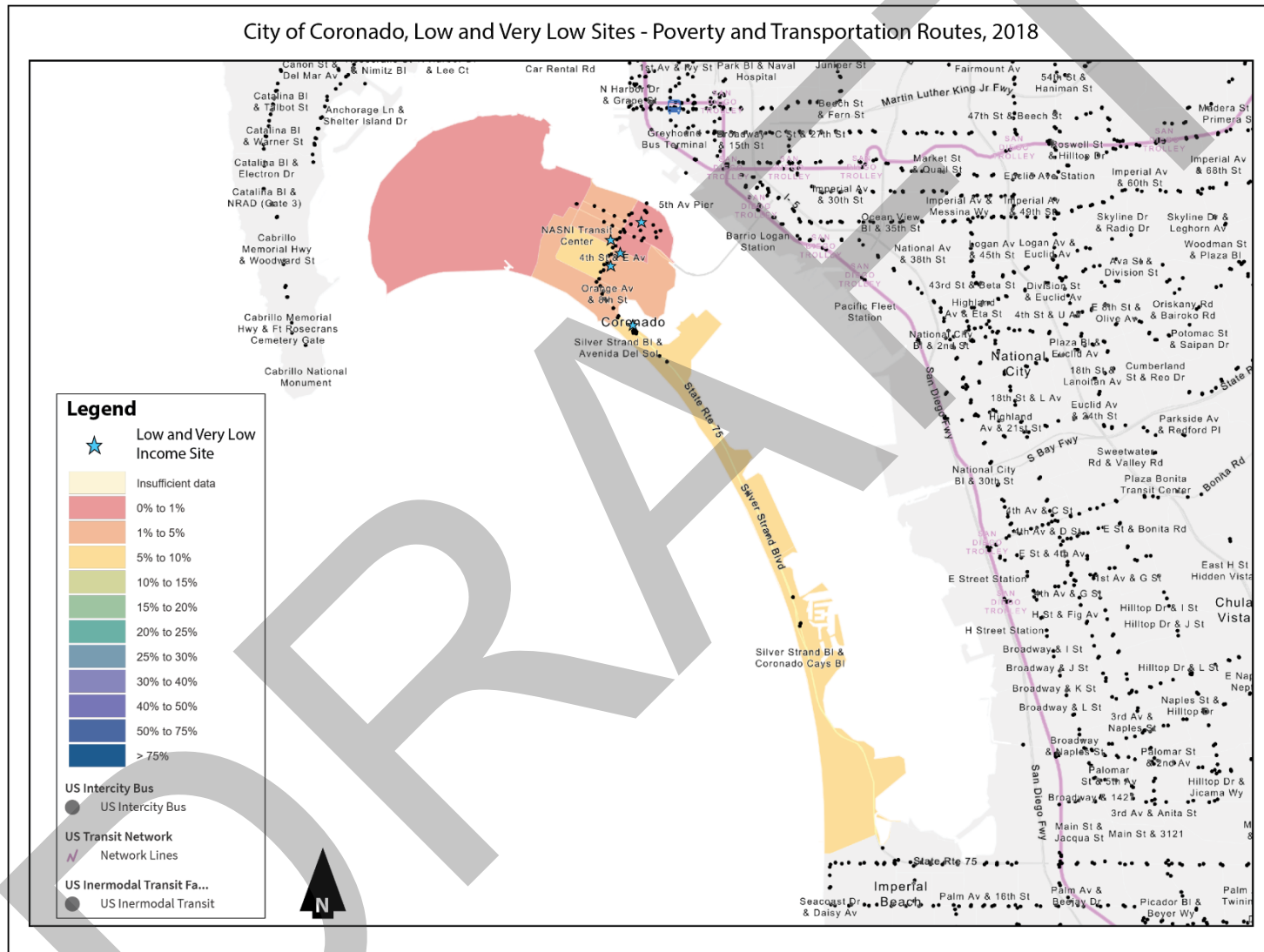
Source: Social Explorer, Data Mapping and American Community Survey, 5 Year Estimates, 2018

**Figure 3-11: Coronado Low and Very Low Sites, Poverty, 2018**



Source: Social Explorer, Data Mapping and American Community Survey, 5 Year Estimates, 2018

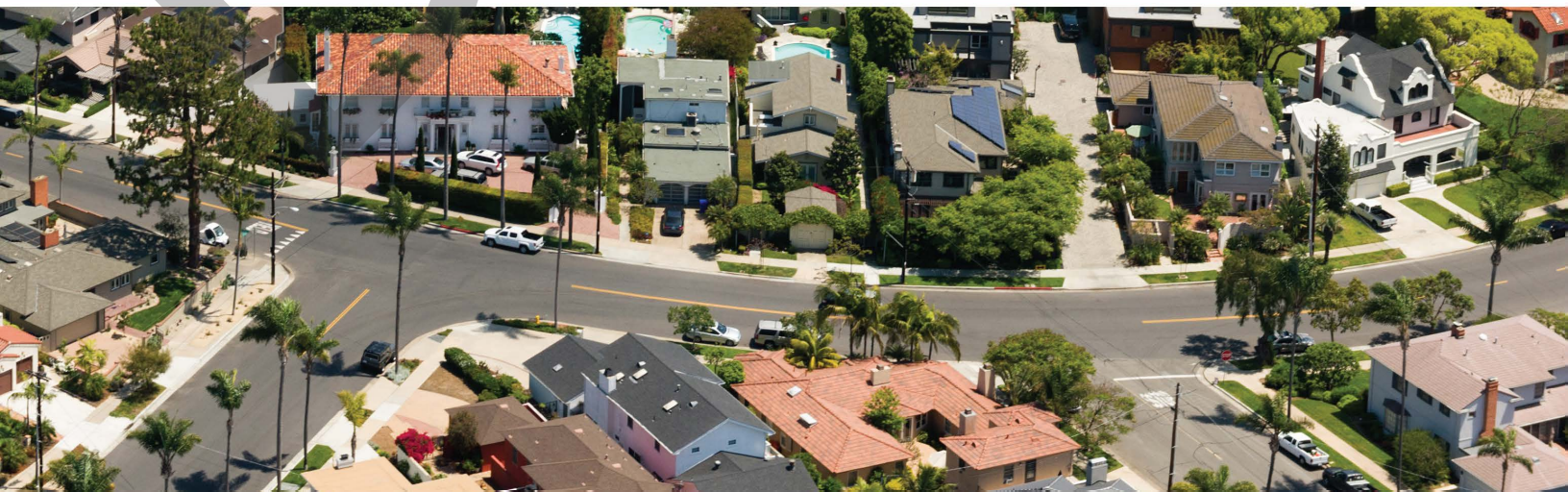
Figure 3-12: Coronado Low and Very Low Sites, Poverty and Access to Transportation, 2018



Source: Social Explorer, Data Mapping, and American Community Survey, 5 Year Estimates, 2018



## Section 4: Housing Plan





## Section 4: Housing Plan

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The Housing Plan describes the City of Coronado 2021-2029 policy program. The Housing Plan describes the specific goals, policies, and programs to assist City decision makers to achieve the long-term housing objectives set forth in the Coronado Housing Element. This Plan identifies goals, policies, and programs aimed at providing additional housing opportunities, removing governmental constraints to affordable housing, improving the condition of existing housing, and providing equal housing opportunities for all residents. These goals, policies, and programs further the City's overall housing policy goal to inspire a more diverse, sustainable, and balanced community through implementation of strategies and programs that will result in economically and socially diversified housing choices that preserve and enhance the special character of Coronado.

### Regional Housing Needs Assessment

The San Diego Association of Governments (SANDAG) has conducted a Regional Housing Needs Assessment (RHNA) to determine the City's share of the affordable housing needs for the San Diego region. The RHNA quantifies Coronado's local share housing needs for the region by income category. Income categories are based on the most current Median Family Income (MFI) for San Diego County. The City's 2021-2029 RHNA growth need is as follows:

- 312 units - Very low income (0-50% County MFI)
- 169 units - Low income (51-80% of County MFI)
- 159 units - Moderate income (81-120% of County MFI)
- 272 units - Above moderate income (120% or more of County MFI)
- **912 units - Total**

### A. Housing Goals

The City of Coronado has identified the following overall housing goals for the 2021-2029 Housing Element Update:

**Housing Goal #1** A broad range of housing opportunities to increase the housing options available to individuals.

**Housing Goal #2:** Affordable housing opportunities that serve the needs of people who work and live in Coronado.

**Housing Goal #3:** Equal housing opportunities that are accessible to all segments of the Coronado community.

**Housing Goal #4:** Conservation and maintenance of Coronado's housing stock, neighborhoods, and history.

**Housing Goal #5:** Minimize governmental constraints to the development, improvement, and maintenance of housing, particularly affordable housing, or housing accessible to persons with disabilities.

The goals listed above are described below with accompanying policies and programs to achieve them.

### B. Housing Policies and Programs

This Housing Element expresses the Coronado community's overall housing goals and supporting policies, quantified objectives, and housing programs to achieve them. The Housing Programs are based on a review of goals and policies contained in the 5<sup>th</sup> Cycle Housing Element, analysis of current constraints and resources and input from Coronado residents and stakeholders.

**Housing Goal #1**

A broad range of housing opportunities to increase the housing options available to individuals.

**Housing Policy 1.1:** Maintain a balanced mixture of land use designations that contributes to a variety of housing types and densities.

**Housing Policy 1.2:** Promote “smart growth” that accommodates higher-density residential uses near transit, bicycle-, and pedestrian-friendly centers that encourage and facilitate the conservation of energy, time, land, and clean air by reducing the need for vehicle use.

**Housing Policy 1.3:** Encourage a variety of housing choices that maintain a reasonable balance between rental and homeownership opportunities.

***Implementing Programs***

**Program 1A: Land Use Policy and Development Capacity**

Pursuant to statutory requirements, the City of Coronado will maintain a residential sites inventory that is adequate to accommodate the City’s RHNA obligations throughout the planning period. The City will maintain and monitor an inventory of sites to accommodate any remaining unaccommodated need throughout the 2021-2029 planning period. The City will continue to monitor development trends to ensure continued ability to meet the RHNA as sites identified in this Housing Element are being redeveloped.

**Objectives**

The City of Coronado will maintain a residential sites inventory that is adequate to accommodate the City’s RHNA during the 2021-2029 planning period. The City will monitor development activity annually to ensure continued ability to meet the RHNA as sites identified in this Housing Element are being redeveloped.

**Timeframe:** Ongoing  
**Responsible Agency:** City of Coronado Community Development  
**Funding Source:** General Fund

**Program 1B: Inclusionary Housing Program**

Residential developers of projects with two or more units must incorporate affordable housing into their projects or pay an in-lieu fee. The development must set aside 20 percent of the units in each project as affordable or pay an in-lieu fee per market-rate dwelling unit. Revenues from this in-lieu fee, plus interest earned on these funds, are placed into an Affordable Housing Special Revenue Fund administered by the City of Coronado.

**Objectives**

The City of Coronado will maintain its Inclusionary Housing Program. The City will evaluate the effectiveness of the Inclusionary Housing Program periodically and adjust fees and program requirements as necessary and appropriate. The City of Coronado will achieve affordable housing units through new construction, acquisition/rehabilitation, or conversion from market-rate housing and ensure that a portion of the affordable housing units are set aside for extremely low and very low-income households.

**Timeframe:** Ongoing  
**Responsible Agency:** City of Coronado Community Development  
**Funding Source:** General Fund

**Program 1C: Affordable Housing Development**

The City will allocate funds in the Affordable Housing Special Revenue Fund when available (in-lieu fees) toward the development of affordable housing units, especially units for extremely low and very low-income households. The City will also encourage qualified housing developers to pursue new construction and acquisition/rehabilitation of affordable housing in the City.

**Objectives**

The City of Coronado will process density bonuses, and expedited entitlements on a case-by-case basis to facilitate affordable housing development. The City shall provide letters of support and technical assistance to affordable housing developers in their applications for State and federal funding, provided that the proposed projects are consistent with the City's General Plan and other applicable plans.

**Timeframe:** Ongoing  
**Responsible Agency:** City of Coronado Community Development  
**Funding Source:** Affordable Housing Special Reserve Fund

**Program 1D: Liveaboard Units**

The City will evaluate the viability of liveaboard units as a source of affordable housing in Coronado. Because of severe limitation on land to accommodate future growth, the City will develop policies, programs and regulations that permit liveaboard units in the City's Marina. The City will develop regulation and development standards that permit liveaboard units. These provisions will be codified in the City's Municipal Code. Based upon estimated conversion rate of 5 percent of boat slips over the planning period, it is assumed approximately 27 liveaboard units can be created during the 6<sup>th</sup> Cycle Housing Element Planning Period.

**Objectives**

The City of Coronado will establish regulatory provision to permit up to 27 liveaboard units during the planning period.

**Timeframe:** Conduct rezones within 36 months of Housing Element Adoption  
**Responsible Agency:** City of Coronado Community Development  
**Funding Source:** None Required

**Program 1E: North Commercial Properties Rezone**

To accommodate up to 171 units of Very Low and Low income housing units, the City will rezone certain parcels located in the existing North Commercial zoning district as well as a parcel in the RPCD zone to accommodate residential development at a density of 47 dwelling units per acre. The rezone of the parcels would include the necessary development standards, procedures, and potential incentives to accommodate very low- and low-income housing units.

**Objectives**

The City of Coronado will establish regulatory provision to permit up to 171 very low- and low-income units during the planning period.

**Timeframe:** Conduct rezones within 36 months of Housing Element Adoption  
**Responsible Agency:** City of Coronado Community Development  
**Funding Source:** None Required

**Program 1F: Upzoning of Certain R-4 Properties**

The City will amend the Zoning Code to increase densities on the 500 and 700 blocks of Orange Avenue to permit up to 47 dwelling units per acre. The City will amend development standards, entitlement procedures and offer incentives, as appropriate, to encourage the development of up to 21 very low, low- and moderate-income units.

**Objectives**

The City of Coronado will establish regulatory provision to permit up to 21 very low, low, and moderate-income units during the planning period.

**Timeframe:** Conduct rezones within 36 months of Housing Element Adoption  
**Responsible Agency:** City of Coronado Community Development  
**Funding Source:** None Required

**Program 1G: Rezoning of City Owned Property**

Rezoning the current city hall property and 6<sup>th</sup> Street and D Avenue Fire Station site to accommodate housing. These sites have been evaluated for potential to accommodate affordable housing development and a net usable portion of the site not currently developed have been identified to accommodate future residential development.

It is anticipated that the City will facilitate a request for proposal for the redevelopment of these sites once the rezoning is complete. The rezoning would provide for development standards, entitlement provisions and potential incentives for the accommodation of residential units up to 47 dwelling units per acre. It is assumed the City Hall sites would accommodate up to 400 very low- and low-income units and the Fire Station property would accommodate up to 7 very low- and low-income units.

**Objectives**

The City of Coronado will establish regulatory provision to permit up to 407 very low- and low-income units during the planning period.

**Timeframe:** Conduct rezones within 36 months of Housing Element Adoption  
**Responsible Agency:** City of Coronado Community Development  
**Funding Source:** None Required

**Program 1H: Military Housing Sites**

Within the City limits along the Silver Strand area in the southern portion of the City, there is a large navy-owned vacant property of approximately 39 acres. This site will be rezoned to permit residential development at an average density of 12 units per acre. It is assumed the site would permit a variety of housing types, including rental and ownership units at a variety of densities and development types.

The City will work proactively with the Navy to seek partnership opportunities for the development and disposition of the 39-acre property. The City will establish development standards, entitlement provisions and potential incentives to accommodate up to 475 moderate income units.

**Objectives**

The City of Coronado will establish regulatory provision to permit up to 475 moderate income units during the planning period.

**Timeframe:** Conduct rezones within 36 months of Housing Element Adoption  
**Responsible Agency:** City of Coronado Community Development  
**Funding Source:** None Required

**Housing Goal #2**

Affordable housing opportunities that serve the needs of people who work and live in Coronado.

**Housing Policy 2.1:** Continue to utilize Federal and State subsidies, as well as City housing in lieu fees in a cost-efficient manner to meet the needs of lower income residents, including extremely low-income residents.

**Housing Policy 2.2:** Utilize the City's regulatory powers to promote or preserve affordable housing.

**Housing Policy 2.3:** Provide support to nonprofit development corporations for the development and preservation of affordable housing.

**Housing Policy 2.4:** Encourage both the private and public sectors to produce or assist in the production of housing with particular emphasis on extremely low- and lower-income households, persons with disabilities, and elderly.

**Housing Policy 2.5:** Ensure that lower income housing meets applicable standards of health and safety.

**Implementing Programs**

**Program 2A: Housing Choice Vouchers**

The San Diego County Housing Authority administers Housing Choice Vouchers program and the City will support the County's application for additional funding allocations. This program provides rental assistance to eligible extremely low and very low-income households.

**Objectives**

The City of Coronado will continue to assist in the dissemination of information on the Housing Choice Vouchers program on City website and refer interested households and landlords to the County.

**Timeframe:** Ongoing

**Responsible Agency:** City of Coronado Community Development

**Funding Source:** HUD Section 8 Allocation

**Program 2B: Mortgage Credit Certificate (MCC)**

The MCC program assists low- and moderate-income homebuyers. Under this program, qualified first-time homebuyers are able to take a Federal income tax credit of up to 20 percent of the annual interest paid on their mortgage for a residence with a maximum appraised value established by the program.

**Objectives**

The City of Coronado will advertise County programs on City website and provide program information at public counters. The City will support the County's application for State and federal funding for programs that are consistent with the goals and policies of this Housing Element and that may potentially benefit Coronado residents.

**Timeframe:** Ongoing

**Responsible Agency:** City of Coronado Community Development

**Funding Source:** Federal Tax Credit; County CDBG and HOME allocations

**Housing Goal #3**

Equal housing opportunities that are accessible to all segments of the Coronado community.

**Housing Policy 3.1:** Discourage discrimination in the sale, rental, or financing of housing based on race, color, ancestry, religion, national origin, sex, sexual orientation, age, disability/medical condition, familial status, marital status, or source of income.

**Housing Policy 3.2:** Encourage and facilitate the development of housing opportunities that are accessible to persons with disabilities.

**Housing Policy 3.3:** Assist in the enforcement of fair housing laws by providing support to organizations that can receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.

**Implementing Programs**

**Program 3A: Down Payment and Closing Costs Assistance Program (DCCA)**

The Down Payment and Closing Costs Assistance Program (DCCA) is administered by the County of San Diego. The County offers low interest, deferred payment loans of up to \$35,000 or 33 percent of the purchase price whichever is less for low income first-time homebuyers. The loan funds may be used to pay down payment and closing costs on the purchase of a new or re-sale home.

**Objectives**

The City will continue to advertise County programs on City website and provide program information at public counters. The City shall support the County's application for State and federal funding for programs that are consistent with the goals and policies of this Housing Element and that may potentially benefit Coronado residents.

**Timeframe:** Ongoing

**Responsible Agency:** City of Coronado Community Development

**Funding Source:** Federal Tax Credit; County CDBG and HOME allocations

**Program 3B: Home Repair Program**

The Home Repair Program continues to be administered by the County and provides loans and grants for the repair of owner-occupied homes. Deferred loans are offered at three percent simple interest and calculated annually on the unpaid principal.

**Objectives**

The City of Coronado will continue to advertise County programs on City website and provide program information at public counters. The City will support the County's application for State and federal funding for programs that are consistent with the goals and policies of this Housing Element and that may potentially benefit Coronado residents.

**Timeframe:** Ongoing

**Responsible Agency:** City of Coronado Community Development

**Funding Sources:** Federal Tax Credit; County CDBG and HOME allocations

**Program 3C: Fair Housing Assistance**

The City of Coronado will advocate State and federal fair housing laws and promote equal access to housing for all. Specifically, the City will continue to participate in the Urban County's CDBG funded Fair Housing Program. The County of San Diego contracts with Legal Aid Society of San Diego (LASSD) as the Fair Housing Program Administrator. LASSD provides fair housing services including education activities, outreach, and referrals.

**Objectives**

The City will continue to provide material at the City Hall Community Development Department counter, the Coronado Public Library, and the Coronado Senior Center. The City shall encourage the County to implement an annual outreach program that includes County presentations to the Coronado Board of Realtors, an annual article in a local Coronado publication, and information placed, and continually available, on the City website. The City will continue to refer complaints and requests for services to the appropriate agencies.

**Timeframe:** Ongoing  
**Responsible Agency:** City of Coronado Community Development  
**Funding Sources:** General Fund

**Program 3D: Senior Housing and Assisted Living Units**

The City encourages developers to provide senior housing and assisted living units through processing assistance, reduction in parking standards, and other appropriate incentives. The City will consider the reduction of such standards for stand-alone projects on a case-by-case basis

**Objectives**

The City of Coronado will continue to pursue construction of senior housing units over the next eight years. As funding is available, Affordable Housing Special Revenue Fund may be used. The City will continue to support affordable housing developers' applications for State and federal funding for senior housing, provided that the proposed projects are consistent with the City's General Plan and other applicable plans.

**Timeframe:** Ongoing  
**Responsible Agency:** City of Coronado Community Development  
**Funding Sources:** General Fund

**Program 3E: Accessible Housing Design**

The City encourages both the private and public sectors to produce or assist in the production of housing with particular emphasis on housing that accommodates the accessibility needs of persons with disabilities and the elderly. Development of handicapped-accessible or adaptable and elderly housing opportunities in existing developments is also encouraged.

**Objectives**

The City will educate the public and developers on incorporating accessible design into construction design. When the Affordable Housing Special Revenue Fund is used to subsidize the construction or acquisition/rehabilitation of affordable housing, the City of Coronado will continue to ensure that the projects meet or exceed the requirements for accessibility.

**Timeframe:** Ongoing  
**Responsible Agency:** City of Coronado Community Development  
**Funding Sources:** General Fund

<b>Housing Goal #4</b>
Conservation and maintenance of Coronado’s housing stock, neighborhoods, and history.

**Housing Policy 4.1:** Educate the public regarding the need for property maintenance and rehabilitation, code enforcement, crime watch, neighborhood conservation and beautification, and other related issues.

**Housing Policy 4.2:** Educate the public regarding the resources and programs available to encourage housing stock maintenance and rehabilitation.

**Housing Policy 4.3:** Advocate and facilitate the rehabilitation of substandard residential properties by homeowners and landlords.

**Housing Policy 4.4:** Provide incentives to rehabilitate and preserve historic housing.

**Housing Policy 4.5:** Educate the public concerning the community’s history and historic structures.

**Housing Policy 4.6:** Continue to implement the Condominium Conversion Ordinance to moderate the impact on the City’s rental housing stock and existing tenants.

***Implementing Programs***

**Program 4A: Maintain Funding Mechanisms to Administer City's Affordable Housing Resources**

The City of Coronado has the following affordable housing properties:

<b>City of Coronado Affordable housing Properties</b>	
<b>225 Orange Avenue</b>	6 units consisting of two-bedroom townhouse units. Available to very low- and low-income tenants
<b>406-430 Orange Avenue</b>	7 units consisting of 2 one-bedroom apartments and 15 two-bedroom apartments.
<b>445-451 Orange Avenue</b>	3 units consisting of 1 one-bedroom house and 2 two-bedroom houses. Available to very low- and low-income tenants.
<b>560-566 G Avenue</b>	4 units consisting of two-bedroom apartments. Available to very low- and low-income tenants.
<b>840 G Avenue</b>	1 unit consisting of two-bedroom apartments. Available to very low- and low-income tenants.
<b>308-330 Orange Avenue (Del Island)</b>	29 units consisting of studios, one-bedroom and two-bedroom apartments.
<b>450 Orange Avenue</b>	12 units consisting of one studio, 5 one-bedroom townhouse units, and six 2-bedroom townhouse units.
<b>525 Orange Avenue</b>	16 units consisting of 12 one-bedroom apartments and 4 studios. Available to very-low income tenants.
<b>550 Orange Avenue</b>	30 units consisting of one-bedroom apartments. Available to very low- and low-income <u>senior</u> tenants, aged 55 and over.
<b>924 Orange Avenue</b>	11 units consisting of a single room with shared bath at the end of the hall. Available to very-low, low, and moderate-income tenants.
<b>1212 and 1226 9th Street</b>	9 units consisting of studios, one-bedroom apartments, and one-bedroom house. Available to very low- and low-income tenants
<b>415 F Avenue (Patio Laguna)</b>	23 units consisting of studios, one-bedrooms, two-bedrooms, and 1 three-bedroom unit. Available to very-low, low, and moderate-income tenants.

Due to the dissolution of Coronado’s Redevelopment Agency (CDA), the City of Coronado has undertaken the role of “Successor Agency” to carry out the responsibilities and obligations of the former redevelopment agency with respect to the existing affordable housing units in Coronado. Previously, the CDA funded all aspects of providing



affordable housing, maintaining affordable housing, renovating affordable housing, and enforcing affordable housing agreements. All these obligations/responsibilities were created due to the involvement of Coronado's Redevelopment Agency. The Successor Agency is now responsible for performing these tasks.

**Objectives**

The City of Coronado will continue to maintain funding mechanisms to administer the City's affordable housing resources to support the required monitoring, renovation, maintenance, and administrative costs associated with the City's affordable housing stock.

<b>Timeframe:</b> Ongoing <b>Responsible Agency:</b> City of Coronado Community Development <b>Funding Sources:</b> General Fund
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**Program 4B: Carriage House Conversion**

The city currently permits the development of carriage homes as an "accessory" building with limitations on the use and function as an independent living unit. The City will develop a program to evaluate the feasibility of converting legally existing carriage units to accessory dwelling units, as defined by current statute. If the evaluation determines the feasibility of converting carriage units to accessory dwelling units, the City will amend its Zoning Code to permit the conversion of Carriage units to accessory dwelling units that meet the definition of state law

**Objectives**

The City of Coronado will seek to convert up to 45 carriage units to accessory dwelling units, with 31 in the Very low/low income category and 14 moderate rate units over the planning period.

<b>Timeframe:</b> Ongoing <b>Responsible Agency:</b> City of Coronado Community Development <b>Funding Sources:</b> Private Property Owners
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**Program 4C: Accessory Dwelling Units (ADU) Incentives Program**

The City estimates the development of 190 Accessory Dwelling Units during the 6<sup>th</sup> Cycle Planning Period. The estimate of units is based upon past performance of ADU construction and approved HCD methodology for assuming future ADU unit production. To further incentivize the development of Accessory Dwelling Units, the City of Coronado will develop an Accessory Dwelling Unit incentive program. As a compliment to new statutory provisions, the City of Coronado will evaluate Accessory Dwelling Unit potential in the City and evaluate the offering of additional incentives that may include approval streamlining, fee reductions and/or waivers and other methods or strategies to be determined in return for deed-restricted affordable units.

The City will continue to accommodate and promote the construction of affordable ADUs by increasing the public awareness of the ADU Incentive Program, and new provisions in State law expanding opportunities for ADU development. The City will develop outreach material for public dissemination, including updates to the City's website, information at City Hall and via other appropriate print and digital media.

**Objectives**

To evaluate additional incentives to encourage the development of Accessory Dwelling Unit

<b>Timeframe:</b> Ongoing <b>Responsible Agency:</b> City of Coronado Community Development <b>Funding Sources:</b> General Fund
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**Program 4D: Accessory Dwelling Unit (ADU) Monitoring Program**

The City estimates the development of 190 Accessory Dwelling Units during the 6<sup>th</sup> Cycle Planning Period. The estimate of units is based upon past performance of ADU construction and approved HCD methodology for assuming future ADU unit production. The City will maintain an ADU monitoring program during the planning period that tracks ADU development, including affordability levels and deed-restricted affordable units.

**Objectives**

To evaluate additional incentives to encourage the development of Accessory Dwelling Unit

**Timeframe:** Ongoing

**Responsible Agency:** City of Coronado Community Development

**Funding Sources:** General Fund

**Program 4E: Historic Preservation**

The City continues to educate the public through brochures, historic designations, and news releases concerning the community's history and historic structures, and the need for its preservation. The City will continue to provide incentives, including use of the Mills Act, building permit and planning application fee exemptions, and Design Review exemptions to rehabilitate and preserve historic housing. The City will demonstrate flexibility in land standards and use Building Code deviations and the Historic Building Code to encourage adaptive reuse of historic structures. Preservation of historic apartment complexes will be encouraged by permitting their conversion to condominiums.

**Objectives**

The City will update brochures annually to reflect both the City's most current preservation policies and the most current list of designated historic structures. The City of Coronado will recognize designated residences by the award of plaques by the City Council during televised Council meetings. The City shall conduct an annual outreach program that includes staff presentations to civic groups, information on the City website, and articles in "Coronado Currents" newsletter on a regular basis.

**Timeframe:** Ongoing

**Responsible Agency:** City of Coronado Community Development

**Funding Sources:** General Fund

**Program 4F: Code Compliance**

The City of Coronado will advocate and facilitate the rehabilitation of substandard residential properties by homeowners and landlords, utilizing the Code Compliance program, when necessary, to improve overall housing quality and conditions.

**Objectives**

The City of Coronado will promote the Code Compliance program and provide information on resources and assistance available as appropriate.

**Timeframe:** Ongoing

**Responsible Agency:** City of Coronado Community Development

**Funding Sources:** General Fund

**Housing Goal #5**

Minimize governmental constraints to the development, improvement, and maintenance of housing, particularly affordable housing, or housing accessible to persons with disabilities.

**Housing Policy 5.1:** Educate applicants on how to navigate the development approval process and otherwise facilitate building permit and development plan processing for residential construction.

**Housing Policy 5.2:** Expedite project review of residential developments with an affordable, handicapped-accessible, elderly, or historic preservation component.

**Housing Policy 5.3:** Consider density bonuses, and other incentives for residential projects constructed specifically for extremely low, very low, and low-income households.

**Housing Policy 5.4:** Continue to implement a reasonable accommodation process to facilitate, on a case-by-case basis, the retrofitting of existing housing to make it accessible to persons with disabilities.

**Housing Policy 5.5:** Continue to consider on a case-by-case basis to lobby the Federal or State Governments to simplify and clarify their housing laws and regulations consistent with adopted City legislative policy guidelines.

***Implementing Programs***

**Program 5A: Streamline Process**

The City of Coronado will educate the public and developers on how to complete the development approval process and otherwise facilitate building permit and development plan processing for residential construction. The City will expedite project review of residential developments with an affordable, handicapped-accessible, elderly, or historic preservation component.

**Objectives**

The City shall continue to provide development process handouts at the City Hall Community Development Department counter. The City of Coronado will continue to periodically review the City's development process and requirements to identify areas for improvement.

**Timeframe:** Ongoing

**Responsible Agency:** City of Coronado Community Development

**Funding Sources:** General Fund

**Program 5B: Supportive Housing and Low Barrier Navigation Centers:**

State law provisions have recently been modified to require approval 'by right' of supportive housing with up to 50 units and low barrier navigation centers that meet the requirements of State law. Low barrier navigation centers are generally defined as service-enriched shelters focused on moving people into permanent housing. Low barrier navigation centers provide temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. If the City receives applications for these uses, it will process them as required by State law. The City will adopt policies and procedures for processing these uses.

The City will continue to annually monitor the effectiveness and appropriateness of existing adopted policies. Should any amendments be required to existing policies pursuant to State law, the City will modify its existing policies, as appropriate.

**Timeframe:** Ongoing

**Responsible Agency:** City of Coronado Community Development

**Funding Sources:** General Fund

**Housing Program 5D: Affirmatively Further Fair Housing**

Pursuant to AB 686, the City will affirmatively further fair housing by taking meaningful actions in addition to resisting discrimination, that overcomes patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected classes, as defined by State law.

The City will partner with appropriate capable organizations to review housing discrimination complaints, assist in the facilitation of equitable dispute resolution, and, where necessary, refer complainants to appropriate state or federal agencies for further investigation, action, and resolution.

Section 3 of the Housing Element contains an analysis of Coronado’s existing conditions. The analysis found that:

- Coronado does not currently have any racially or ethnically concentrated census tracts (R/ECAPs) as identified by HUD. This indicates that there are no census tracts within Coronado with a non-white population of 50 percent or more or any census tracts that have a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area.
- The UC Davis Regional Opportunity Index shows that most residents within Coronado have a high level of access to opportunity throughout most of the City, with most census tracts showing the highest level of access to opportunity. However, two tracts identify low housing opportunities in the City and low economic wellbeing that are mainly controlled by the Military.
- Additionally, analysis of the TCAC/HCD opportunity Area Maps show that all census tracts in Coronado are classified with the “High” and “Highest Resource” designation. This indicates that these census tracts are within the top twenty percent in the region in terms of areas that lower-income residents may thrive if given the opportunity to live there.
- Coronado has a higher AllTransit performance score than similar jurisdictions within the County as shown in the County’s Analysis of Impediments. This indicates a high combination of trips per week and number of jobs accessible that enable a high number of people to take transit to work.
- Coronado has a low CES score in comparison to similar jurisdiction within the County, indicating that residents within Coronado are less burdened by pollution from multiple sources and less vulnerable to its effects, taking into account their socioeconomic characteristics and underlying health status than in other areas around the San Diego region.

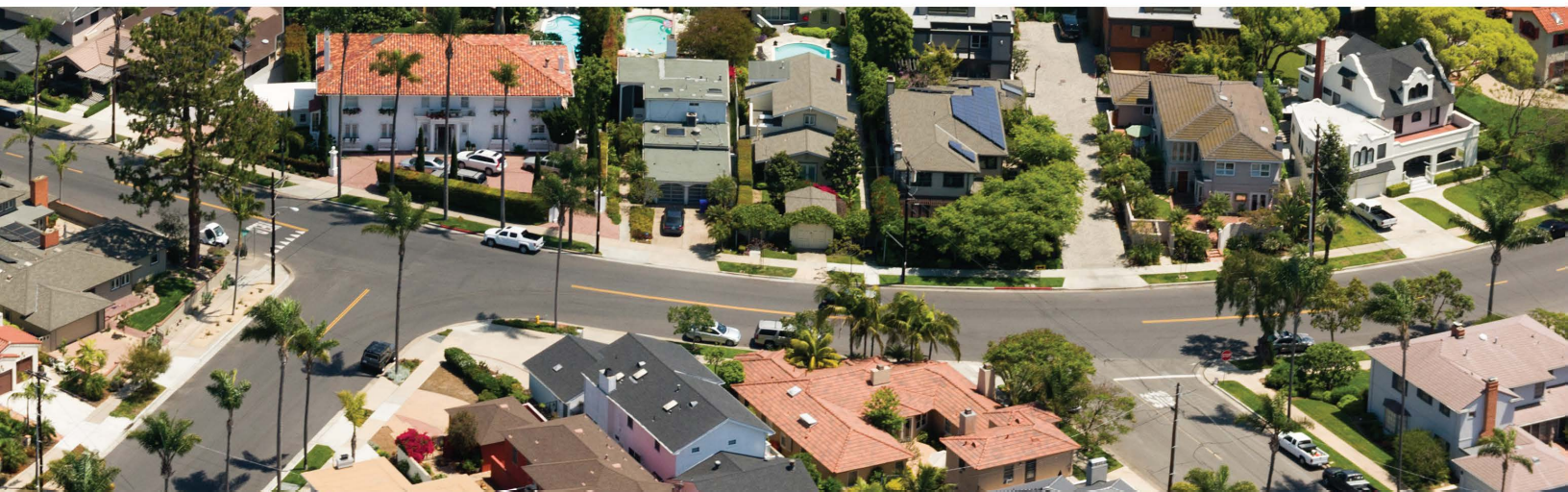
**Timeframe:** Ongoing  
**Responsible Agency:** City of Coronado Community Development  
**Funding Sources:** General Fund

**C. Summary of Quantified Objectives**

Table 4-1: Summary of Quantified Objectives					
Income Group	Very Low	Low	Moderate	Above Moderate	Total
New Construction (RHNA)	312 units	169 units	159 units	272 units	912 units
Accessory Units	130 units		57 units	3 units	190 units
Carriage Houses	31 units		14 units	0 units	45 units
Liveaboards	19 units		8 units	0 units	27 units
Rehabilitation	0 units	0 units	8 units	0 units	8 units
Notes: Table contents are not additive. Data is illustrative for planning purposes only.					



## Appendix A: Review of Past Performance



# Appendix A: Review of Past Performance

The following chart is a review of the City of Coronado’s housing project and program performance in the 2014-2021 Planning Period. It is an evaluation of the 5<sup>th</sup> Cycle’s Policy Program and considers the City’s progress towards completing all programs outlined within the 5<sup>th</sup> Cycle Housing Element.

Program	Program Objective	Program Action and Accomplishments	Program Status for Sixth Cycle
<b><i>Goal 1: To provide a broad range of housing opportunities to increase the housing options available to individuals.</i></b>			
<b>Program 1: Land Use Policy and Development Capacity</b>	<p>Maintain a residential sites inventory that is adequate to accommodate the City’s RHNA of 50 units.</p> <p>Monitor development trends to ensure continued ability to meet the RHNA as sites identified in this Housing Element are being redeveloped.</p>	<p>The City of Coronado was allocated a Regional Housing Needs Allocation (RHNA) of 50 units (13 very low income; 9 low income; 9 moderate income; and 19 above moderate-income units) for the 2014-2021 Planning Period. The City maintained its General Plan Land Use Element and Orange Avenue Specific Plan land use policies to ensure adequate capacity is available to meet its RHNA for all income groups.</p>	<p>Ongoing. Modified for the 6<sup>th</sup> Cycle, the City is required to accommodate the RHNA allocation on residentially zoned land for the 6<sup>th</sup> cycle. The City will modify the program as necessary; present land use designations have not been changed.</p>
<b>Program 2: Inclusionary Housing Program</b>	<p>Continue to implement the Inclusionary Housing Program.</p> <p>Evaluate the effectiveness of the Inclusionary Housing Program periodically and adjust as necessary and appropriate. (See also Program 10 - New Funding Mechanism to Administer City’s Affordable Housing Resources.)</p> <p>Achieve affordable housing units through new construction, acquisition/rehabilitation, or conversion from market-rate housing. Ensure that a portion of the affordable housing units</p>	<p>The City of Coronado maintained its Inclusionary Housing Program. Residential developers of projects with two or more units must incorporate affordable housing into their projects or pay an in-lieu fee. The development must set aside 20 percent of the units in each project as affordable or pay an in-lieu fee of \$7,000 per market-rate dwelling unit. Revenues from this in-lieu fee, plus interest earned on these funds, are placed into an Affordable Housing Special Revenue Fund. The fund has been utilized for such things as</p>	<p>Ongoing. The City recognizes the importance of inclusionary housing programs and creating opportunity for housing for all sectors of the City. The program will be modified for compliance with state law, if necessary, for the 6<sup>th</sup> Cycle. The City continues to collect inclusionary fees for applicable projects.</p>

Program	Program Objective	Program Action and Accomplishments	Program Status for Sixth Cycle
	are set aside for extremely low and very low-income households.	new construction and rehabilitation. The Affordable Housing Fund could be leveraged with other funding sources.	
<b>Program 3: Affordable Housing Development</b>	<p>Consider density bonuses, and expedited processing on a case-by-case basis to facilitate affordable housing development.</p> <p>Provide letters of support and technical assistance to affordable housing developers in their applications for State and federal funding, provided that the proposed projects are consistent with the City's General Plan and other applicable plans.</p>	<p>As available, the City will allocate funds in the Affordable Housing Special Revenue Fund (in-lieu fees) toward the development of affordable housing units, especially projects that include units for extremely low and very low-income households. The City will also encourage qualified housing developers to pursue new construction and acquisition/rehabilitation of affordable housing in the City.</p> <p>The City did not receive any applications for density bonuses in 2019 or 2020.</p>	<p>Ongoing. The program was ongoing through the 5<sup>th</sup> Cycle and will continue to the 6<sup>th</sup> Cycle. The program may be modified to stay in compliance with State Density Bonus laws. The Program may identify additional sources of funding and incentive such as partnership with Interfaith, Density Bonus In-Lieu fees, or other agency partnerships.</p>
<b>Program 4: Navy Land Projects</b>	<p>Maintain communications with the Navy through the monthly Naval Complexes meetings held between Coronado City officials and the Military and through monthly City/Navy staff meetings.</p> <p>Continue to facilitate Navy efforts to provide affordable housing through City review and comment on housing projects as they are proposed, through lobbying efforts in Washington D.C., and through infrastructure accommodations to any such projects that are proposed.</p>	<p>The City will maintain open channels of communication with the Navy regarding future affordable housing opportunities on military property. The City has regularly scheduled and ad hoc meetings with Navy on an ongoing basis. The City maintains a standing meeting each month with Navy personnel to discuss current issues.</p>	<p>Ongoing. The City recognizes the importance of coordination with the Navy in ensuring consistency of development and accessibility for all residents in Coronado, military and civilian. The program will continue in the 6<sup>th</sup> Cycle.</p>

Program	Program Objective	Program Action and Accomplishments	Program Status for Sixth Cycle
<b>Goal 2: To provide a broad range of affordable housing opportunities that serve the needs of people who work and live in the community.</b>			
<b>Program 5: Housing Choice Vouchers</b>	Continue to provide information on the Housing Choice Vouchers program on City website and refer interested households and landlords to the County.	<p>The San Diego County Housing Authority (SDCHA) will continue to administer Housing Choice Vouchers program and the City will support the County’s application for additional funding allocations. This program provides rental assistance to eligible extremely low and very low-income households. The subsidy represents the difference between the rent that exceeds 30 percent of a household’s monthly income and the actual rent charged. Currently approximately 20 households in the City are voucher holders.</p> <p>A link to San Diego County Housing Programs is included on the City’s website:  <a href="https://www.coronado.ca.us/government/open_government/affordable_housing">https://www.coronado.ca.us/government/open_government/affordable_housing</a>.</p>	Ongoing. The City acknowledges the importance of readily available and accessible public information. The City continues to provide information for the SDCHA and contacts for the SDCHA on its webpage. The City will carry the program into the 6 <sup>th</sup> Cycle.
<b>Program 6: Mortgage Credit Certificate (MCC)</b>	<p>Advertise County programs on City website and provide program information at public counters.</p> <p>Support the County’s application for State and federal funding for programs that are consistent with the goals and policies of this Housing Element and that may potentially benefit Coronado residents.</p>	<p>The Mortgage Credit Certification Program continues to be run by the County to assist low- and moderate-income homebuyers. Under this program, qualified first-time homebuyers are able to take a Federal income tax credit of up to 20 percent of the annual interest paid on their mortgage for a residence with a maximum appraised value established by the program. A link to San Diego County Housing Programs is included on the City’s website:  <a href="https://www.coronado.ca.us/cms/one.aspx?portalId=746090&amp;pageId=1606120">https://www.coronado.ca.us/cms/one.aspx?portalId=746090&amp;pageId=1606120</a>.</p>	Ongoing. The program will continue to be administered by the County’s Housing Authority. The City recognizes the importance of providing funding opportunity information to the public and will continue to advertise the program on the City webpage.



Program	Program Objective	Program Action and Accomplishments	Program Status for Sixth Cycle
<b>Goal 3: To provide equal housing opportunities, accessible to all segments of society.</b>			
<p><b>Program 7: Down payment and Closing Costs Assistance Program (DCCA)</b></p>	<p>Advertise County programs on City website and provide program information at public counters.</p> <p>Support the County's application for State and federal funding for programs that are consistent with the goals and policies of this Housing Element and that may potentially benefit Coronado residents.</p>	<p>The San Diego Regional MCC Program administered by County Department of Housing and Community Development, includes all jurisdictions in the County, apart from the cities of San Diego, Del Mar, Solana Beach, and Oceanside.</p> <p>The County of San Diego offers low interest, deferred payment loans of up to \$35,000 or 33 percent of the purchase price whichever is less for low income first-time homebuyers. The loan funds may be used to pay down payment and closing costs on the purchase of a new or re-sale home. Properties eligible for assistance include single-family homes, condominiums, townhomes and manufactured homes on a permanent foundation. The appraised value of the property may not exceed a maximum value established by the program. Participants must contribute a minimum of one percent of the purchase price from their personal funds.</p> <p>A link to San Diego County Housing Programs is included on the City's website: <a href="https://www.coronado.ca.us/government/open_government/affordable_housing">https://www.coronado.ca.us/government/open_government/affordable_housing</a>.</p>	<p>Ongoing. The program will continue to be administered by the County, and the City will continue to provide information to the public on the City's webpage.</p>

Program	Program Objective	Program Action and Accomplishments	Program Status for Sixth Cycle
<p><b>Program 8: Home Repair Program</b></p>	<p>Advertise County programs on City website and provide program information at public counters.</p> <p>Support the County's application for State and federal funding for programs that are consistent with the goals and policies of this Housing Element and that may potentially benefit Coronado residents.</p>	<p>The Home Repair Program continues to be run by the County. This program provides loans and grants for the repair of owner-occupied homes. Deferred loans are offered at three percent simple interest and calculated annually on the unpaid principal. The total amount borrowed must be repaid when the property changes hands or the recipient moves from the property. Owners may borrow up to \$25,000 for a single-family home. A non-repayable grant is available to eligible Mobile Homeowners of up to \$12,000.</p> <p>A link to San Diego County Housing Programs is included on the City's website.  <a href="https://www.coronado.ca.us/government/open_government/affordable_housing">https://www.coronado.ca.us/government/open_government/affordable_housing</a>.</p>	<p>Ongoing. The program will continue to be administered by the County's Housing Authority, and the City will continue to provide information to the public on the City's webpage. The City acknowledges the importance of home maintenance for a community and for a resident quality of life, the City will continue the program in the 6<sup>th</sup> Cycle.</p>
<p><b>Program 9: Fair Housing Assistance</b></p>	<p>Continue to provide material at the City Hall Community Development Department counter, the Coronado Public Library, and the Coronado Senior Center.</p> <p>Encourage the County to implement an annually outreach program that includes County presentations to the Coronado Board of Realtors, an annual article in the Coronado Currents newsletter, and information placed, and continually available, on the City website. Refer complaints and requests for services to the appropriate agencies.</p> <p>Participate in the regional efforts to update the 2011 Analysis of Impediments to Fair Housing Choice (anticipated to occur in 2016).</p>	<p>The City of Coronado will advocate State and federal fair housing laws and promote equal access to housing for all. Specifically, the City will continue to participate in the Urban County's CDBG funded Fair Housing Program. The County has contracted with North County Lifeline to serve as its Fair Housing Program Administrator. North County Lifeline has created Lifelines Fair Housing Collaborative with The Center for Social Advocacy (CSA) and South Bay Community Services (SBCS) to provide fair housing services. Through their joint efforts, these organizations sponsor public fair housing educational activities, fair housing outreach activities, and fair housing referral activities. The City of Coronado is covered under the SBCS service area.</p>	<p>Ongoing. The City maintains information on the City website and brochures are available at City Hall. The City recognizes the importance and need for community education on fair housing and assistance programs, the City will continue the program in the 6<sup>th</sup> Cycle and will maintain contact with Legal Aid Society of San Diego.</p>

Program	Program Objective	Program Action and Accomplishments	Program Status for Sixth Cycle
		The County selected a new provider, Legal Aid Society of San Diego, Inc., who the City has met with and received materials to provide to the public in 2018.	
<b>Goal 4: To encourage the conservation and maintenance of its housing stock, neighborhoods, and history.</b>			
<b>Program 10: Senior Housing &amp; Assisted Living Units</b>	<p>Pursue construction of senior housing units over the next eight years. As funding is available, Affordable Housing Special Revenue Fund may be used.</p> <p>Support affordable housing developers' applications for State and federal funding for senior housing, provided that the proposed projects are consistent with the City's General Plan and other applicable plans.</p>	<p>The City encourages developers to provide senior housing and assisted living units through processing assistance, reduction in parking standards, and other appropriate incentives. The City will consider the reduction of such standards for stand-alone projects on a case-by-case basis.</p> <p>As of 2019, no new Senior Housing &amp; Assisted Living Units were proposed in Coronado.</p>	<p>Ongoing. The Program was ongoing for the 5<sup>th</sup> cycle and will be continued to the 6<sup>th</sup> Cycle. The City acknowledges the importance of providing seniors with the ability to age in place through housing accessible and affordable to the population 65 years and over. The City will continue to meet with and encourage developers to provide housing accessible to seniors.</p>
<b>Program 11: Accessible Housing Design</b>	<p>Continue to educate the public on incorporating accessible design into construction design.</p> <p>When the Affordable Housing Special Revenue Fund is used to subsidize the construction or acquisition/rehabilitation of affordable housing, continue to ensure that the projects meet or exceed the requirements for accessibility.</p>	<p>Development of handicapped-accessible or adaptable and elderly housing opportunities in existing developments is also encouraged. (Adaptable units have all handicapped-accessible clearances and provisions met except for the clearances at base cabinets, countertops, and the provision of grab bars. Such units are designed so that these modifications can be easily and inexpensively made, but for the convenience of non-handicapped residents, are not completely modified until an occupant needs the additional modifications.)</p>	<p>Continued. The City encourages both the private and public sectors to produce or assist in the production of housing with emphasis on housing that accommodates the accessibility needs of persons with disabilities and the elderly. The program was ongoing in the 5<sup>th</sup> Cycle and will continue to the 6<sup>th</sup> Cycle. The City will maintain pertinent information for both developers and the public on its webpage and will continue to</p>

Program	Program Objective	Program Action and Accomplishments	Program Status for Sixth Cycle
		<p>To achieve these objectives, the City continues to enforce all applicable accessible housing design regulations of the California Code of Regulations, otherwise known as the Title 24 Building Code. While the State’s Building Code accessibility standards do not regulate new single-family residences or condominiums, the City’s building inspectors and planners will, on a case-by-case basis, in over the-counter or telephone conversations, continue to advise property owners that plan to construct or remodel residential units to consider incorporating accessible housing design into their construction plans.</p> <p>The City received and approved one reasonable accommodation request to allow access to housing for persons with disabilities in 2017. The City received and approved two reasonable accommodation requests to allow access to housing for persons with disabilities in 2019, and an additional one in 2020.</p> <p>The City provides information regarding accessible design on their webpage: <a href="https://www.coronado.ca.us/government/departments_divisions/community_development/planning_and_zoning">https://www.coronado.ca.us/government/departments_divisions/community_development/planning_and_zoning</a>.</p>	<p>encourage housing with accessible design to accommodate all sectors of the community.</p>

Program	Program Objective	Program Action and Accomplishments	Program Status for Sixth Cycle
<p><b>Program 12: New Funding Mechanism to Administer City's Affordable Housing Resources</b></p>	<p>Develop a funding mechanism to administer the City's affordable housing resources to support the required monitoring, renovation, maintenance, and administrative costs associated with the City's affordable housing stock by the end of 2013. Specifically:</p> <ul style="list-style-type: none"> <li>- Amend Chapter 82.21. Dedication – Affordable Housing Assistance: Amend Section 82.21.050: This section identifies the authorized uses of the in-lieu fees collected and deposited into the City's affordable housing fund. This section states, "All fees collected hereunder shall be deposited in an affordable housing fund. Said fund shall be administered by the City and shall be used only for the purpose of providing funding assistance for the provision of new affordable housing units within the City consistent with the goals and policies contained in the Housing Element of the General Plan." In order to use this funding source for "maintaining" existing affordable housing and administering housing, the code section should be amended to provide expanded authority for use of these funds.</li> <li>- Consider Amending Resolution #7259 Established Housing In-Lieu Fee. In accordance with subsection B of Section 82.21.040, "the in-lieu fee is fixed by a schedule adopted, from time to time, by resolution of the City Council. Said amount shall be reasonably calculated to</li> </ul>	<p>Because of the dissolution of Coronado's Redevelopment Agency (CDA), the City of Coronado has undertaken the role of "Successor Agency" to carry out the responsibilities and obligations of the former redevelopment agency with respect to the existing affordable housing units in Coronado. Previously, the CDA funded all aspects of providing affordable housing, maintaining affordable housing, renovating affordable housing, and enforcing affordable housing agreements. All these obligations/responsibilities were created due to the involvement of Coronado's Redevelopment Agency. The Successor Agency will now be responsible for performing all these tasks. However, without the redevelopment agency to provide funding for these activities, a new source of funding will need to be established for the City acting as the "Successor Agency" to carry out these responsibilities.</p> <p>A possible funding mechanism would be to use the City's housing inclusionary fees. In accordance with Section 82.21.020, a developer of a condominium consisting of two or more units shall reserve 20 percent of the units within the development "for rental" to persons qualified by the County Housing Authority as meeting Section 8 Rental Assistance requirements or to persons qualifying within very low and low income categories as established annually by the U.S.</p>	<p>Ongoing. Modified for the 6<sup>th</sup> Cycle. The City acknowledges the importance of providing housing assistance, however with the dissolution of redevelopment funding the City has not identified additional funding sources. The City has relied on General Fund dollars for Affordable Housing administration and will investigate additional opportunities for funding in the 6<sup>th</sup> Cycle. The City will consider increasing the affordable In-Lieu fee in order to provide additional funding sources.</p>

Program	Program Objective	Program Action and Accomplishments	Program Status for Sixth Cycle
	<p>provide the subdivider’s fair share contribution towards meeting the City’s affordable housing objective without placing an unreasonable financial burden on any applicant.” The housing in-lieu fee was originally established in 1983 at \$2,100 per unit. The fee was amended in 1993 and increased to \$7,000 per unit. A typical detached, four-unit condominium project pays \$28,000 towards affordable housing in-lieu of reserving one unit (20 percent of 4) as affordable. The fee should be updated to more accurately reflect the cost of creating and or maintaining affordable housing.</p>	<p>Department of Housing and Urban Development (HUD), or “for sale” to persons qualifying within moderate income categories as established annually by HUD, or shall pay a fee in lieu thereof for every unit within the project, at the option of the subdivider, for the purpose of providing affordable housing assistance.</p>	
<p><b>Program 13: Long Range Program to Administer the City’s Affordable Housing Units</b></p>	<p>Issue a Request for Proposal to solicit interested affordable housing providers or management companies to administer the City’s affordable housing units and select a qualified provider by the end of 2013. To develop the most efficient means of maintaining and renovating the City’s 35 housing units, the City should enter into an agreement with an affordable housing developer. The City should develop a Request for Proposals to solicit interested firms’ participation in such a program. The City should evaluate the proposals and select the developer who has demonstrated experience in effectively renovating and managing affordable housing similar to the other successful renovations of existing units purchased by the CDA and completed by San Diego Interfaith Housing.</p>	<p>Program was first adopted in April 2013, a Request for Proposals was issued in 2015, and a Non-profit developer selected in 2016. A DDA and Ground lease for 60 years was approved with Coronado Interfaith to rehabilitate 35 of the City’s scattered affordable housing units. The rehabilitation plans received approval in 2018, construction begun in early 2019 and is complete.</p> <p>The City maintains up to date information of affordable housing on the City’s webpage: <a href="https://www.coronado.ca.us/government/open_government/affordable_housing">https://www.coronado.ca.us/government/open_government/affordable_housing</a>.</p>	<p>Ongoing. The program was ongoing for the 5<sup>th</sup> Cycle. The City maintains important relationships and communication with organizations who provide access to and information on affordable housing. The City will continue to provide information on their webpage and will modify the program as appropriate for the 6<sup>th</sup> Cycle to ensure residents are well informed of all housing opportunities.</p>

Program	Program Objective	Program Action and Accomplishments	Program Status for Sixth Cycle
<p><b>Program 14: Alley Unit Rehabilitation and Retention</b></p>	<p>Preserve an average of one alley unit per year, additional units as opportunities arise.</p>	<p>Alley housing units in Coronado are often non-conforming to the Zoning Ordinance in some manner and less expensive than other housing in the community. Often these units are small in size, in need of rehabilitation, or exceed the number of units presently permitted on the property. If application of Zoning Ordinance standards prevented needed rehabilitation of these dwellings, then property owners could be forced to demolish these units and replace them with more expensive new structures or perhaps not be able to replace them at all. Existing Zoning Ordinance standards allow some property owners (depending on the type and severity of the non-conformity) to improve and thereby retain their alley units. Coronado shall maintain this flexibility in the application of its Zoning Ordinance standards.</p>	<p>Ongoing. The City continues to maintain flexibility to allow alley units to be upgraded, and also allows for ADUs. The program will continue for the 6<sup>th</sup> Cycle as the City recognizes the importance of and continues to encourage retention of existing housing units.</p>
<p><b>Goal 5: To minimize governmental constraints to the development, improvement, and maintenance of housing, particularly affordable housing, or housing accessible to persons with disabilities.</b></p>			
<p><b>Program 15: Historic Preservation</b></p>	<p>Update brochures annually to reflect both the City's most current preservation policies and the most current list of designated historic structures.</p> <p>Recognize designated residences by the award of plaques by the City Council during televised Council meetings.</p> <p>Conduct an annual outreach program that includes staff presentations to civic groups, information on the City website, and articles in</p>	<p>The City continues to educate the public through brochures, historic designations, and news releases concerning the community's history and historic structures. The City will continue to provide incentives, including use of the Mills Act, building permit and planning application fee exemptions, and Design Review exemptions to rehabilitate and preserve historic housing. The City will demonstrate flexibility in land use and parking standards and use Building Code deviations and the Historic Building Code to encourage adaptive</p>	<p>Ongoing. The City maintains an active preservation program and continues to provide incentives for participation in the program (Mills Act and zoning exceptions) and has prepared brochures and photos of designated homes on the City's website.</p>

Program	Program Objective	Program Action and Accomplishments	Program Status for Sixth Cycle
	<p>“Coronado Currents” newsletter on a regular basis.</p>	<p>reuse of historic structures. Preservation of historic apartment complexes will be encouraged by permitting their conversion to condominiums.</p> <p>Information regarding historic preservation is available to the public on the City’s webpage: <a href="https://www.coronado.ca.us/government/departments_divisions/community_development/historic_preservation">https://www.coronado.ca.us/government/departments_divisions/community_development/historic_preservation</a>.</p>	
<p><b>Program 16: Code Compliance</b></p>	<p>Publish articles in “Coronado Currents” newsletter on a regular basis to promote the City’s Code Compliance program and provide information on resources and assistance available.</p>	<p>The City of Coronado continues to advocate and facilitate the rehabilitation of substandard residential properties by homeowners and landlords, utilizing the Code Compliance program, when necessary, to improve overall housing quality and conditions.</p>	<p>Ongoing. The City maintains an active code compliance program.</p>
<p><b>Program 17: Zoning Ordinance Amendments for Special Needs Housing</b></p>	<p>City will amend regulations to be consistent with new State Law.</p>	<p>The City amended its Zoning Ordinance to address the provision of housing for the homeless and persons with special needs. Detailed discussions about these housing options are provided in the Constraints to the Provision of Housing section of this Housing Element.</p>	<p>Completed. The program will not be required for continuation in the 6<sup>th</sup> Cycle as the City updated its zoning code as a part of the Housing Element certified April 2013.</p>
<p><b>Program 17.A: Residential Care Facilities</b></p>	<p>Amend Orange Avenue Corridor Specific Plan (OACSP) to allow large care facilities with Major SUP in R-4 Zone.</p>	<p>The City amended the Orange Avenue Corridor Specific Plan and Zoning Ordinance to allow large residential care facilities (i.e., those that serve seven or more people) with approval of a Major SUP in the R-4 Zone.</p>	<p>Completed February 18, 2014. The Program will not be required in the 6<sup>th</sup> Cycle as the City has updated the Orange Avenue Corridor Specific Plan for compliance with the Housing Element.</p>

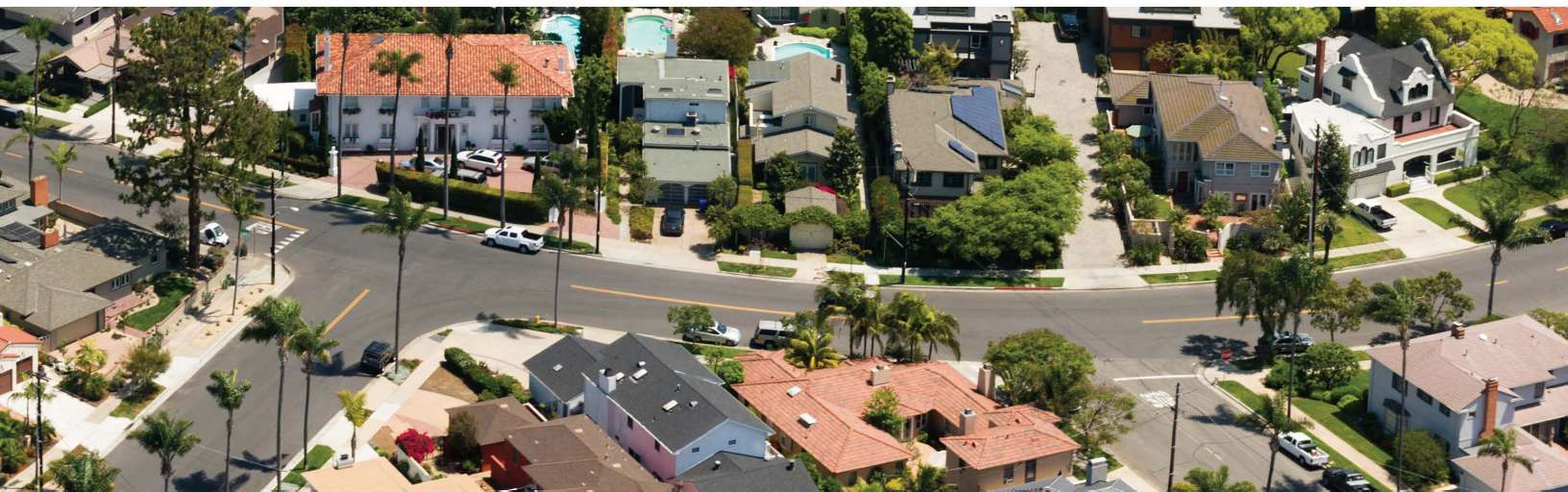


Program	Program Objective	Program Action and Accomplishments	Program Status for Sixth Cycle
<b>Program 17.B: Supportive Housing</b>	Amend OACSP and Zoning to allow supportive housing in residential zones.	The City amended the Zoning Ordinance and the OACSP to allow supportive housing pursuant to Health and Safety Code Section 50675.14(a)(B)(2). Such housing will be permitted in all zones where housing is permitted and subject to the same development standards as the same type of housing in that zone.	Completed February 18, 2014. The Program will not be required in the 6 <sup>th</sup> Cycle as the City has updated the Zoning Ordinance and the Orange Avenue Corridor Specific Plan for compliance with the Housing Element.
<b>Program 17.C: Transitional Housing</b>	Amend Zoning to revise definition and allow in all zones where housing is permitted.	The Zoning Ordinance was amended - transitional housing meeting the Health and Safety Code definition (Section 50801(i)) will be permitted in all zones where housing is permitted and subject to the same development standards as the same type of housing in that zone.	Completed February 18, 2014. The Program will not be required in the 6 <sup>th</sup> Cycle as the City has updated the Zoning Ordinance for compliance with the Housing Element.
<b>Program 17.D: Single Room Occupancy Housing (SRO's)</b>	Amend Zoning to exclude SRO's from definition of transitional housing and amend code to allow SRO's in R-4 zone with a Special Use Permit	The City includes SRO units in its definition of "transitional housing." The City amended the Zoning Ordinance to exclude SRO housing in the definition of transitional housing and to establish SRO housing as a use permitted via a SUP process in the R-4 zone.	Completed February 18, 2014. The Program will not be required in the 6 <sup>th</sup> Cycle as the City has updated the Zoning Ordinance for compliance with the Housing Element.
<b>Program 17.E: Emergency Shelters</b>	Amend OACSP to allow Emergency Shelters by right without a discretionary permit	Consistent with current State law, the City will amend the OACSP to allow emergency shelters in the C Zone by right and without discretionary review.	Completed February 18, 2014. The Program will not be required in the 6 <sup>th</sup> Cycle as the City has updated the Orange Avenue Corridor Specific Plan for compliance with the Housing Element.

Program	Program Objective	Program Action and Accomplishments	Program Status for Sixth Cycle
<p><b>18. Streamlined Process</b></p>	<p>Provide development process handouts at the City Hall Community Development Department counter.</p> <p>Periodically review the City's development process and requirements to identify areas for improvement.</p>	<p>The City of Coronado continues to educate the public on how to complete the development approval process and otherwise facilitate building permit and development plan processing for residential construction. The City processes most applications within a two to three months.</p> <p>The City has created handouts that identifies the various department permits and approvals required for developing a project in Coronado including other agency contact information. Development fees, building hand-outs, and zoning information have all been posted on the City's website:  <a href="https://www.coronado.ca.us/government/departments_divisions/community_development/planning_and_zoning">https://www.coronado.ca.us/government/departments_divisions/community_development/planning_and_zoning</a>.</p>	<p>Ongoing. The City continues to update and provide new forms both in paper and on the City's website to educate the public about the City's building and planning review processes.</p>



## Appendix B: Adequate Sites Analysis



# Appendix B: Adequate Sites Analysis

## A. CANDIDATE SITES ANALYSIS OVERVIEW

The Housing Element is required to identify sites by income category to meet the City's RHNA Allocation. The sites represent the City of Coronado's ability to develop housing at the designated income levels within the planning period (2021-2029). These sites must be residentially zoned or within a zone that permits residential uses.

Appendix B provides detailed information on the sites identified to meet the City's RHNA, including:

- Assessor Parcel Number (APN)
- Address
- Size (Acres)
- Zoning
- General Plan Land Use
- Ownership
- Existing On-site Uses
- Density
- Potential Development Capacity (Dwelling Units)

A summary of this information is included within the Housing Resources section of Coronado's 2021-2029 Housing Element.

**Table B-1** shows the City's 2021-2029 RHNA need by income category as well as a breakdown of the sites identified to meet that need. The analysis within Appendix B shows that the City of Coronado has the capacity to meet their 2021-2029 RHNA allocation through a variety of methods, including:

- Identification of additional capacity on existing, residentially zoned sites
- Reasonable projection of ADU development on existing, residentially zoned sites
- Rezones of sites not zoned for residential
- Increasing density on specific sites within existing residential zoning districts

### 1. Water, Sewer, And Dry Utility Availability

The City of Coronado has water, sewer and dry utilities that exist or are planned to accommodate residential development in the community. As the City is essentially built out, the infrastructure in place is designed and located to accommodate potential for additional housing identified for the 6<sup>th</sup> Cycle Housing Element.

The City of Coronado Sewer System Management Plan provides for the identification of sewer system distribution throughout the community. All sites identified in the sites inventory have existing sewer system capacity and a sewer system capacity assurance plan is provided as part of the Management Plan to ensure the availability of future capacity citywide. Threshold criteria have been adopted to trigger any capacity enhancements necessary based upon changes to land use and other considerations.

The City's Jurisdictional Runoff Management Plan addresses stormwater management throughout the City as it provides for the identification and management of facilities to manage stormwater throughout the community. According to the City's Runoff Management Plan, facilities and mitigations for potential peak stormwater flows are not deemed a constraint to future residential development.

California American Water provides water service and management of the City of Coronado's potable water system. As a built-out community, the City's existing water system services all areas within the City limits through various trunk lines and mains. Fire flow considerations are the primary factor in determining the adequacy of service for

future residential development. The City conducts regular monitoring of the water system in the community and provides for system upgrades via capital improvement program to ensure continued adequate water availability and service to existing and future planned residential development.

Utility services for gas and electric are provided by San Diego Gas and Electric (SDG&E). In accordance with the California Public Utilities Commission and in compliance with SDG&E's "Rules for the sale of electric energy" all electric and gas service will be provided for future development in the City of Coronado as requested. SDG&E regularly partners with the City to provide services and obtain authorization to construct any required facilities. The City has a mature energy distribution system that will be able to add additional service connections for future residential land uses.

Each site in the candidate sites analysis has been evaluated to ensure there is adequate access to water and sewer connections as well as dry utilities. Each site is situated with a direct connection to a public street that has the appropriate water and sewer facilities and other infrastructure to service the candidate site.

## B. Adequacy of Sites to Accommodate RHNA

### 1. Accessory Dwelling Units (ADUs)

In addition to primary dwelling units, there is capacity for ADUs and JADUs to be developed on each existing residential lot as well as the conversion of Carriage Houses within the City. It is anticipated that an additional 252 units can be accommodated through the development of ADUs throughout the community during the 6<sup>th</sup> Cycle (2021-2029). Doubling the average ADU development from 2018-2020 and extrapolating for the 8-year planning period is a strategy endorsed by HCD. Additionally, to facilitate the development of ADUs available for lower income households, the City has developed relevant policies and programs (see Section 4). For the purposes of this projection exercise, the City assumes a percentage of ADUs develop affordably based on ADU Affordability Assumptions produced by the Southern California Association of Governments (SCAG). SCAG conducted analysis that consisted of the following steps:

- Calculating maximum rent limits for RHNA income categories for one-person and two person households by county
- Conduct survey of rents for ADUs in the SCAG region
- Use survey data to determine proportion of ADUs within each income category
- Create assumption of how many persons will occupy each ADU, finalize proportions

Using the proportions SCAG created for Orange County, the City can allocate 130 units of the projected 190 ADUs for the 2021-2029 planning period as being available for lower income households.

Carriage Houses are structures in the City of Coronado which only differ functionally from ADUs because they lack a formal kitchen. Based on existing ADU production and the readily available stock of Carriage houses (117), an assumption of five percent turnover per year is projected for additional ADU production.

The allowance of liveaboards in the City's marinas can also net the City 29 units. Based on existing trends of liveaboard occupation throughout the state of California and the readily available stock of slips in the City (575), a conservative assumption of five percent turnover over the entire planning period is projected for liveaboards. This assumption is further supported by **Program 1D: Liveaboard Units** to promote the conversion of slips to liveaboards.

### 2. Rezones and Density Adjustments

The following rezone strategies (summarized in **Table B-2**) are proposed to accommodate the additional RHNA not accommodated within existing capacity:

- North Commercial Sites Rezone
  - The rezoning of five large parcels in the North corner of the City to R-5 will net 171 units of potential capacity at Low and Very Low Income.

- R-4 Upzone
  - The rezoning of 10 parcels currently zoned R-4 to R-5 will net the City 12 units of Low/Very Low-Income capacity and 9 units of Moderate-Income capacity.
- City Hall Site – Residential Rezone
  - Allowing residential development on the City Hall site at R-5 density will net the City 400 units of Low/Very Low-Income capacity.
- Fire Station – Residential Rezone
  - The rezoning of the Fire Station parcel to allow residential development on half the parcel at R-5 density will net the City 7 units of Low/Very Low-Income capacity.
- Military Land – Residential Rezone
  - In collaboration with the Military, the City proposes the rezoning of a large parcel (39.6 acres) to allow residential development under the R-1B zoning designation. This will net the City 200 units of Moderate-Income capacity and 275 units of Above Moderate-Income capacity.

<b>Table B-1: Summary of RHNA Status and Sites Inventory (Dwelling Units)</b>					
	<b>Extremely Low/ Very Low Income</b>	<b>Low Income</b>	<b>Moderate Income</b>	<b>Above Moderate Income</b>	<b>Total</b>
2021-2029 RHNA	312	169	159	272	912
RHNA Credit (Units Permitted, Built, Entitled, or Have Active Applications during current projection period)	0	0	0	0	0
<b>Total Net RHNA Obligations</b>	<b>312</b>	<b>169</b>	<b>159</b>	<b>272</b>	<b>912</b>
<b>Unit Yield of Sites Available</b>					
North Commercial Rezone	171	0	0	0	171
R-4 Upzone	12	0	0	9	21
City Hall – Residential Rezone	400	0	0	0	400
Fire Station – Residential Rezone	7	0	0	0	7
Military Land – Residential Rezone	0	0	200	275	475
<b>Total Unit Yield of Sites Proposed for Rezoning</b>	<b>590</b>	<b>200</b>	<b>284</b>	<b>284</b>	<b>1,074</b>
Liveaboards	19	8	0	0	27
Carriage Houses	31	14	0	0	45
ADU	130	57	0	3	190
Existing Residentially Zoned Properties	98	225	0	3	326
<b>Total Potential Capacity</b>	<b>868</b>	<b>504</b>	<b>290</b>	<b>290</b>	<b>1,662</b>
<b>Sites Surplus/Shortfall (+/-)</b>	<b>+387</b>	<b>+345</b>	<b>+18</b>	<b>+18</b>	<b>+750</b>
Note: The Sites Analysis located in Appendix B contains additional information on specific Housing Element candidate sites.					

## C. Very Low- and Low-Income Candidate Sites Inventory

This section contains a description and listing of the candidate sites identified to meet Coronado’s Low and Very Low-Income RHNA need.

### 1. Calculation of Unit Capacity

#### Available Capacity of Sites within Existing Zoning (R-3, R-3/P)

This section describes the methodology developed to determine the site capacity for the low and very-low income sites. Reasonable capacity was calculated based on a number of factors including:

- parcel size (0.5– 10 acres)
- existing zoning requirements
- historical classification of the property
- existing on-site improvements

Additionally, existing non-vacant parcels were analyzed to determine the number of existing units currently on the parcel. Netting out the existing units from the calculated available capacity on parcels with a propensity to be redeveloped yields a reasonable capacity assumption. Replacement of existing units was determined to prevent no net loss of existing housing stock.

**Table B-4** details the relevant information of the three R-3 and R-3/P parcels with capacity to accommodate low and very low-income units.

#### Sites to be Rezoned

The Housing Element proposes to rezone sites currently zoned for lower density residential and commercial uses to allow for higher density residential. Additionally, the Housing Element proposes adjustments in density to parcels zoned R-4 by rezoning to R-5 (at a density of 47 du/ac). **Table B-2** shows the areas to be rezoned and associated strategies as part of the Housing Element Policy Program.

Strategy/Sites	Parcels	Acres	New Density	Net Low/VL Units	Net Above/ Mod Units	Net Total Units
North City Commercial Rezone	5 parcels	3.7 acres	47 du/ac	171 units	0 units	171 units
R-4 Upzone	10 parcels	2.0 acres	47 du/ac	12 units	9 units	21 units
City Hall Site – Residential Rezone	1 parcel	8.5 acres	47 du/ac	400 units	0 units	400 units
Fire Station – Residential Rezone	1 parcel	0.2 acres	47 du/ac	7 units	0 units	7 units
Military Land – Residential Rezone	1 parcel	39.6 acres	12 du/ac	0 units	475 units	475 units
<b>Total Rezones</b>	<b>18 parcels</b>	<b>54.0 acres</b>	--	<b>590 units</b>	<b>484 units</b>	<b>1,074 units</b>

In calculating the potential dwelling unit capacity, the Housing Element assumes that only those sites which meet the HCD Sizing Criterion (0.5 acres to 10 acres) can accommodate Low and Very Low-Income units. The exception to this sizing criterion is on one parcel owned by the City which will be rezoned to allow high-density residential development using the City’s existing R-5 zoning designation. The remaining units are anticipated to be moderate and above moderate. Additionally, these sites have been analyzed to net out sites designated Historic by the City.

Selection of Sites

Sites identified to meet the City’s very low and low income RHNA were selected based on their ability to meet the default density of 20 dwelling units per acre and the AB 1397 size requirements of at least .5 acres but not greater than 10 acres, which proved to be difficult considering less than one percent of all lots within the City meet this criteria.

Sites were selected based on their potential viability to accommodate lower income housing within the 2021-2029 planning period. This includes an evaluation of vacant land within the City (**Table B-3**) as well as underutilized sites that may provide the potential for redevelopment to accommodate residential at higher densities.

<b>Table B-3: Percentage of VL/L RHNA by Site Type</b>		
<b>Site Type</b>	<b># of Units</b>	<b>% of Lower Income RHNA Allocation (481 Units)</b>
Vacant	0	0%
Non-Vacant	98	20%
<b>Total</b>	<b>98</b>	<b>20%</b>

For the purposes of this analysis, accessory dwelling unit potential was calculated separately as outlined within the Candidate Sites Analysis Overview section above. ADUs represent additional potential units to meet the City’s RHNA.



Figure B-1: Map of Very Low- and Low-Income Sites



Table B-4: Low and Very Low-Income Sites Inventory

Unique ID	APN	Address	Gross Parcel Acreage	Net Parcel Acreage	Ownership	Existing Zone	Existing Land Use	Zone Designation	Land Use Designation	Existing Density	Rezone	Rezone Density	Vacant	Potential Units	Final Income
1	7600551500	1825 Strand Way	8.5	8.5	CITY OF CORONADO	CU	High Density Residential	R-5	High Density Residential	0	Yes	47	No	400	Low and Very Low
4	5373411900	900 CAVE	0.7	0.7	PARISH OF CHRIST CHURCH CORONADO CALIF	R-3/P	Medium Density Residential			28			No	19	Low and Very Low
5	5370912400	706 CAVE	0.7	0.7	SACRED HEART CATHOLIC PARISH CORONADO IN CORONADO	R-3	Medium Density Residential			28			No	18	Low and Very Low
6	5373423400	919 CAVE	0.6	0.6	PARISH OF CHRIST CHURCH CORONADO CA	R-3	Medium Density Residential			28			No	16	Low and Very Low
7	5372422200	845 D AVE	0.7	0.7	VONS COMPANIES INC	R-3/P	Medium Density Residential			28			No	19	Low and Very Low
8	5375611700	1320 YNEZ PL	0.5	0.5	GS CORONADO PROPERTIES LLC	R-3	Medium Density Residential			28			No	13	Low and Very Low
9	5370822500	756 ORANGE AVE	0.3	0.3	PACIFIC BELL TELEPHONE CO	R-4	High Density Residential	R-5	High Density Residential	40	Yes	47	No	16	Low and Very Low
44	5370821500	776 ORANGE AVE	0.2	0.2	PACIFIC BELL TELEPHONE CO	CU	High Density Residential	R-5	High Density Residential	0	Yes	47	No	9	Low and Very Low
51	5361023200	0 C AVE	0.8	0.8	FENTON CORONADO LLC	C	Commercial Zone	R-5	High Density Residential	0	Yes	47	No	35	Low and Very Low
62	5361101900	0 2ND ST	1.3	1.3	PR III/BROADSTONE CORONADO LLC	RPCD	Residential-Planned Community Development	R-5	High Density Residential	0	Yes	47	No	60	Low and Very Low
52	5361023100	0 C AVE	0.5	0.5	FENTON CORONADO LLC	C	Commercial Zone	R-5	High Density Residential	0	Yes	47	No	23	Low and Very Low
57	5361023300	120 B AVE	0.5	0.5	FENTON CORONADO LLC	C	Commercial Zone	R-5	High Density Residential	0	Yes	47	No	21	Low and Very Low
58	5361022800	140 B AVE	0.7	0.7	FENTON CORONADO LLC	C	Commercial Zone	R-5	High Density Residential	0	Yes	47	No	32	Low and Very Low

## D. Moderate/Above Moderate-Income Candidate Sites Inventory

This section contains a description and listing of the candidate sites identified to meet the Coronado’s moderate and above moderate income RHNA need.

### 1. Calculation of Unit Capacity

The capacity of these sites was initially determined by multiplying the parcel size by the maximum achievable density for that zoning designation and rounding down to the nearest whole dwelling unit. Where information is known, acreage has been netted out for potential constraints to development.

#### Selection of Sites

This Appendix B contains a selection of those sites that are most likely to be developed for moderate and above-moderate income housing. For the purpose of identifying sites with the potential to be redeveloped within the planning period, this analysis considered existing residentially zoned parcels within the following zones based on the permitted densities within those zones:

- Above moderate
  - R1-A (CC-1)
- Moderate:
  - R1-B
  - R-3
  - R-3/P
  - R-4

Due to the primarily developed nature of Coronado’s parcels, reasonable capacity was calculated based on a number of factors including:

- Existing zoning requirements
- Historical classification of the property
- Existing on-site improvements

Based on these factors, sites were assigned a theoretical capacity and filtered by their feasibility to be redeveloped within the planning period.

Sites were selected based on their potential viability to accommodate lower income housing within the 2021-2029 planning period. This includes an evaluation of vacant land within the City (**Table B-5**) as well as underutilized sites that may provide the potential for redevelopment to accommodate residential at higher densities.

<b>Table B-5: Residential Capacity for Moderate and Above Moderate-Income Sites</b>			
	<b>Sum of Net Units</b>	<b>Sum of Area (Acres)</b>	<b>Number of Parcels</b>
Moderate-Income Sites	225 units	9.4 acres	47 parcels
Above Moderate-Income Sites	3 units	0.5 acres	1 parcel
<b>Total Above Mod/Mod Sites</b>	<b>228</b>	<b>9.9 acres</b>	<b>48 parcels</b>

For the purposes of this analysis, accessory dwelling unit potential was calculated separately as outlined within the Candidate Sites Analysis Overview section above. ADUs represent additional potential units to meet the City’s RHNA.

Figure B-2: Map of Moderate/Above Moderate Sites



Table B-6: Above Moderate-Income Sites

Unique ID	APN	Address	Gross Parcel Acreage	Net Parcel Acreage	Ownership	Existing Zone	Existing Land Use	Zone Designation	Land Use Designation	Existing Density	Rezone	Rezone Density	Vacant	Potential Units	Final Income
2	6150300300	Silver Strand Blvd	39.6	39.6	STATE OF CALIFORNIA			R-1B	Low Density Residential	0	Yes	12	No	475	Moderate (200) / Above Moderate (275)
41	5375314800	1045 LOMA AVE	0.5	0.5	MARIPOSAS1045 LLC	R-1A	Low Density Residential			8			No	3	Above Moderate

Table B-7: Moderate Income Sites

Unique ID	APN	Address	Gross Parcel Acreage	Net Parcel Acreage	Ownership	Existing Zone	Existing Land Use	Zone Designation	Land Use Designation	Existing Density	Rezone	Rezone Density	Vacant	Potential Units	Final Income
2	6150300300	Silver Strand Blvd	39.6	39.6	STATE OF CALIFORNIA			R-1B	Low Density Residential	0	Yes	12	No	475	Moderate (200) / Above Moderate (275)
3	5363721800	1001 6th St	0.2	0.2	CITY OF CORONADO	CU	High Density Residential	R-5	High Density Residential	0	Yes	47	No	7	Moderate
10	5363721500		0.2	0.2	CROWN CITY INN LTD PARTNERSHIP	R-4	High Density Residential	R-5	High Density Residential	40	Yes	47	No	10	Moderate
11	5363812300	557 ORANGE AVE	0.2	0.2	VETERANS OF FOREIGN WARS OF UNITED STATES GENERAL	R-4	High Density Residential	R-5	High Density Residential	40	Yes	47	No	11	Moderate
12	5362222200	308 ORANGE AVE	0.2	0.2	MOTEL DEL ISLAND	R-4	High Density Residential			40			No	9	Moderate
13	5363812401	1103 6TH ST	0.2	0.2	MCMILLIN SCOTT&SUSAN FAMILY TRUST 10-19-89	R-4	High Density Residential	R-5	High Density Residential	40	Yes	47	No	8	Moderate
14	5363022600	400 ORANGE AVE	0.2	0.2	ZEMBEI CORP	R-4	High Density Residential			40			No	6	Moderate
15	5363810800	529 ORANGE AVE	0.2	0.2	CORONADO TEMPLE ASSN	R-4	High Density Residential	R-5	High Density Residential	40	Yes	47	No	6	Moderate
16	5363810900	543 ORANGE AVE	0.2	0.2	KEISER KERRY L 2019 TRUST	R-4	High Density Residential	R-5	High Density Residential	40	Yes	47	No	6	Moderate
17	5373312500		0.2	0.2	WEISBARTH J&M FAMILY TRUST 06-16-16	R-3	Medium Density Residential			28			No	4	Moderate
18	5372420400		0.2	0.2	UNION BANK	R-3/P	Medium Density Residential			28			No	4	Moderate
19	5373310500	931 E AVE	0.2	0.2	WEISBARTH J&M FAMILY TRUST 06-16-16	R-3	Medium Density Residential			28			No	4	Moderate
20	5372420300	815 D AVE	0.2	0.2	UNION BANK	R-3/P	Medium Density Residential			28			No	4	Moderate
21	5361614000	213 ORANGE AVE	0.2	0.2	ODONOVAN HOLLY D TR	R-4	High Density Residential			40			No	5	Moderate
22	5370911000	763 ORANGE AVE	0.1	0.1	DRAZEK LTD	R-4	High Density Residential	R-5	High Density Residential	40	Yes	47	Yes	4	Moderate
23	5372222600	820 G AVE	0.2	0.2	GOTTWIG KATHERINE J 2001 TRUST 12-21-01	R-3	Medium Density Residential			28			No	3	Moderate
24	5370711800	756 F AVE	0.2	0.2	LEE FAMILY IRREVOCABLE TRUST C 11-21-78	R-3	Medium Density Residential			28			No	3	Moderate
25	5373221300	805 10TH ST	0.2	0.2	OCONNOR FAMILY TRUST 06-25-99	R-3	Medium Density Residential			28			No	3	Moderate

Table B-7: Moderate Income Sites

Unique ID	APN	Address	Gross Parcel Acreage	Net Parcel Acreage	Ownership	Existing Zone	Existing Land Use	Zone Designation	Land Use Designation	Existing Density	Rezone	Rezone Density	Vacant	Potential Units	Final Income
26	5372420200	1010 8TH ST	0.1	0.1	DRAZEK-EASTON PARTNERSHIP	R-3/P	Medium Density Residential			28			No	3	Moderate
27	5363023200	411 D AVE	0.2	0.2	MURPHY JAMES S TRUST 12-20-10	R-3	Medium Density Residential			28			No	3	Moderate
28	5372310500	825 G AVE	0.2	0.2	JOHNSON LAWRENCE E	R-3	Medium Density Residential			28			No	3	Moderate
29	5370711700	750 F AVE	0.2	0.2	LEPORE MARTHA S SEPARATE PROPERTY TRUST 04-24-93	R-3	Medium Density Residential			28			No	3	Moderate
30	5363012400	458 D AVE	0.2	0.2	DEXTER FAMILY LTD PTNSHP	R-3	Medium Density Residential			28			No	3	Moderate
31	5363011500	402 D AVE	0.2	0.2	SEARLES ROBERT C&CAPETANAKIS ELENI I	R-3	Medium Density Residential			28			No	3	Moderate
32	5373320300	919 D AVE	0.2	0.2	SONNABAUM STAN REVOCABLE TRUST 10-29-02	R-3/P	Medium Density Residential			28			No	3	Moderate
33	5373311800	930 D AVE	0.2	0.2	QUINN JOHN T REVOCABLE TRUST 08-26-16	R-3	Medium Density Residential			28			No	3	Moderate
34	5372521000	865 C AVE	0.2	0.2	EBELING FAMILY TRUST 01-13-92	R-3	Medium Density Residential			28			No	3	Moderate
35	5372511700	832 C AVE	0.2	0.2	DONG FAMILY PARTNERSHIP	R-3/P	Medium Density Residential			28			No	3	Moderate
36	5370911700	736 C AVE	0.2	0.2	BORUNDA ERNEST&CAROL J	R-3	Medium Density Residential			28			No	3	Moderate
37	5370910900	757 ORANGE AVE	0.2	0.2	DRAZEK LTD	R-4	High Density Residential	R-5	High Density Residential	40	Yes	47	No	5	Moderate
38	5362310100	301 ORANGE AVE	0.1	0.1	HAKES FAMILY PTNSHP LLC	R-4	High Density Residential			40			No	4	Moderate
39	5373221400	811 10TH ST	0.1	0.1	HESLEP STEVEN J&LAURA K	R-3	Medium Density Residential			28			No	3	Moderate
40	5375321700	1015 ISABELLA AVE	0.1	0.1	ISABELLA PROPERTIES LLC	R-3	Medium Density Residential			28			No	3	Moderate
42	5370911100	771 ORANGE AVE	0.1	0.1	DRAZEK LTD	R-4	High Density Residential	R-5	High Density Residential	40	Yes	47	No	4	Moderate
43	5375510600	1023 PARK PL	0.1	0.1	GREEN MARGARET L SEPARATE PROPERTY TRUST 12-24-90	R-3	Medium Density Residential			40			No	5	Moderate
45	5373312701	911 E AVE	0.2	0.2	ROSE EMILY M	R-3	Medium Density Residential			40			No	8	Moderate
46	5362220101	305 D AVE	0.2	0.2	WILLIAMS FAMILY TRUST 09-13-16	R-3	Medium Density Residential			40			No	5	Moderate
47	5373312801	942 D AVE	0.1	0.1	ASHWORTH ANDREW S&GABRIEL STACY M	R-3	Medium Density Residential			40			No	3	Moderate
48	5375700304	1526 YNEZ PL	0.2	0.2	VILLEGAS CHRISTAN D L	R-3	Medium Density Residential			40			No	6	Moderate
49	5375700900	1111 ADELLA AVE	0.3	0.3	BUCKEYE INVESTMENTS INC	R-3	Medium Density Residential			40			No	11	Moderate
50	5375321103	1020 PARK PL	0.1	0.1	ECONOMOU JOSEPH P	R-3	Medium Density Residential			40			No	5	Moderate

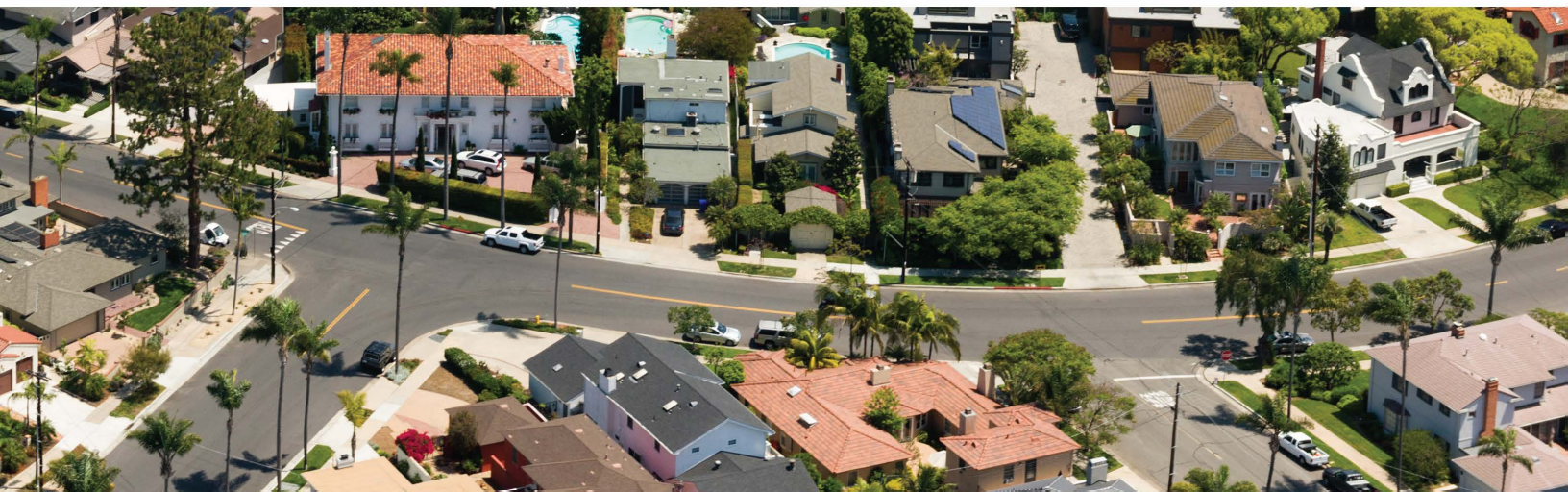
Table B-7: Moderate Income Sites

Unique ID	APN	Address	Gross Parcel Acreage	Net Parcel Acreage	Ownership	Existing Zone	Existing Land Use	Zone Designation	Land Use Designation	Existing Density	Rezone	Rezone Density	Vacant	Potential Units	Final Income
53	5370811300	711 E AVE	0.2	0.2	ST PAULS METHODIST CHURCH OF THE VOYAGER CO	R-3	Medium Density Residential			28			No	6	Moderate
54	5360920200	121 D AVE	0.2	0.2	SAN DIEGO GAS & ELECTRIC CO	R-3	Medium Density Residential			28			No	4	Moderate
55	5364703300	655 C AVE	0.7	0.7	SACRED HEART CATHOLIC PARISH CORONADO IN CORONADO	R-1B	Low Density Residential			12			No	7	Moderate
56	5370912200	780 C AVE	0.2	0.2	FIRST CHURCH OF CHRIST SCIENTIST	R-3	Medium Density Residential			28			No	6	Moderate
59	5373421200	1211 10TH ST	0.2	0.2	GRAHAM MEMORIAL CHURCH	R-3	Medium Density Residential			28			No	5	Moderate
60	5370811600	700 D AVE	0.4	0.4	ST PAULS METHODIST CHURCH OF THE VOYAGER CO	R-3	Medium Density Residential			28			No	9	Moderate
61	5363112700	1115 5TH ST	0.3	0.3	RESURRECTION LUTHERAN CHURCH OF CORONADO CALIFORNI	R-4	High Density Residential			40			No	12	Moderate

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## Appendix C: Community Engagement





## Appendix C: Community Engagement Summary

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Section 65583 of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Meaningful community participation is also required in connection with the City's Assessment of Fair Housing (AFH). A discussion of citizen participation is provided below.

As part of the 6<sup>th</sup> Cycle Housing Element Update process, the City of Coronado has conducted extensive public outreach activities beginning in 2020. These recent outreach efforts included presentations, City Council Study Session, Community Workshop, digital media and an online platform, numerous mailers and ads and noticed Public Hearings. Project materials, including summaries from community workshops, online surveys and public meetings, notices, and draft public review documents are available on the City's website: [commentcoronado.org/housing-element-update](https://commentcoronado.org/housing-element-update).

Outreach for the 6<sup>th</sup> Cycle Housing Element to the community, includes the following actions:

- **Community Workshop** – The City conducted a virtual community workshop on October 22, 2020 that was advertised using flyers and social media notices, as well as the City's website. The Workshop had 36 attendees. At the workshop participants were provided with an overview of the planning process. The City's RHNA obligations and engaged in an interactive live polling exercise to gather participant feedback and ideas. The workshop recording is available on the Housing Element Update webpage: <https://commentcoronado.org/housing-element-update>.
- **Community Survey** – The City released a web-based survey as a part of the 6<sup>th</sup> Cycle outreach efforts. The survey was available online on the City's Housing Element page from October 14, 2020 to November 23, 2020. The Survey included a series of multiple choice and free response questions; the survey had a total of 117 visitors and a total of 37 participants who completed the survey. The purpose of the Community Survey was to gather additional input on the 6<sup>th</sup> Cycle Housing Element's potential programs, policies, and housing opportunities in the City. The Community Survey tool was an important component of the community outreach process. It provided community members and stakeholders with the ability to provide input on the housing element process at their own pace and at a time that works for their schedule.
- **City Council Study Session** – The City's outreach efforts include a City Council Study Sessions on February 16<sup>th</sup>, 2021 to engage the City's decisions makers on opportunity sites. The Councilmembers identified sites they were opposed to and others that should be included in the list. The Council voted to direct staff to move forward with the recommended sites inventory summary as it was presented. The Study Session was open to the public and 2 comments were made by the public. The adopted minutes and meeting recording are available on the City's website at: [https://www.coronado.ca.us/government/city\\_council/agendas\\_and\\_minutes](https://www.coronado.ca.us/government/city_council/agendas_and_minutes).
- **Public Review Draft** – A Public Review Draft was released to the public in conjunction with submittal to HCD. The Public Review Draft provides an additional opportunity for community engagement and offers the community and stakeholders the chance to see how all prior input has

been incorporated into the Housing Element. The Public Review Draft is available online for download by the public and for review and comment.

- **Housing Element Update Website** – A website developed for public consumption. The website provides relevant information about the update process, key features of the housing element, project timeline and a calendar of events for outreach activities. The website also provided a link to the community survey as well as the contact information of city staff for residents and community members to send additional comments or request additional information. The Housing Element Update website is located at [commentcoronado.org/housing-element-update](https://commentcoronado.org/housing-element-update).

As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council.

This Appendix contains a summary of all public comments regarding the Housing Element received by the City at scheduled public meetings, and the Appendix has been provided to the City Council.

**C.1 Housing Element Workshop**

This section contains all available public comments provided during the Community Workshop, as well as provided materials, handouts and flyers, and a summary of the event.

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# City Of Coronado

## 2021-2029 Housing Element Update Community Workshop

The City of Coronado is kicking off the update for the 2021-2029 Housing Element! Please join us to learn about the contents of the Housing Element, the state's requirements of the update process and the schedule for public input.

**When:** Thursday, October 22, 2020 at 5:00 PM

**Where:** Virtual via Zoom, please visit [bit.ly/2HXDdEB](https://bit.ly/2HXDdEB) to register. For project updates and survey information, visit [www.Coronado.ca.us/housing\\_element\\_update](http://www.Coronado.ca.us/housing_element_update)

For questions, please contact Jesse Brown, Senior Planner  
By phone at (619) 522-2415 or by email at [jbrown@coronado.ca.us](mailto:jbrown@coronado.ca.us)





# The City of Coronado

IS UPDATING THE HOUSING ELEMENT FOR THE 2021-2029 PLANNING PERIOD.

## What is a Housing Element?

The Housing Element is a state-mandated and city-initiated policy document included in the City of Coronado General Plan. The Housing Element identifies policies and programs to meet existing and projected future housing needs for all economic segments in the City of Coronado. The Housing Element update will identify specific actions to be taken over the 2021-2029 planning period related to housing.

### **Key Features of the Housing Element:**

- » Population and housing profile of Coronado
- » Evaluation of housing constraints and opportunities
- » Evaluation of existing housing programs and policies
- » Identification of sites to accommodate housing needs for all income levels
- » Development of housing policies and programs



## Background

The City's current Housing Element (5th Cycle) was adopted by the City Council in February 2013 and certified by the State Department of Housing and Community Development (HCD) in March 2013. The adopted Housing Element covers the planning period from January 01, 2013, through April 30, 2021.

The City is currently implementing the current Housing Element's goals, programs and actions. To comply with state law, the City's Housing Element must be updated to ensure Coronado's policies and programs can accommodate the estimated housing growth need identified in the San Diego Association of Governments (SANDAG) Regional Housing Needs Assessment (RHNA) allocation for the 2021-2029 planning period. The 6th Cycle Housing Element will require review by HCD for compliance with state law. The updated Housing Element must be adopted by the City Council on or before April 15, 2021 to comply with state law.

## Regional Housing Needs Assessment (RHNA)

### **What is the RHNA?**

The RHNA process is mandated by state law and quantifies projected housing growth needs for Coronado and the region. SANDAG determined each city's housing growth need projections for the 2021-2029 planning period. For the 2021-2029 Planning Period, The City of Coronado is allocated 912 units. The growth need is distributed by various income categories and the Housing Element must identify sites to accommodate this estimated growth.

### **Appeal Process**

The City of Coronado submitted an appeal to the RHNA assigned to Coronado and a letter supporting three other Cities in San Diego County who also appealed. SANDAG voted 14 to 5 to grant the appeal. However, due to provisions of state law, the City of San Diego called for a weighted vote based on the populations of all jurisdictions. The five jurisdictions that voted against the appeals reached 55% in the weighted vote, which overturned the previous vote and denied the appeals. Since then, the Cities of Coronado, Imperial Beach, Solana Beach, and Lemon Grove have filed a lawsuit challenging SANDAG's RHNA vote.

## 2021 - 2029 City of Coronado RHNA Housing Needs Allocation

Income Category	% of Median Family Income	Income Range <sup>1</sup>		RHNA Allocation
		Min.	Max.	
Very Low Income	0 – 50% MFI	--	\$46,350	312 units
Low Income	51 – 80% MFI	\$46,351	\$74,160	169 units
Moderate Income	81 – 120% MFI	\$74,161	\$111,240	159 units
Above Moderate Income	> 120% MFI	\$111,241	>\$111,241	272 units
<b>Total:</b>				<b>912 units</b>

1. Income range is based on the 2020 HUD Median Family Income (MFI) for a family of four for San Diego County of \$92,700

## Importance of updating the Coronado Housing Element:

- » Ensures Coronado complies with State housing law
- » Allows eligibility for State grants and funding sources
- » Demonstrates the ability to meet future housing growth need
- » Allows residents to further engage in the planning process
- » Addresses local housing needs

## What is Included in the Housing Element Update Process?

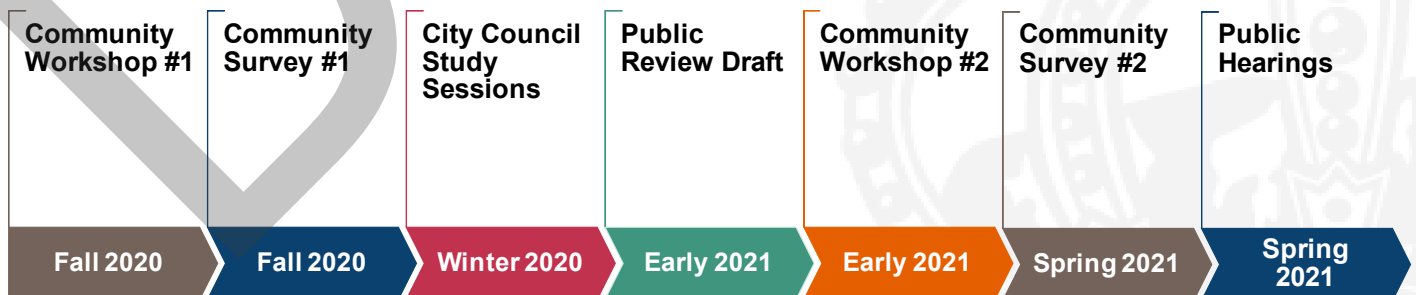
The Housing Element Update is a community-based process that includes various opportunities for the Coronado community to participate, including:

- » Virtual and in-person engagement (when it is deemed safe to do so)
- » Online community surveys
- » Review of draft documents
- » Identification of sites to accommodate future growth need
- » Public Hearings before the Planning Commission and City Council



## How Can You Participate in the Update Process?

The City will provide multiple opportunities for public input. See the project schedule below and visit the Comment Coronado website for more information: <https://commentcoronado.org/housing-element-update>



**For information, contact:**  
**Jesse Brown**, Senior Planner  
 jbrown@coronado.ca.us or (619) 522-2415

**I thought ADUs don't apply to the RHNA allocation, is that true?**

ADU's do count toward the Regional Housing Needs Allocation (RHNA). The City needs to show California Department of Housing and Community Development (HCD) historical ADU permits, as well as identify projections for the 6<sup>th</sup> cycle, 2021-2029.

**Have Council advocate state legislation to modify SANDAG weighted vote formula.**

The City is advocating for modification of the RHNA in addition to a legal challenge against San Diego Association of Governments (SANDAG). The city is exploring all options to help maintain the City's character.

**How is the \$7,000 in-lieu affordable housing fee determined? I think it would it make sense to increase that fee or make it applicable to SFR development to provide more funding for affordable housing.**

The \$7,000 in-lieu affordable housing fee was created in the 1880's and was last updated in the 1990s. The City is aware of the low fee and is looking into update the affordable housing fee.

**Did SANDAG include military employment numbers in their allocation formula and not include military housing units?**

SANDAG has included military employment numbers in the allocation formula but SANDAG is not allowing the City to count existing housing units that are provided to military families. The military housing units have not been counted in previous RHNA housing.

**The military job inclusion should mean the active participation of the land use of the Naval Base as well as the Coronado city land area. The increase of units should be altered because of the military jobs for the area of Coronado City. Can this be continued to be opposed as is?**

Prior to the SANDAG Board vote, the City pushed for active participation of the land use of the Naval Base as well as the Coronado city land area to alleviate the RHNA number and impact the military has on the City. SANDAG denied the City's request to count existing military housing units toward RHNA numbers. There is a possible option to work with the Navy to see if they have a plan to develop more military housing units and potentially count them towards future RHNA numbers.

**Is it possible to break away from SANDAG?**

It is not. SANDAG is a Regional Planning Agency for the entire County of San Diego, they control a majority of grants/funds, and prepare regional plans that affect the City. Regardless, the state issues an overall number for the region and SANDAG is responsible for dividing up the numbers for the various jurisdictions in the region.

**If the City is required to go forward with the 912 units? Will zoning change to allow building higher up?**

The City is currently exploring zoning changes to allow for higher density buildings as an option to meet RHNA.

**In addition to property designed plans, what are the requirements for permitting an ADU that would be constructed above a detached garage?**

They are currently not permitted above a detached garage and are limited to one story. Discussion of permitting ADUs (Accessory Dwelling Unit) may come during policy discussion through public outreach and various City Council meetings, where Council directs staff to look into allowing ADUs above detached in effort to reach RHNA (912 units).

**If it is true that state law currently prohibits the use of the Floor Area Ratio (FAR) to deny a permit, what restrictions would a project be subject to?**

This question may be referring to the new State law on ADU's where it requires cities to allow ADU's up 800 sq. ft regardless of FAR. The City believes that the development standards are applicable to these projects except when they are expressly prohibited by the state. Although the state allows for exemptions on parking for ADUs, the State requires ADUs to be consistent and compliant with the Coastal Act, which requires parking. Thus, the City has drafted an Ordinance on parking for all ADUs as well as replacement parking.

**There is a 23% vacancy rate for housing units in town based on data from the existing Housing Element. Can we please explore ways to reduce this such as the use of a vacancy tax, an example of which is being implemented in San Francisco. This high rate is making housing availability scarce and affordability difficult.**

A vacancy tax would be an option under policy discussion, and City Council will provide direction on how the City will be looking into implementing vacancy taxes.

**On the vacancy slide that showed occasional use, does that include or reflect the number of second homes in Coronado that are only occupied part time?**

The vacancy slide does include the number of second homes in Coronado that are only occupied part time. The consultant will do further analysis within the housing element.

**If vacancy rates reflect the number of 2nd homes with only part time use, a vacancy tax would negatively affect resale of homes.**

The issue of vacancy rates is something is to be processed in the public realm and through the City Council where council can provide guidance to City Staff on how to proceed.

**Has the City conducted a survey of housing needs of city and school district employees, school district, fire dept, police dept, hospital, etc.?**

The survey that the City conducted on Comment Coronado did not focus specifically housing needs of City and school district employees, school district, fire dept, police dept, hospital, etc. The City has conducted several stakeholder outreach efforts, where the City has reached out to schools, hospital and within the City to get a handle on the needs of the community.

**It seems to me that more affordable housing should be built in more affordable areas, such as IB, Barrio Logan and National City. Why is there so much resistance to providing additional housing? I suspect that this is a NIMBY issue as well as a resistance to having further affordable housing in town, which can also be interpreted as resistance to diversity in our neighborhood.**

Part of the resistance is due to the high number of RHNA and not knowing where to put these future developments. The City currently has hundreds of affordable units and wants to provide these types of housing units, but the City needs the community's feedback.

**How many square feet are needed for a unit to qualify as part of the 912 units?**

The Building Code identifies the minimum square footage of an efficiency unit, 220 square feet.

**Is the Navy part of SANDAG?**

No, the Navy is not a part of SANDAG. The NAVY is a part of a federal agency and SANDAG is made up of local regional agencies.

**Can you comment about the implications of SB 35?**

Currently the City has been able to meet and provide Housing Element update to the state and show the state their effort to meet the previous affordable housing units (50). The implications of SB35 is when a jurisdiction such as Coronado is not able to meet their goals or is not performing their RHNA obligations, over time different there are streamlining requirements the City must implement to allow or encourage the development housing.

**Has the City looked at working with the Navy to build housing units on the Navy golf course next to the Country Club? Would it be possible to build these 912 units on a part of Tidelands park? Leave some of the park but use the land to build another property similar to the Bay Club/Oakswoods complex?**

The City will explore working with the Navy to build housing units on the Navy golf course next to the Country Club area. Tidelands Park is controlled by the Port of San Diego and no residential units are allowed on the property; it therefore is not an option for the City.





## Community Workshop #1

On Wednesday October 22, 2020, from 5-6 PM, the City of Coronado held a virtual public community workshop for the 2021-2029, 6<sup>th</sup> Cycle Housing Element Update. The purpose of the meeting was to provide information on the Housing Element update process and to gather input from the public, which will shape the goals, policies, and programs in the Housing Element. The workshop had a total 63 registrations ahead of time, and a total of 36 participants while the workshop was live.

The workshop included a PowerPoint presentation providing information regarding the following topics:

- An overview of the community's housing demographics;
- An overview of the Housing Element;
- Why Housing Elements are updated;
- Information on the Regional Housing Needs Assessment (RHNA) and process;
- Overview of the City of Coronado's RHNA allocation by income category;
- Review of the update schedule and process; and,
- Overview of additional opportunities for community engagement.

## Summary of Community Questions and Comments

Following the presentation, the City allowed time for open questions from the public regarding the Housing Element. Questions and comments from the attendees were the following:

- In addition, a to property design plans what are the requirements for permitting and ADU that would be constructed above a detached garage?
- Have council advocate state legislation to modify SANDAG weighted vote formula
- How is the \$7,000 in lieu affordable housing fee determined? I think it would make sense to increase that fee or make it applicable to SFR development to provide more funding for affordable housing development.
- Did SANDAG include military employment numbers in their housing allocation formula and not include military housing units?
- The military job inclusion should mean the active participation of land use of the naval base as well as the Coronado city land area, the increase of units should be altered because of the military jobs for the area of the Coronado city, can this continue to be opposed as is?
- Is it possible to break away from SANDAG?
- If the City is required to go forward with the 912 units, will zoning change to allow building higher up?
- If it is true that state law currently prohibits the use of floor area ratio to deny a permit, what restrictions would a project be subject to?
- There is a 23% vacancy rate for housing units in town, based on data from the existing housing element, can we explore ways to reduce this such as the use of a vacancy tax which is being implemented in San Francisco? This high rate is making availability scarce and affordability difficult.
- On the vacancy slide that showed occasional uses, does that include or reflect the number of second home sin Coronado that are only occupied part time?



- If vacancy rates reflect the number of second homes with only part time use, a vacancy tax would negatively affect resale of homes.
- Has the City conducted a survey of housing needs of city and school district employees, fire department, police department, hospital etc.?
- More affordable housing should be built elsewhere
- Why is there resistance to providing additional housing?
- What happens to RHNA if our lawsuit is supported by the courts?
- How many square feet is needed for a unit to qualify as a part of the 912 units?
- Can you comment about the implications of SB 35?
- Will the presentation will be posted?
- Has the City looked into working with the Navy to build housing units on the navy golf course next to the country club?
- Would it be possible to build these 912 units on a part of the tidelands park?

A video of the full presentation and PowerPoint, including public comments, are available on the City's Housing Element Update webpage here, <https://commentcoronado.org/housing-element-update>.

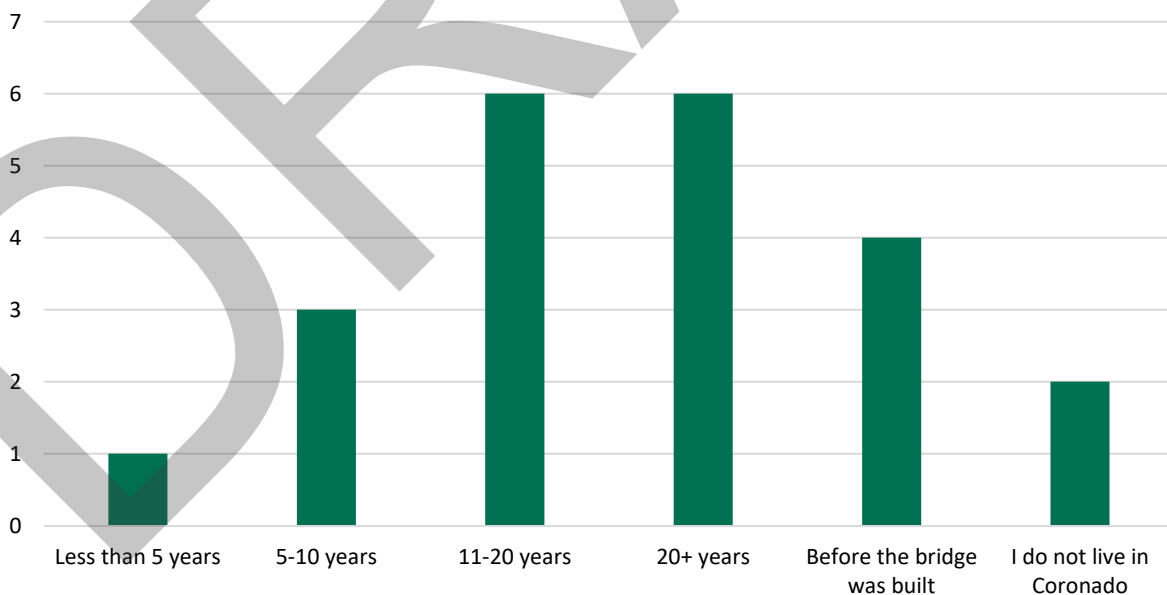
### Mentimeter

During the workshop the City also provided an anonymous live polling survey to further engage participants, using Menitmeter.com. The poll offered the following questions:

Question 1: How long have you lived in Coronado?

Participants were provided a multiple-choice question; of the responses received, majority of the participants have lived in Coronado for 11 years or longer. **Table 1** below shows the results.

**Table 1: Mentimeter Question 1 Results - How long have you lived in Coronado?**







Question 4: These are existing Housing Goals in the current, adopted Housing Element. How applicable are the goals below to Coronado today, and for the future?

Participants were provided with the City's existing Housing Element goals and ask to rate each goal's applicability in Coronado today and for Coronado in the future. Majority of participants identified conservation and maintenance of existing housing stock the most applicable goal. Figure 2 below displays all results from the survey.

**Figure 2: Mentimeter Question 4 Results - How applicable are the goals below to Coronado today, and for the future?**



All data summaries and responses gathered using the polling tool are attached.



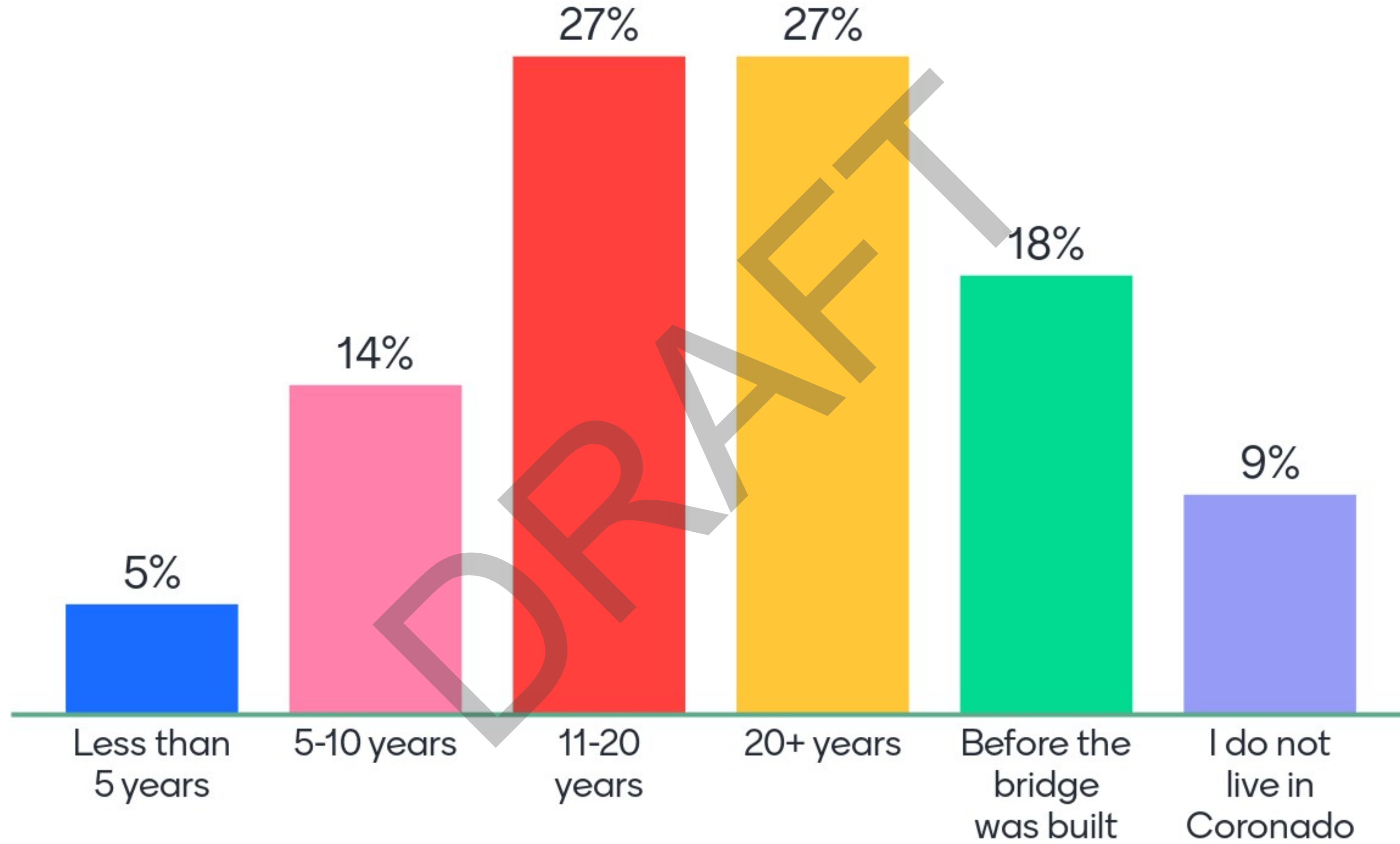
Go to: [www.menti.com](https://www.menti.com)

Use code: 29 32 57 8

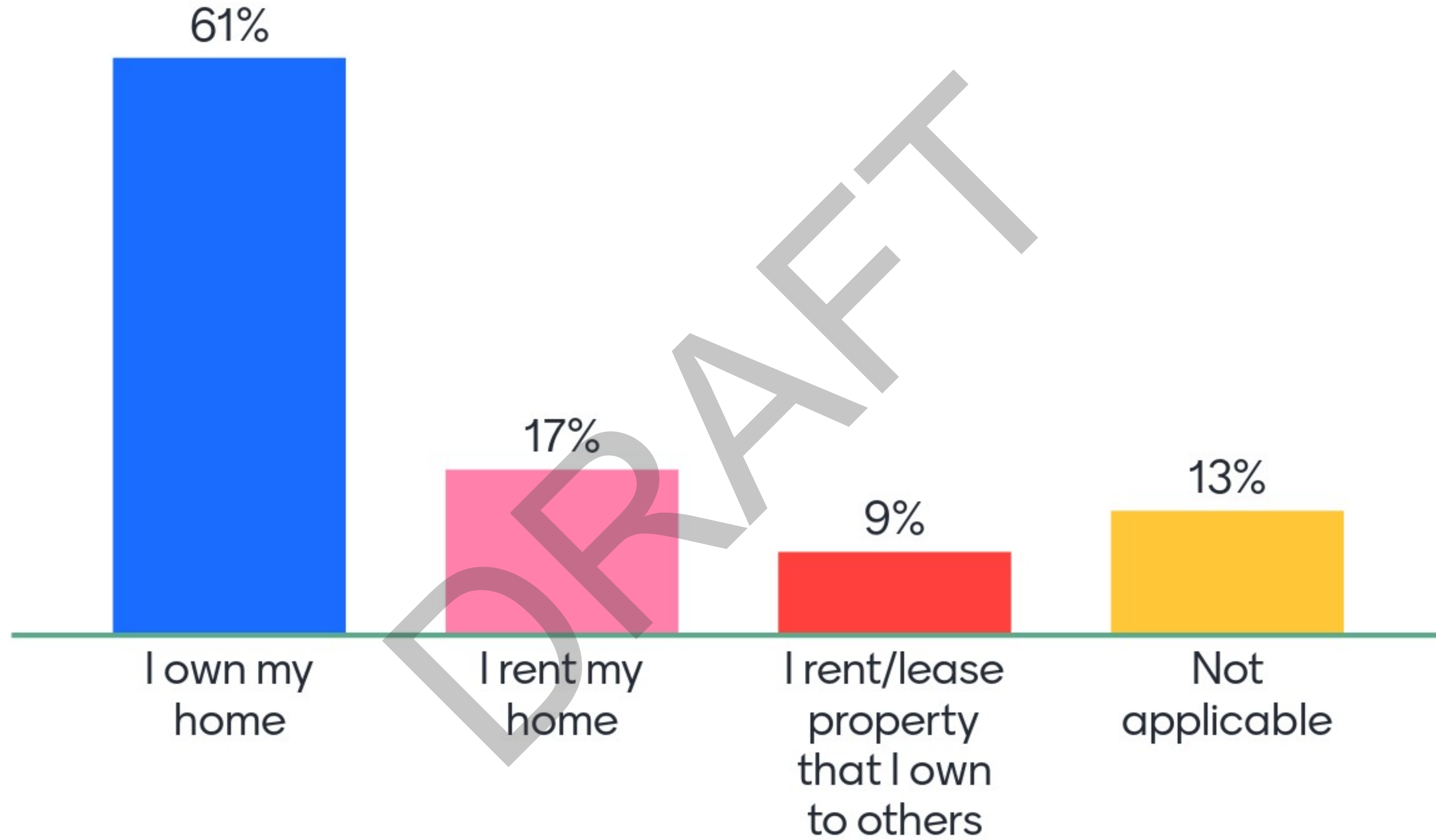
DRAFT



# How long have you lived in Coronado?



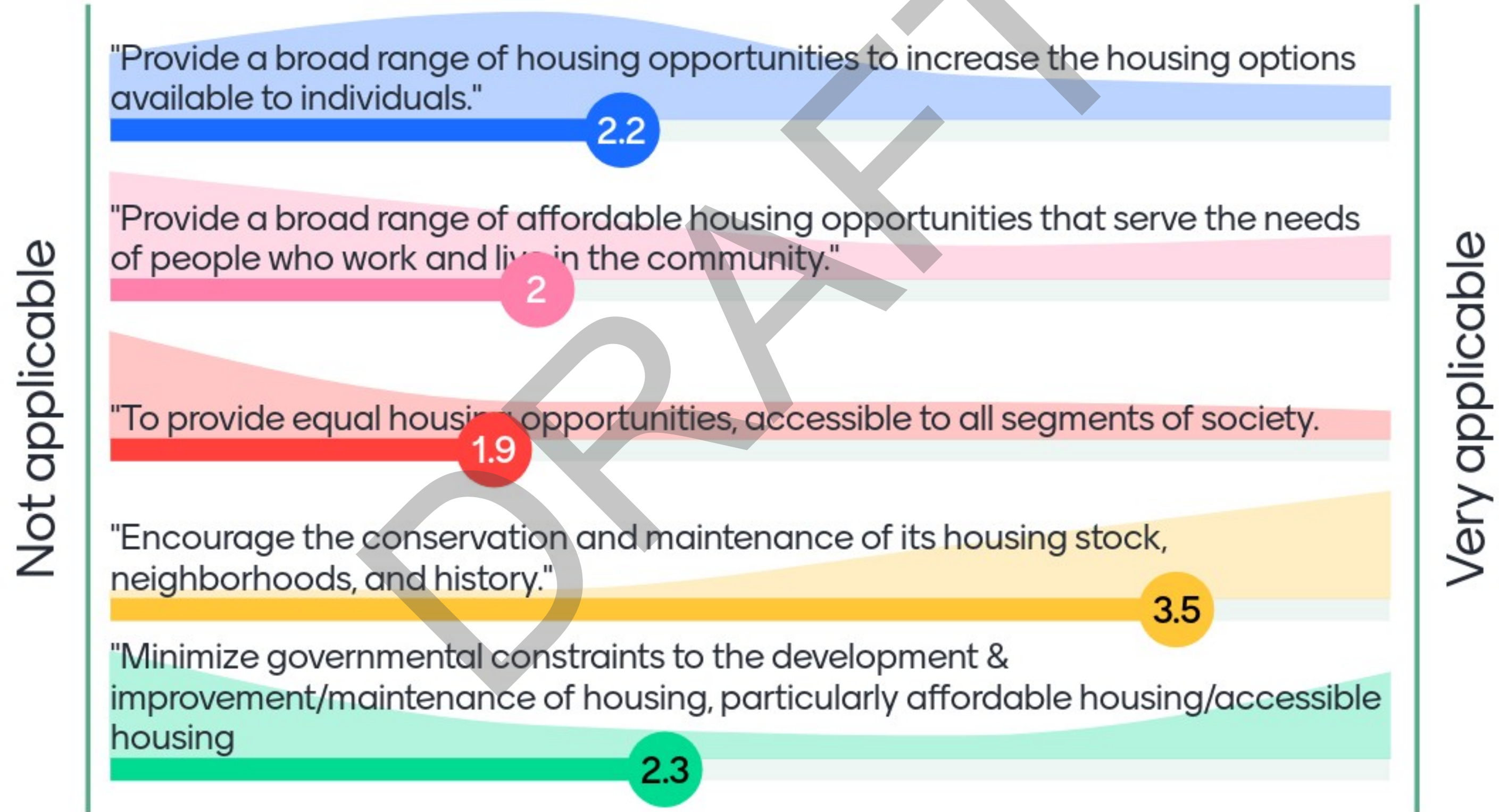
# Are you a homeowner or a renter?







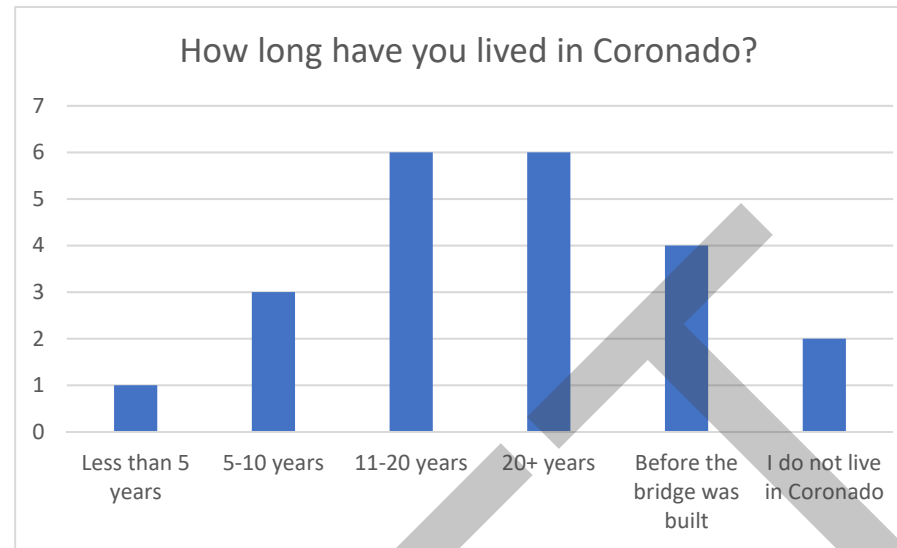
# These are existing Housing Goals in the current, adopted Housing Element. How applicable are the goals below to Coronado today and for the future?



### Slide 1

**Date** 2020-10-23  
**Session** 1  
**Type** slide  
**Title** Go to: [www.menti.com](http://www.menti.com)  
**Respondents** 18

No votes for this session



### Question 2

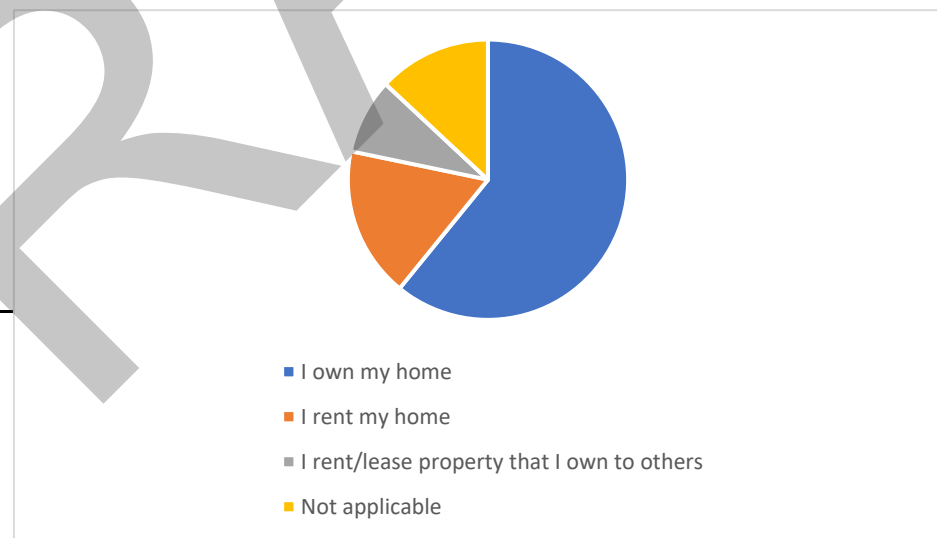
**Date** 2020-10-23  
**Session** 1  
**Type** choices  
**Question** How long have you lived in Coronado?  
**Respondents** 22

Choices	Votes
Less than 5 years	1
5-10 years	3
11-20 years	6
20+ years	6
Before the bridge was built	4
I do not live in Coronado	2

### Question 3

**Date** 2020-10-23  
**Session** 1  
**Type** choices  
**Question** Are you a homeowner or a renter?  
**Respondents** 22

Choices	Votes
I own my home	14
I rent my home	4
I rent/lease property that I own to others	2
Not applicable	3



### Question 4

**Date** 2020-10-23  
**Session** 1  
**Type** wordcloud  
**Question** What three words describe what you enjoy most about the Coronado community?  
**Respondents** 23

**Responses**

Conservative Quaint Safe  
 Friendly Safe Beautiful  
 Neighbors Beaches Bars  
 Community\_feeling Uniqueness Sophisticated\_beach  
 Community Neighbors  
 Small\_town\_atmosphere Quite Safe\_environment  
 Safe\_community Walkable Small  
 great\_neighborhood excellent\_schools beach\_access  
 Friendly Accessibility Fresh\_air  
 safe pretty good\_weather

Ambience Beach\_community Feels\_good\_to\_be\_here  
 People Comaraderie Weather  
 Architecture Small\_town Clean  
 Safety Beaches Pride\_of\_the\_community  
 Peaceful Relaxing Historic  
 Coastal U\_niqueness Community\_neighborhood  
 walkable clean small  
 Dynamic Fluid  
 Safety Walkability Community  
 Walkable Small\_town Outdoor\_activities  
 Beach Safe Neighborhood  
 Walkable Rideable Community  
 Village Friendly Safe

**Question 5**

**Date** 2020-10-23  
**Session** 1  
**Type** scales  
 These are existing Housing Goals in the current, adopted Housing Element. How applicable are the goals below to Coronado today and for the future?  
**Question Respondents** 23

<b>Choices</b>	<b>Weighted average</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
"Provide a broad range of housing opportunities to increase the housing options available to individuals."	2.173913043	6	10	4	3
"Provide a broad range of affordable housing opportunities that serve the needs of people who work and live in the community."	2.043478261	10	6	3	4
"To provide equal housing opportunities, accessible to all segments of society."	1.913043478	12	4	4	3
"Encourage the conservation and maintenance of its housing stock, neighborhoods, and history."	3.47826087	1	1	7	14
"Minimize governmental constraints to the development & improvement/maintenance of housing, particularly affordable housing/accessible housing"	2.347826087	10	3	2	8

**C.2 Online Community Survey Data**

This section contains the final data summaries for each page of the Online Community Survey and additional comments received through the Survey tool.

DRAFT

# Housing Element Update Survey #1

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## SURVEY RESPONSE REPORT

14 October 2020 - 23 November 2020

### PROJECT NAME:

2021-2029 Housing Element Update

# Survey Responses

14 October 2020 - 23 November 2020

## Housing Element Update Survey #1

# Comment Coronado

Project: 2021-2029 Housing Element Update



VISITORS

117

CONTRIBUTORS

37

RESPONSES

37

37  
Registered

0  
Unverified

0  
Anonymous

37  
Registered

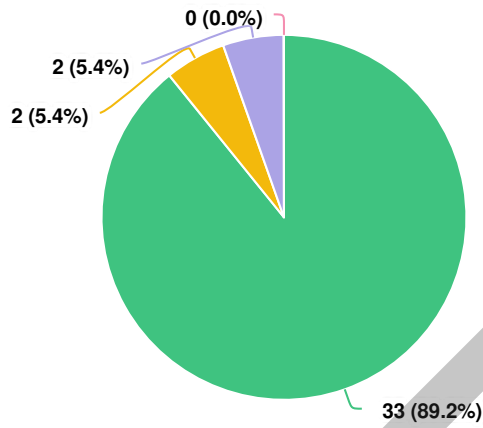
0  
Unverified

0  
Anonymous



—  
SURVEY QUESTIONS  
—

**Q1** Do you currently own or rent your home in Coronado?



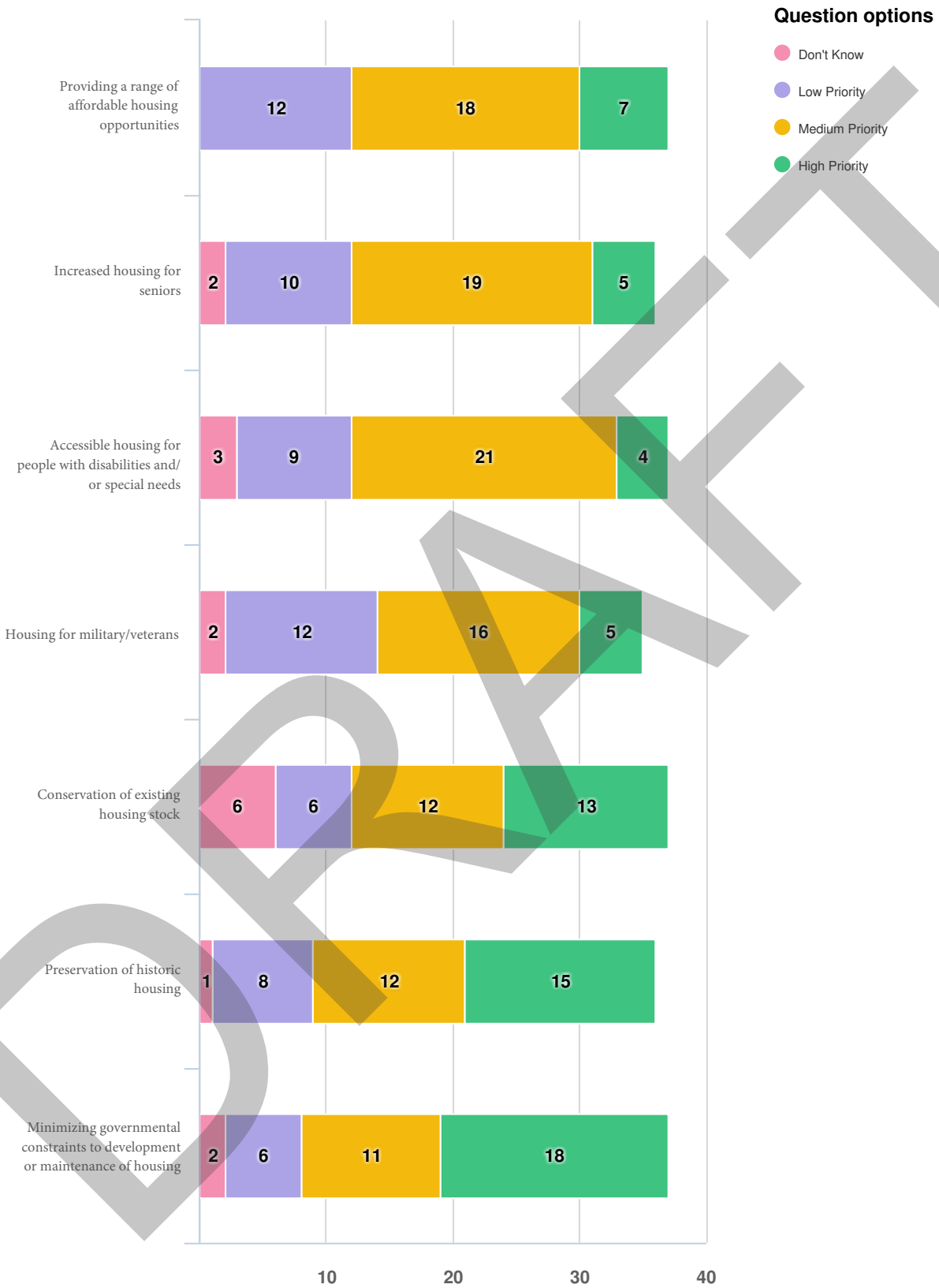
**Question options**

- Own
- Rent
- I do not live in Coronado
- I own property that I rent/lease

Optional question (37 response(s), 0 skipped)  
Question type: Radio Button Question

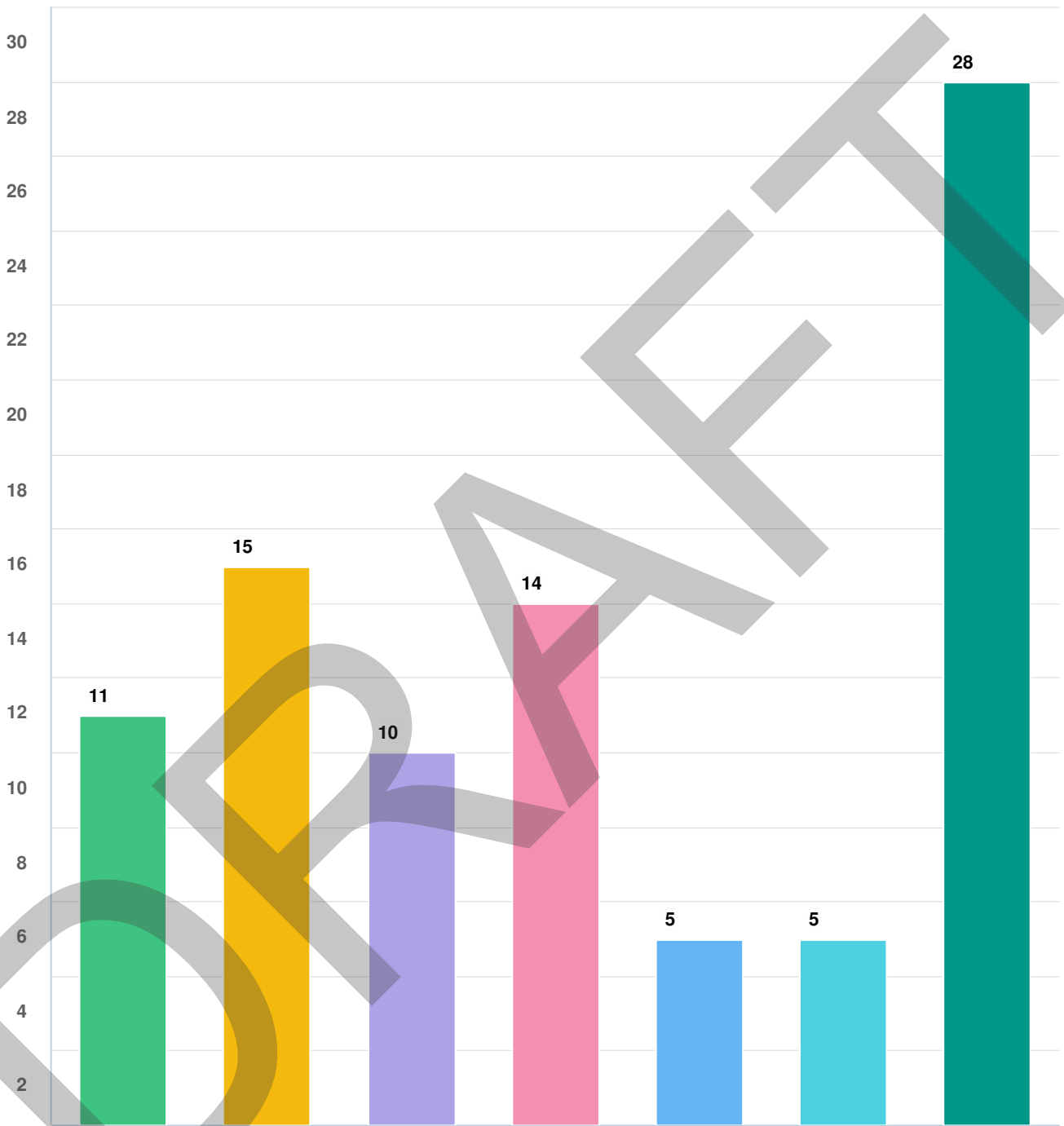


**Q2 Rate the following potential City housing priorities by importance:**



Optional question (37 response(s), 0 skipped)  
Question type: Likert Question

**Q3** Which of the following should the City focus on as part of the Housing Element Update process? Select as many as you want.

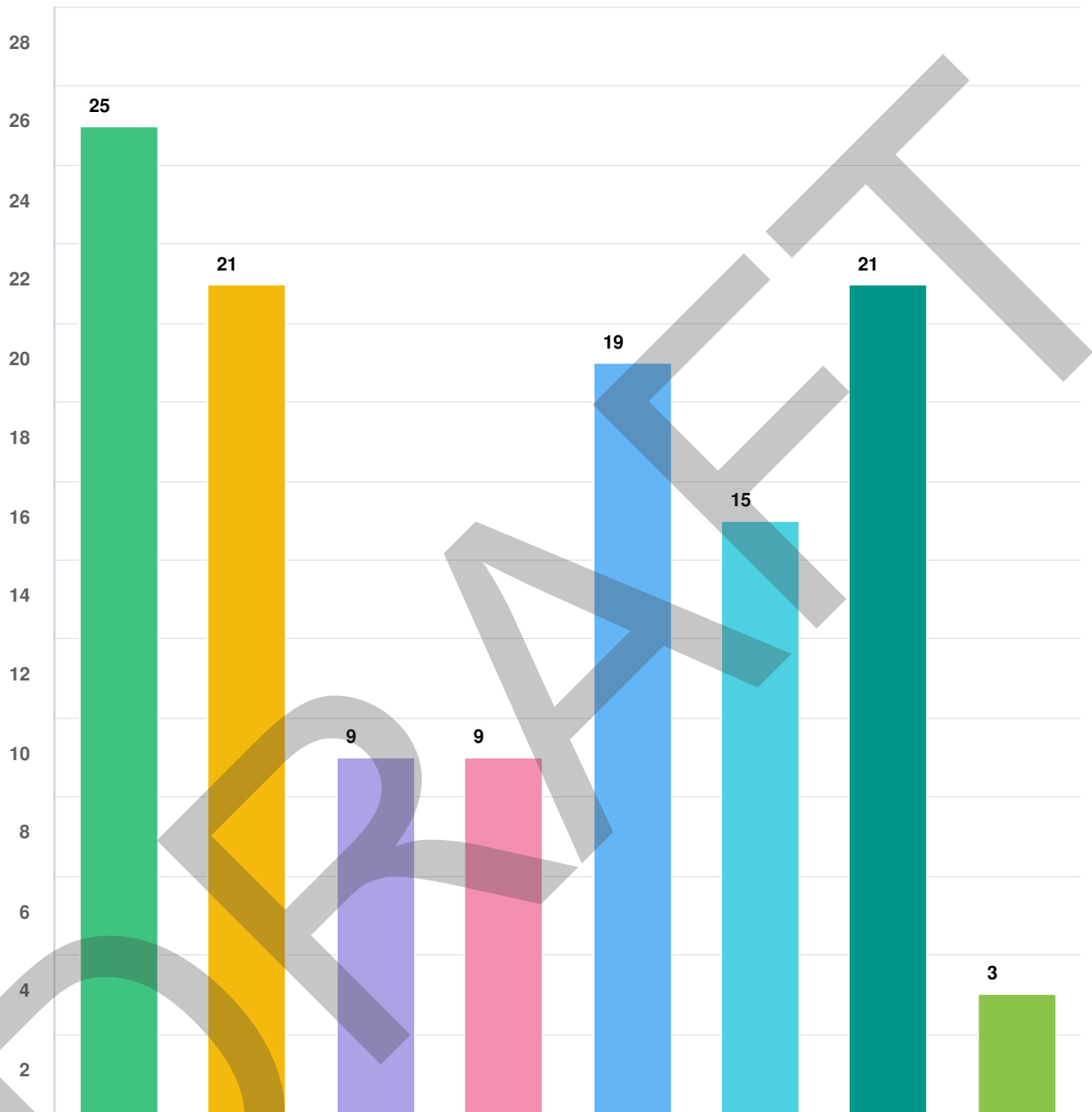


**Question options**

- Multifamily housing, such as apartments
- Preservation of existing housing
- More affordable housing options
- Accessory Dwelling Units (ADUs), also known as "granny flats"
- Increased availability of housing to seniors
- Increased accessibility of housing to persons with disabilities and/or special needs
- Maintaining existing neighborhood character

Optional question (37 response(s), 0 skipped)  
Question type: Checkbox Question

**Q4** What areas in the City are appropriate for new Housing?

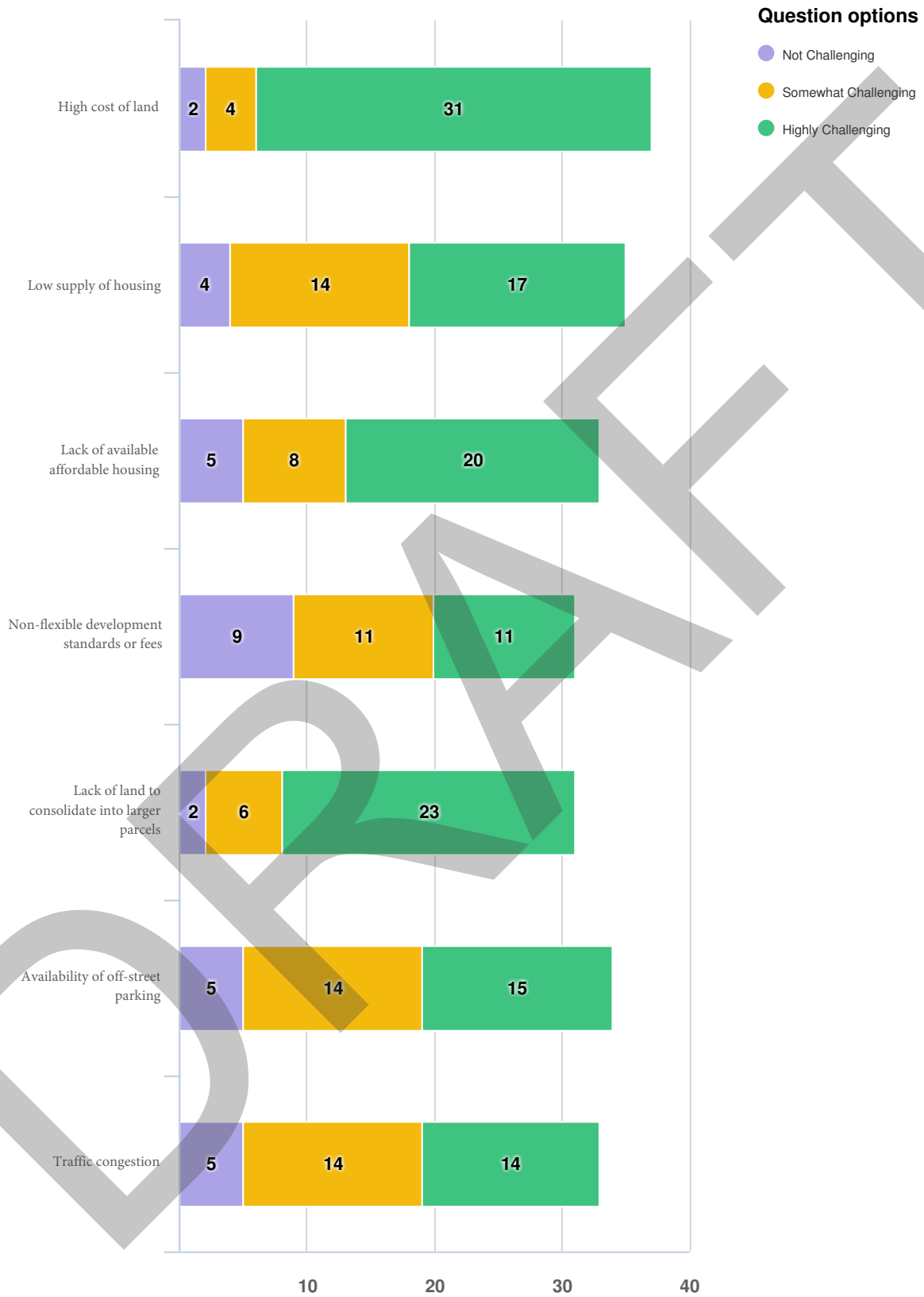


**Question options**

- In commercial areas (as part of mixed-use development)
- On existing single-family properties as accessory dwelling units
- On existing single-family properties as duplexes or triplexes
- In areas that are already developed but can be made more dense
- Offer public funds to subsidize development of affordable housing
- On underutilized lots, where additional development could be accommodated
- On vacant lots
- None of the above

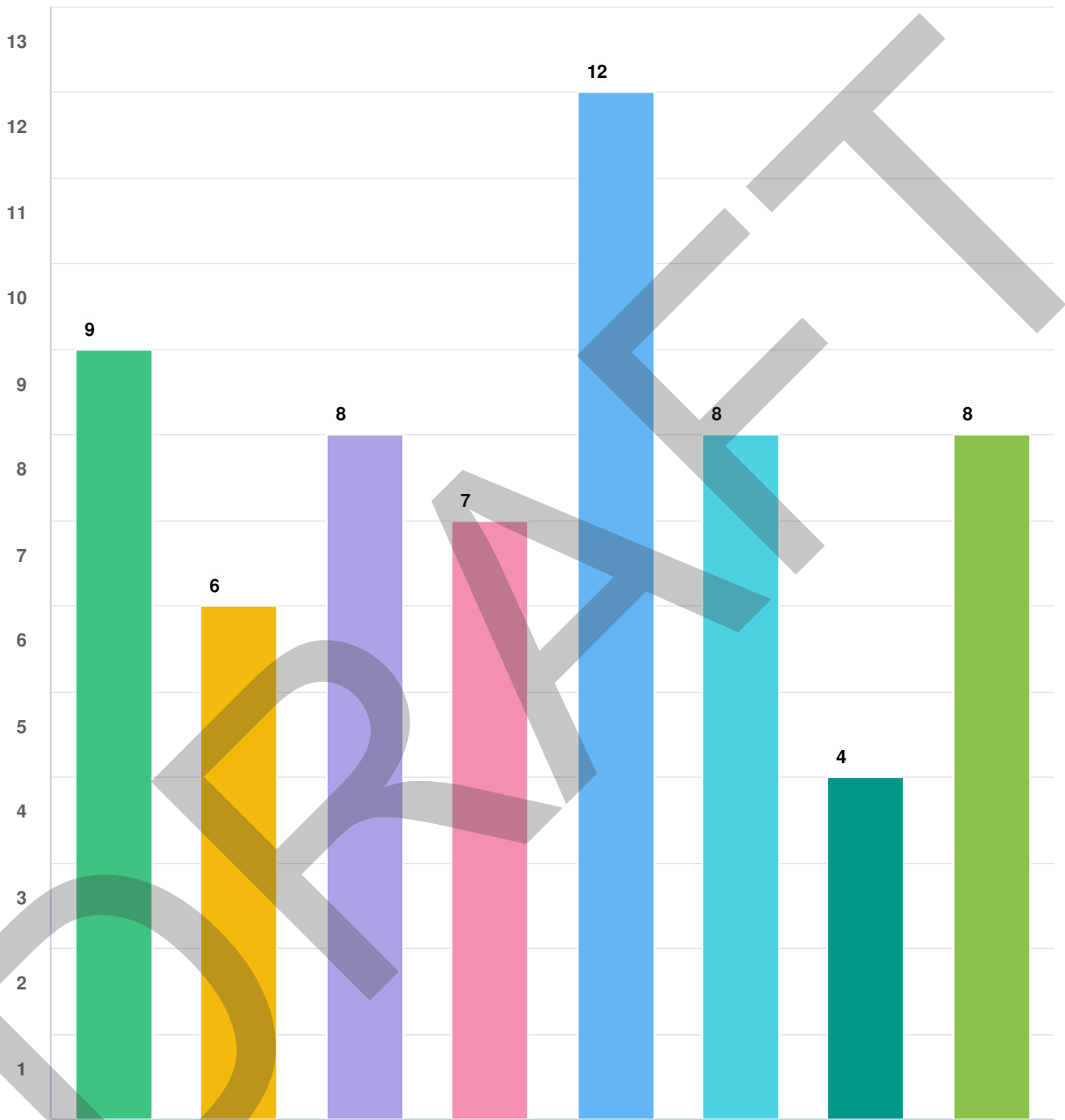
Optional question (37 response(s), 0 skipped)  
Question type: Checkbox Question

**Q5 Rank the biggest challenges to affordable housing in Coronado:**



Optional question (37 response(s), 0 skipped)  
Question type: Likert Question

**Q6** What types of incentives could the city offer to encourage development of more affordable housing? Select up to three.

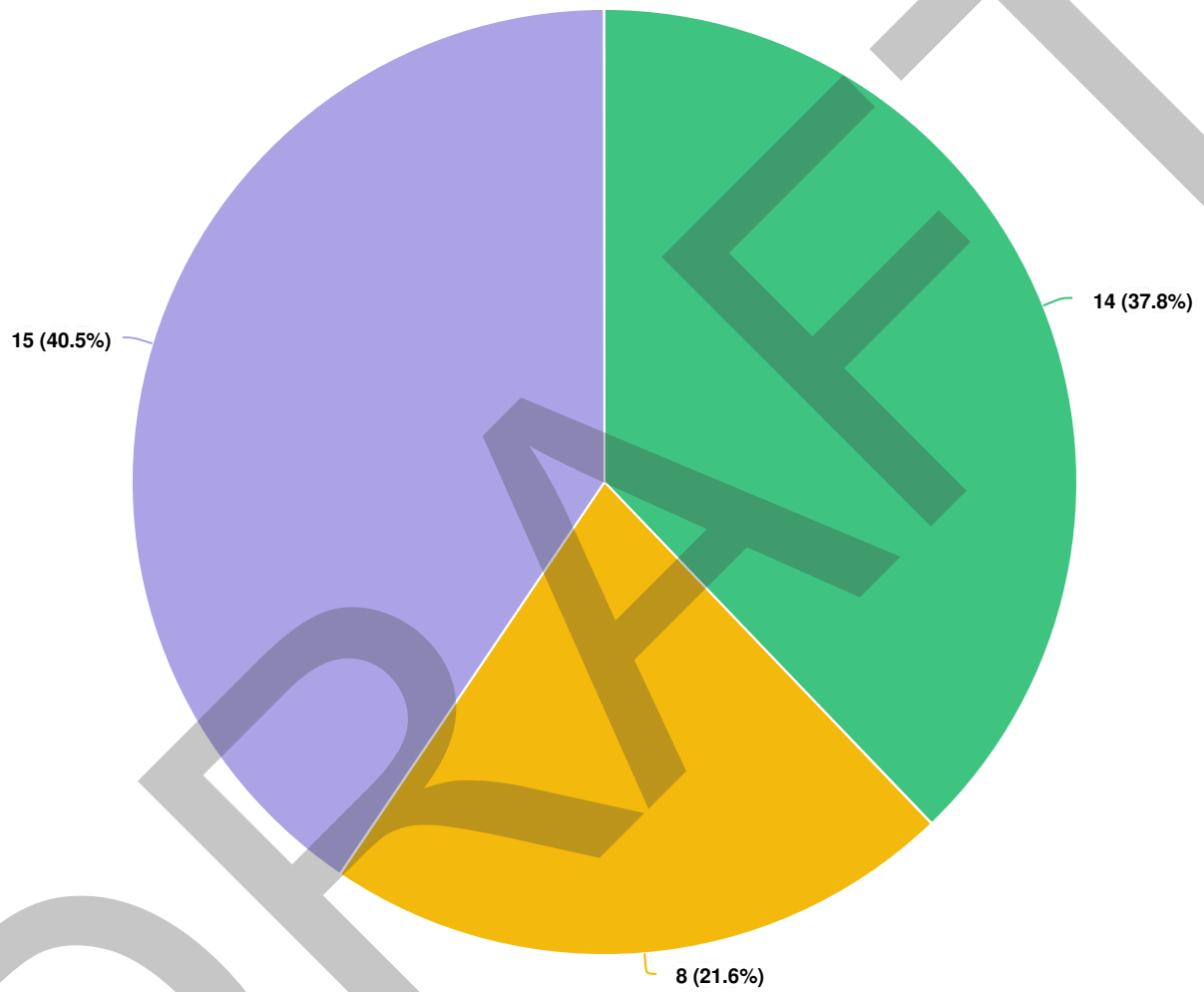


**Question options**

- Floor Area Ratio (FAR) Bonus (increased square footage allowances)
- Increased Height Allowances
- Reduced Parking Requirements
- Fee Reductions
- Offer public funds to subsidize development of affordable housing
- Increased Density Allowances
- Reduced Setback Requirements
- Other

*Optional question (30 response(s), 7 skipped)  
Question type: Checkbox Question*

**Q7** | Would you support density increases in portions of the City?

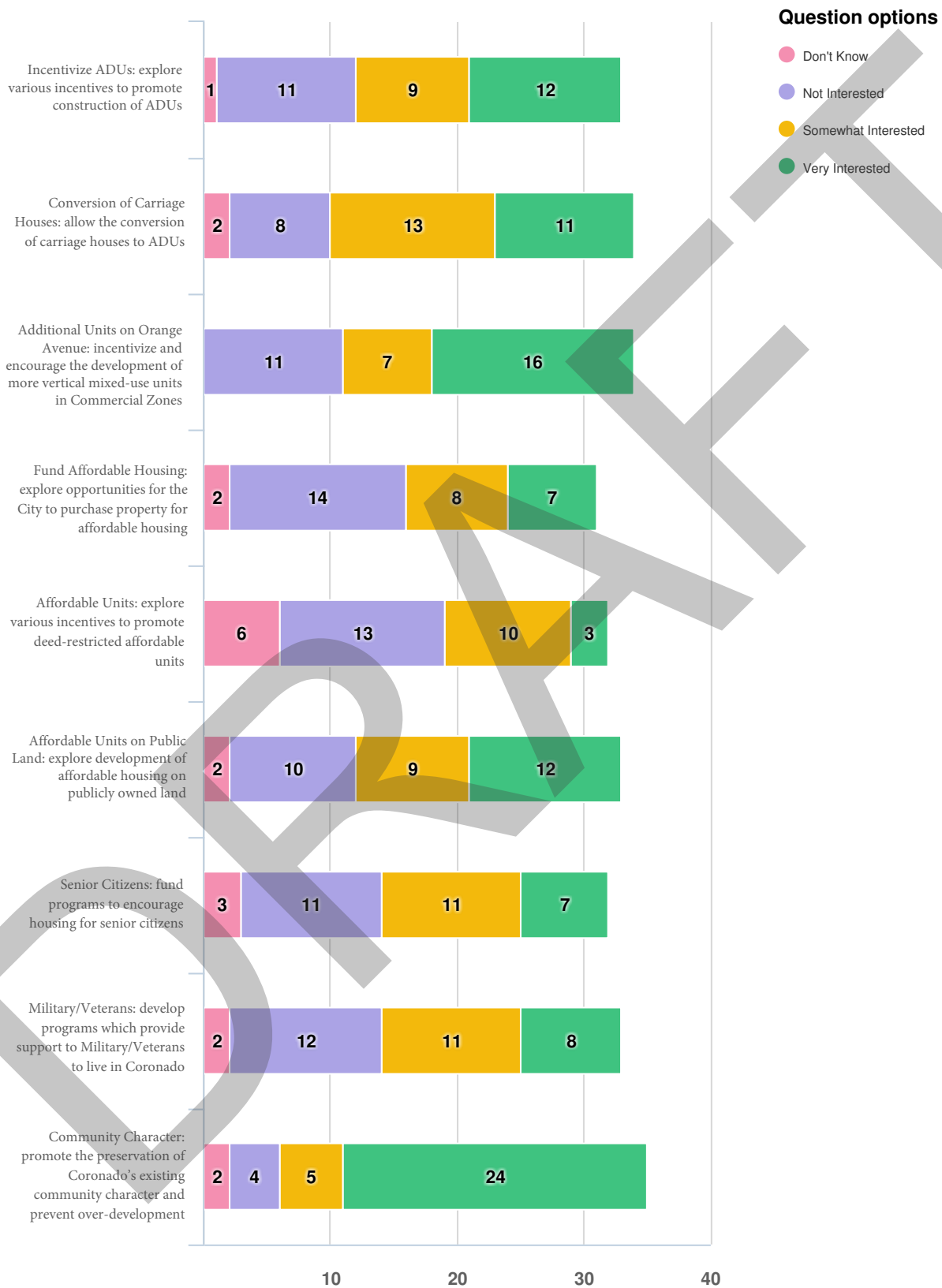


**Question options**

- No, I would not support any density increases
- Yes, anywhere
- Yes, in or near commercial areas or in multiple family zones only

*Optional question (37 response(s), 0 skipped)  
Question type: Radio Button Question*

**Q8 Which of the following policies and programs do you think the City should concentrate on over the next eight years?**



Optional question (37 response(s), 0 skipped)  
Question type: Likert Question

**Q9** Do you believe the City of Coronado has an adequate supply of apartments?



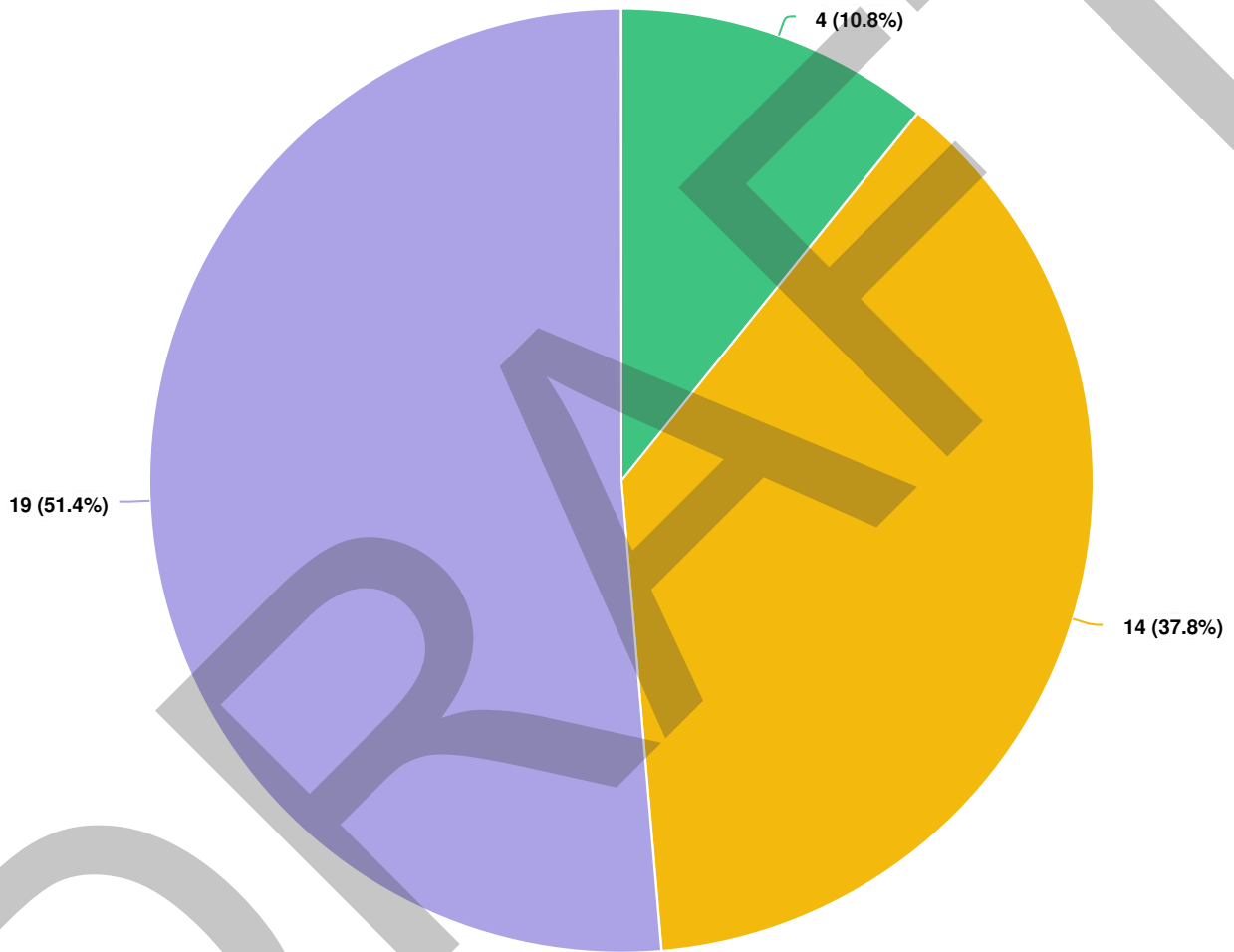
**Question options**

- No
- Yes

*Optional question (35 response(s), 2 skipped)  
Question type: Radio Button Question*



**Q10** | Would you support allowing properties currently zoned for single-family residence to be developed with multiple dwelling units?



**Question options**

- No
- Yes, but only up to two or three units
- Yes

Optional question (37 response(s), 0 skipped)  
Question type: Radio Button Question

**Q11 | What additional items should the City consider in the 2021-2029 Housing Element?**

**Please provide additional feedback here:**

nado92118

10/23/2020 11:49 AM

The City needs to consider that adding affordable housing will enable more diverse tenants to move here. Not just diverse in income, but diverse in race. I'd like to see more discussion about race and the benefits of more diversity in Coronado. Thanks.

Megan Smith

10/23/2020 12:11 PM

I think we should continue to encourage military families to live on Coronado. I think we could provide nice support and less traffic

Nado1

10/23/2020 01:27 PM

Quality of life of existing residents and existing homes.

pimming

10/23/2020 04:45 PM

Multi-unit affordable housing could be built in the Cays

SJA

10/23/2020 05:07 PM

Adequate dedicated parking for homes and explore a large parking area underground or above ground multi level that incoming non residents can park in and transport around the Village on shuttles, just like they do in small towns in Europe

LUdell

10/23/2020 05:29 PM

Consider more public education. All these questions, I have no idea. I need to be educated about the options and impacts before I can offer a meaningful opinion on this survey, and I suspect most who respond are in the same boat. It shouldn't guide you.

Blems

10/23/2020 07:51 PM

Private land is finite. Navy withdrawal? Loss of bridge. Exposure to natural events: rising sea levels, ground water, tsunamis or storms, earthquakes.

RCCays

10/23/2020 08:39 PM

Coronado would be well served to integrate so called "Missing Middle" Housing into its development goals and general plan. Parking restrictions should be reduced or eliminated. Avoid over-weighting input from legacy home owners in decision making

Julie

10/25/2020 07:21 PM

I need to get smarter on all of the possible options. Some combination of the elements listed along with other initiatives will help us meet our targets.

Sheila

10/28/2020 11:43 AM

Restrictions on R-4 And R-3 properties is too limiting and turn multi/family zoned properties into single family properties.

SSK

10/30/2020 05:09 PM

Continue to seek legal remedy.

Julia R. Viera

10/30/2020 05:17 PM

Maintain existing residential character of this little city

d92118

10/31/2020 04:50 PM

convert the coronado bridge toll booth area to apartments with underground parking.

BJM

10/31/2020 06:01 PM

Allow Oakwood Apt next to IL Fornaio to add a third story at there expense.

Lmorton92118

11/02/2020 04:38 AM

Coronado needs housing options and active development community infrastructure to support increased density and continued support for tourism. Parking structures?

Carrie Downey

11/21/2020 04:14 PM

Caveat any increase in density for rental or ownership be for affordable housing development only.t.

**Optional question** (16 response(s), 21 skipped)

**Question type:** Single Line Question

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**C.3 City Council Study Session Notes**

This section contains adopted minutes of the City Council Study Session held as a part of the Housing Element Update process. The Study Session was open to the public and public comments are also included in this section.

DRAFT

**REGULAR MEETING OF THE  
CITY COUNCIL  
OF THE  
CITY OF CORONADO/  
THE CITY OF CORONADO ACTING AS THE SUCCESSOR  
AGENCY TO THE COMMUNITY DEVELOPMENT AGENCY  
OF THE CITY OF CORONADO**

**Coronado City Hall  
1825 Strand Way  
Coronado, CA 92118  
Tuesday, February 16, 2021**

*All communications received from the public for this meeting are available on the City's website at [www.coronado.ca.us](http://www.coronado.ca.us) and are part of the permanent record for this meeting.*

**Mayor Bailey called the meeting to order at 2:59 p.m.**

**ANNOUNCEMENT OF CLOSED SESSION**

**1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

Pursuant to Government Code section 54956.9(d)(1)

- a. City of Coronado, et al v. San Diego Association of Governments  
San Diego Superior Court Case No. 37-2020-00033974-CU-MC-CTL
- b. City of Coronado v. San Diego County Regional Airport Authority, et al.  
San Diego Superior Court Case no. 37-2020-00039394-CU-TT-CTL
- c. James Wentworth, Jon Scurlock v. City of Coronado  
San Diego Superior Court Case No. 37-2021-00000841-CU-WM-CTL
- d. Californians for Homeownership, Inc. v. City of Coronado  
San Diego Superior Court Case No. 37-2021-00002339-CU-WM-CTL

**2. CONFERENCE WITH LABOR NEGOTIATORS**

Pursuant to Government Code section 54957.6

- a. Agency Designated Representative: Blair King, City Manager  
Employee Organization: Police Officers Association (POA)

**3. CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION**

Pursuant to Government Code section 549565.9(d)(4)

a. One (1) potential case.

**4. COMMUNICATIONS - ORAL: None.**

**ADJOURN TO CLOSED SESSION 3:00 p.m.**

**RECONVENE AND ANNOUNCE ACTION 4:06 p.m.**

**Mayor Bailey announced that direction was provided.**

**Mayor Bailey called the meeting to order at 4:11 p.m.**

**1. ROLL CALL:**

**Present:** Councilmembers/Agency Members Donovan, Heinze, Sandke, Tanaka, and Mayor Bailey

**Absent:** None

**Also Present:** City Manager/Agency Executive Director Blair King  
City Attorney/Agency Counsel Johanna Canlas  
City Clerk/Agency Secretary Jennifer Ekblad

**2. INVOCATION AND PLEDGE OF ALLEGIANCE: Mayor Bailey led the Pledge of Allegiance.**

**3. MINUTES: The City Council approved the minutes of the Regular Meeting of February 2, 2021, as submitted.**

**MSUC (Tanaka/Sandke) moved that the City Council approve the minutes of the Regular Meeting of the City Council/the City Council Acting as the Successor Agency of February 2, 2021, as submitted. The reading of the minutes in their entirety was unanimously waived.**

**AYES: Donovan, Heinze, Sandke, Tanaka, Bailey**  
**NAYS: None**  
**ABSTAINING: None**  
**ABSENT: None**

**4. CEREMONIAL PRESENTATIONS**

**4a.** Mayor Bailey read the proclamation for the 50<sup>th</sup> Anniversary of the Silver Strand Chapter of Military Officers Association of America.

**Robert Breglio**, President of the Silver Strand Chapter of Military Officers Association of America and Chapter member **Chris Merwin** accepted the proclamation and provided comments.

**4b.** Mayor Bailey read and presented the proclamation for Rita Sarich Day to Rita Sarich.

**5. CONSENT CALENDAR:** The City Council approve, adopted, and/or accepted as one item of business Consent Agenda Items 5a through 5j, with the addition 10f.

Councilmember Donovan requested the addition of Item 10f to the Consent Calendar and the removal of Items 5f and 5h for discussion.

**MSUC** (Donovan/Heinze) moved that the City Council approve the Consent Calendar Items 5a through 5j, with the addition of Item 10f - Authorize the City Manager to Negotiate and Execute a Contract with a Qualified Firm for Website Design and Hosting Services.

**AYES:** Donovan, Heinze, Sandke, Tanaka, Bailey  
**NAYS:** None  
**ABSTAINING:** None  
**ABSENT:** None

**5a.** Approval of Reading by Title and Waiver of Reading in Full of Ordinances on this Agenda. The City Council waived the reading of the full text and approved the reading by title only.

**5b.** Review and Approve that the Warrants, as Certified by the City/Agency Treasurer, are all Correct, Just, and Conform to the Approved Budget for Fiscal Year 2020-2021. The City Council approved payment of City Warrants Nos. 10140120-10140265 and the warrants as certified by the City/Agency Treasurer.

**5c.** Authorization to Advertise the Kettner Boulevard Sewer Point Repair Project for Bid. The City Council authorized staff to advertise the Kettner Boulevard Sewer Point Repair project for bid.

- 5d. **Authorization to Award a Contract to California Construction Quality Assurance, Inc. dba Life Safety Construction for Door and Gate Preventive Maintenance and As-Needed Repair Services for an Amount Not to Exceed \$110,000.** The City Council authorized the City Manager to award a contract to California Construction Quality Assurance, Inc. dba Life Safety Construction for door and gate preventive maintenance and as-needed repair services at all City facilities for a term of one year, with the option to extend the contract for four additional one-year terms. The base value of the contract is \$51,995 for routine preventive maintenance, with a maximum of \$58,005 for as-needed repairs, totaling a not-to-exceed amount of \$110,000.
- 5e. **Authorization to Advertise the Aquatic Center and Tennis Courts Lighting Improvement Project for Bid.** The City Council authorized staff to advertise the Aquatic Center and Tennis Courts Lighting Improvement project for bid.
- 5f. **Authorization to Award a Comprehensive Landscape Maintenance and Refuse Services Contract for City Facilities, Parks, and Medians to Benchmark Landscape Services, Inc. in the Annual Amount of \$844,200.**

Councilmember Donovan requested clarification regarding the scope and the cost.

Cliff Maurer, Director of Public Services/Engineering, provided information regarding the contract.

**MSUC** (Donovan/Sandke) moved that the City Council authorize the City Manager to execute a comprehensive landscape maintenance and refuse management services contract for City parks, facilities, and medians with Benchmark Landscape Services, Inc. for a term of three years, with two one-year renewal option years, and an annual contract sum of \$844,200.

<b>AYES:</b>	<b>Donovan, Heinze, Sandke, Tanaka, Bailey</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSTAINING:</b>	<b>None</b>
<b>ABSENT:</b>	<b>None</b>

- 5g. **Accept the Police Services Mobile Command Vehicle Shade Structure Project and Direct the City Clerk to File a Notice of Completion.** The City Council accepted the Police Services Mobile Command Vehicle Shade Structure project and directed the City Clerk to file a Notice of Completion.



**5h. Report Regarding the Mobility Commission's 2021 Work Plan.**

Blair King, City Manager, introduced this item.

**Howard Somers**, Chair of the Mobility Commission, provided comments and an update regarding the Commission's 2021 Work Plan remotely via Zoom. **Russell Boehlhauf**, Vice Chair of the Mobility Commission, was also available to answer questions remotely via Zoom.

**MSUC (Sandke/Tanaka) moved that the City Council receive the Commission's report, the proposed mission statement, and duties.**

<b>AYES:</b>	<b>Donovan, Heinze, Sandke, Tanaka, Bailey</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSTAINING:</b>	<b>None</b>
<b>ABSENT:</b>	<b>None</b>

**5i. Adoption of a Resolution of the City Council of the City of Coronado Amending the Personnel Authorization and Compensation Plan for Fiscal Year 2020-21 to Incorporate Compensation and Benefit Changes. The City Council adopted A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO AMENDING THE PERSONNEL AUTHORIZATION AND COMPENSATION PLAN FOR FISCAL YEAR 2020-21 TO INCORPORATE COMPENSATION AND BENEFIT CHANGES. The Resolution was read by title, the reading in its entirety unanimously waived and adopted by the City Council as RESOLUTION NO. 2021-05.**

**5j. Authorization to Issue a Request for Proposals to Furnish, Install, and Maintain an Integrated Library System (ILS) for the Coronado Public Library. The City Council authorized staff to issue a Request for Proposals (RFP) for an ILS at the Coronado Public Library.**

**6. COMMUNICATIONS – ORAL: None.**

**7. CITY MANAGER/EXECUTIVE DIRECTOR: None.**

**8. PUBLIC HEARINGS: None.**

**9. COMMISSION AND COMMITTEE REPORTS: None.**

**10. CITY COUNCIL:**

**10a. Council Reports on Inter-Agency Committee and Board Assignments. The City Council did not report orally and the Mayor requested the City Council submit reports in writing.**

**10b. Authorize the Replacement of the Lawn Bowling Green Surface, Remediation of the Base Material including Fungus Eradication Measures, and Implementation of Drainage Enhancements.**

Blair King, City Manager, introduced this item. Roger Miller, Director of Recreation and Golf Services presented the staff report utilizing a PowerPoint presentation. Cliff Maurer, Director of Public Services/Engineering, presented information regarding the drainage system utilizing a PowerPoint presentation.

Councilmember Tanaka shared his concerns that removing the trees might not solve the fungus issue and spoke in opposition to removing the trees.

Councilmember Sandke agreed with Councilmember Tanaka and provided comments regarding drainage and the barrier.

Councilmember Heinze provided comments regarding the arborists report and spoke in support of the staff recommendation.

Councilmember Donovan agreed with Councilmember Heinze and spoke in support of the staff recommendation.

Mayor Bailey voiced concerns regarding the chances of success for the presented options.

**MSC: (Tanaka/Sandke) moved that the City Council authorize the replacement of the lawn bowling green surface, remediation of the base material, and implementation of drainage enhancements at the John D. Spreckels Center and Lawn Bowling Green; preserve the four conifer trees located on D Avenue; and direct staff to excavate and create a barrier as much as possible on the Lawn Bowling Green.**

**AYES: Sandke, Tanaka, Bailey  
NAYS: Donovan, Heinze  
ABSTAINING: None  
ABSENT: None**

**10c. Review of Potential Housing Policies and Opportunity Sites for the 2021-2029 Housing Element Update.**

Blair King, City Manager, introduced this item. Jesse Brown, Senior Planner, presented the staff report utilizing a PowerPoint presentation.

Council asked clarifying questions of Mr. Brown and Council discussion ensued.

Mayor Bailey asked Councilmembers to identify any zones they are opposed to and to identify zones not included on the list the Council would consider. Mayor Bailey spoke in favor of the list as proposed by staff and stated he was not opposed to including mixed-use zoning.

Councilmember Tanaka provided comments regarding the Smart and Final site and spoke in opposition to including it on the list. Councilmember Tanaka noted that this is an imposed process and spoke in opposition to mixed use developments.

Councilmember Sandke spoke in favor of keeping the Smart and Final site on the list and suggested additional reliance on Navy housing capacity.

Councilmember Heinze did not propose removing any specific property, asked staff to be strategic in holding back some site, and voiced support for including the proposed Navy site.

Councilmember Donovan commented regarding potential zoning legislation and proposed removing the R-4 Upzone on Orange Avenue between Fifth Street and Seventh Street. Councilmember Donovan also suggested flexing the City Hall site and North Commercial Zone.

**MSUC: (Bailey/Tanaka) moved to direct staff to strategically move forward with the recommended site inventory summary as is, recognizing staff has the latitude to withhold units for future housing cycles.**

<b>AYES:</b>	<b>Donovan, Heinze, Sandke, Tanaka, Bailey</b>
<b>NAYS:</b>	<b>None</b>
<b>ABSTAINING:</b>	<b>None</b>
<b>ABSENT:</b>	<b>None</b>

**10d. Relinquishment and Acceptance of State Routes 75 and 282.**

Blair King, City Manager, introduced this item and presented the staff report.

**Captain John DePree**, representative for the Navy, responded to questions from Councilmembers and expressed the Navy's concerns related to relinquishment.

**Deanna Spehn**, Policy Director for Senator Toni Atkins, responded to questions from the Councilmembers and provided information regarding the legislative process.

Councilmembers asked questions of Captain DePree and Ms. Spehn and Council discussion ensued.

Mayor Bailey acknowledged the partnership between the Navy and the City, shared concerns regarding maintaining local control

Councilmember Tanaka spoke in opposition to the Navy obtaining concurrence over roads and properties owned by the City and shared concerns over the City making concessions regarding relinquishment.

Councilmember Sandke commented regarding the relationship between the Navy and the City and voiced support for relinquishment.

Councilmember Heinze voiced support for this item and expressed concerned regarding the current form of legislation.

Councilmember Donovan shared concerns regarding the current form of legislation and voiced support for this item.

**MSC: (Bailey/Sandke) moved to authorize the pursuit of ownership of State Routes 75 and 282.**

**AYES: Donovan, Heinze, Sandke, Bailey**  
**NAYS: None**  
**ABSTAINING: Tanaka**  
**ABSENT: None**

**10e. Provide Direction on Questions to Include in the Scientifically Valid Citizen Survey the Council would like to Conduct in 2021.**

Mayor Bailey introduced this item.

Councilmembers provided input and suggested changes to the survey questions.

**MSUC (Tanaka/Sandke) moved to receive the report, change of the word “maintain” to “limit” for the question regarding Existing Bulk, Mass, and Scale of Residential Development in Coronado, and combine the Ferry Landing question with the Arts & Culture Financial Support question.**

**AYES: Donovan, Heinze, Sandke, Tanaka, Bailey**  
**NAYS: None**  
**ABSTAINING: None**  
**ABSENT: None**

**10f. Authorize the City Manager to Negotiate and Execute a Contract with a Qualified Firm for Website Design and Hosting Services. Under Consent, the City Council authorized the City Manager to contract directly with a qualified firm to provide website design and hosting services.**

11. **CITY ATTORNEY**

12. **COMMUNICATIONS - WRITTEN**: None.

13. **ADJOURNMENT**: Mayor Bailey adjourned the meeting at 6:59 p.m.

Approved: March 2, 2021



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Richard Bailey, Mayor  
City of Coronado

Attest:



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Jennifer Ekblad, MMC  
City Clerk

## City of Coronado

### Public Comments for February 16, 2021 City Council Meeting

*\*Comments updated as of February 17, 2021*

Name	Agenda Item Number	Subject	Position	Comments
1 Berie Grobe	10b Authorize the Replacement of the Lawn Bowling Green Surface, Remediation of the Base Material including Fungus Eradication Measures, and Implementation of Drainage Enhancements	Lawn Bowling Green	In Favor	On behalf of the members of the Coronado Lawn Bowling Club, we fervently hope that you will authorize the "Replacement of the lawn bowling green surface, remediation of the base material, including fungus eradication measures, and implementation of drainage enhancements". The Spreckels Bowling Green has accommodated over 51,000 players since 2011 including daily play, tournaments, and community events. In 2017, community participation peaked with over 800 people attending Twilight Open Bowling on Thursday evenings in the summer months. While normal years see anywhere from 4,000 to 6,000 plays, this past Covid-19 year still saw 2,883 after two months of complete closure. All the activity on the green is managed by volunteers from the Coronado Lawn Bowling Club who also contribute 20 to 30 person-days of maintenance annually. We applaud the work of staff in assessing the scope of this project especially the recognition of the need for solutions to the drainage problems that resulted from the construction of the John D. Spreckels Center as well as the 2010 existing drainage problems, which certainly shortened the life expectancy. Over the Covid-19 months, the bowling green provided a safe place for over 2,000 players playing according to an approved Physical Distancing and Safety Plan. Interest in lawn bowling has increased over previous years as people begin to see that it is an outdoor sport that can continue with safeguards through the difficulties. The John D. Spreckels Center Bowling Green is a community gem that, with proper preparation, installation and care will provide delight to the community for another 20 years. Berie Grobe, President, Coronado Lawn Bowling Club
2 ray richardson	10b Authorize the Replacement of the Lawn Bowling Green Surface, Remediation of the Base Material including Fungus Eradication Measures, and Implementation of Drainage Enhancements	killing healthy trees	In Opposition	replace artificial turf with grass
3 Shannon Player	10b Authorize the Replacement of the Lawn Bowling Green Surface, Remediation of the Base Material including Fungus Eradication Measures, and Implementation of Drainage Enhancements	tree removal	In Opposition	The pine trees on D Avenue, next to the lawn bowling on the public right of way should not be removed. They are public trees and belong to everyone in the community. I take pleasure in walking under those trees and enjoy the shade, especially on a warm day. Additionally, the idea of taking a majestic torrey pine to appease the lawn bowlers is absurd. The city has already removed several trees to placate the lawn bowlers that were on the public right of way. The torrey pine is home to Great Blue Herrons and under the migratory bird act you cannot disturb a tree with active nests. This is against the law. Are you going to completely strip the area of any trees because the lawn bowlers say so. Already the city removed 16 mature trees to make way for the senior center and never mitigated the plantings as they said they would. The trees are in a park for all of the community to enjoy. The lawn bowlers can just live with the trees. The fact that they are using fake lawn is an ecological nightmare to begin with. It creates a heat island and on top of that, they water it to keep the sand down. Maybe if they did not water it they would not have the mushroom bloom that is happening. The mushrooms have nothing to do with the health of the trees. The mushrooms are there because they are water the fake lawn. It is creating the moisture that causes the mushrooms. DON'T TAKE OUT A SINGLE TREE. THIS IS A MISGUIDED ATTEMPT TO PLACATE THE LAWN BOWLERS. THE TREES IN THE PARK AND ON THE PUBLIC RIGHT OF WAY BELONG TO THE CITIZENS OF CORONADO AND NOT TO THE LAWN BOWLERS. The fake lawn and the watering of it are causing the problem. Not the trees.

## City of Coronado

### Public Comments for February 16, 2021 City Council Meeting

\*Comments updated as of February 17, 2021

Name	Agenda Item Number	Subject	Position	Comments
4 Margarita Rhodes	10b Authorize the Replacement of the Lawn Bowling Green Surface, Remediation of the Base Material including Fungus Eradication Measures, and Implementation of Drainage Enhancements	Item 10b	In Opposition	If every tree in Coronado that somehow registers as "inconvenient" is taken down we won't have any more. These conifers are active heron nesting sites and need to be preserved. Find another way to keep the bowling lawn in good, usable condition.
5 Samantha Bey	10b Authorize the Replacement of the Lawn Bowling Green Surface, Remediation of the Base Material including Fungus Eradication Measures, and Implementation of Drainage Enhancements	Removal of pines by lawn bowling	In Opposition	Mayor Bailey and the Coronado City Council, As a long time resident and a member of the Coronado Street Tree Committee, I'd like to express my fervent opposition to the absurd idea of removing the mature pine trees along D avenue in order to maintain a small plastic lawn used for lawn bowling. Talk about paving paradise.... In recent years alone I've seen so much of Coronado's special urban canopy taken down for such trivial issues as this, and I'm taken aback that anyone would find it reasonable to cut down trees that have grown and thrived for decades, that provide shade and beauty along our public sidewalks, in order to mitigate a fungus that may or may not impact a lawn bowler's game. A far more reasonable solution would be to lay a concrete barrier under the plastic lawn between it and the tree roots. That way we can preserve these special trees and also assuage the lawn bowlers' desire for a smooth synthetic lawn to practice their hobby. I implore you to preserve these trees- even the proposed idea to replace them does not suffice, given how long it takes for newly planted trees to achieve maturity and provide shade- these pines are a precious commodity that should not be cut down on a whim to protect some plastic grass. Thank you for your consideration. Samantha Bey
6 Carrie Downey	10c Review of Potential Housing Policies and Opportunity Sites for the 2021-2029 Housing Element Update	ADU and Carriage House	In Opposition	Dear Mayor and Council: You have a difficult job. I understand the update to the housing element puts conflicting forces promoting growth and density against Coronado residents who do not want to increase density or size and mass of allowable buildings and are proud of our town built within the RSIP standards we adopted to allow building within reason. All our good work is being thrown out by the state rules from the Coastal Commission, Housing Department, and CARB. All of the recent changes requiring ADUs, JADUs, and short-term rentals, have turned home ownership into an on-going business in each residence. As you evaluate how to make the new housing element meet state requirements and add more housing opportunities, I propose Coronado require existing housing units being rented for any length of time, and all ADUs and JADUs built ostensibly to be rented to others, be required to register as rental units, and acknowledge the regulations required of a California/Coronado landlord. Benefits of such a program include: A. SAFETY: Requirement for safety equipment such as gates on pools and carbon dioxide and smoke detectors, and periodic fire inspections to insure only livable areas are being rented out. B. ADDRESS NUISANCES: By having a registered Landlord, the police and neighbors would have a focal point for concerns by neighbors and others in case of nuisances. C. RSIP COMPLIANCE: Developers seeking to violate RSIP FAR regulations by telling clients they can build larger houses by adding ADUs or JDUs, without actually renting them, will have to register the rental unit as part of the inspection process for the Occupancy permit for new construction. D. INCOME: City can charge a small fee for regulating the business. E. PLANNING INFO: When the City is compiling numbers of housing stock, this program will better allow planners to understand what is being rented and where. According to the Housing numbers presented during the Housing Element workshops around half of the population live in homes they own, and half in homes they rent. It would help the School District and City planners to know if properties are being rented short-term=28 days, or long-term=> than 1 year. F. PREVENT ILLEGAL SHORT-TERM rentals: Registration and acknowledgement of the rules will alert any homeowner trying to rent property for less than 28 days, they are in violation and will be prosecuted. The Census says 1/2 our residents rent, lets find a way to make Coronado work for all of us. Carrie Downey

**City of Coronado**

**Public Comments for February 16, 2021 City Council Meeting**

*\*Comments updated as of February 17, 2021*

<b>Name</b>	<b>Agenda Item Number</b>	<b>Subject</b>	<b>Position</b>	<b>Comments</b>
7 Kerry keiser	10c Review of Potential Housing Policies and Opportunity Sites for the 2021-2029 Housing Element Update	Up zoning the 500 block of orange	In Favor	I am in favor of upsetting the 500 block of Orange Avenue. I own property in the 500 block of Orange. I support up-zoning to R-5. When I bought into the 500 block the lots were mixed between commercial, mixed use, government, etc. Then it was changed to R-4, either part of a previous Housing Element update or the Orange Avenue Specific Plan adoption.

DRAFT



**C.4 Public Comments**

This section contains all public comments received by the City regarding the Housing Element Update and sites inventory. Personal addresses and contact information has been redacted for privacy.

DRAFT

**RECEIVED**

By Coronado City Clerk's Office at 8:45 am, Mar 01, 2021

**From:** Jeri Hickman  
**To:** [Jennifer Ekblad](#)  
**Cc:** "[Richard Bailey](#)"; [Bill Sandke](#); [REDACTED]; [Mike Donovan](#); [Marvin Heinze](#)  
**Subject:** City of Coronado General Plan-Smart and Final Zoning  
**Date:** Sunday, February 28, 2021 5:28:44 PM

**THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.**

Mayor and Council members,

The City's General Plan shows the Smart and Final site is zoned commercial. The General Plan represents the community's view of its future; a constitution made up of the goals and policies upon which the city council and planning commission will base their land use decisions. All zoning decisions must be consistent with the General Plan. If it is not consistent, you must not approve.

Regatta Bay, The Landing, The Point, The Villages, Crown View, and Coronado Village HOA's STRONGLY OPPOSE any rezone change to the Smart and Final lot. You cannot explore mixed use for this property as a strategy, because it is zoned commercial.

We strongly urge you to remove the Smart and Final site which is included in the North Commercial Rezone. It is not eligible under the current City General Plan. It is zoned commercial only. It needs to be removed from the RHNA (2021-2019) Sites Inventory Summary.

John and Jeri Hickman  
[REDACTED]  
[REDACTED]

**RECEIVED**

By Coronado City Clerk's Office at 9:10 am, Feb 22, 2021

**From:** Jeri Hickman  
**To:** [Jennifer Ekblad](#)  
**Cc:** [REDACTED]  
**Subject:** FW: Development of 100-150B Ave. Coronado, Ca 92118  
**Date:** Monday, February 22, 2021 9:07:41 AM

**THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.**

City Clerk-Please fwd to all Council members. Typo was made on the original email address. Thanks!

**From:** Cynthia Keesling [REDACTED]  
**Sent:** Monday, February 22, 2021 8:20 AM  
**To:** [REDACTED]  
**Subject:** Fwd: Development of 100-150B Ave. Coronado, Ca 92118

Sent from my iPad

Begin forwarded message:

**From:** [REDACTED]  
**Date:** February 22, 2021 at 9:10:39 AM MST  
**To:** [REDACTED]  
**Subject: Development of 100-150B Ave. Coronado, Ca 92118**

Mayor Bailey, City Council members; Bill Sandke, Casey Tanaka, Mike Donovan, Marvin Heinze,

We are property owners located at [REDACTED] We STRONGLY Oppose the development at 100-150 B Avenue. This area is already congested with traffic, bicyclists, pedestrians, and patrons going to the eight restaurants located at the Ferry Landing. This doesn't include the already existing condominiums, apartments, Marriott Hotel, access in to Coronado's only hospital, and not to mention the north end of the islands only major supermarket. All these located within a one mile radius! We absolutely do not need any more density in the area! Perhaps another location with less density should be considered for this type of development, not right in the middle of this already congested area.

Respectfully,  
Philip and Cynthia Keesling

Ps Please do not allow the integrity of this beautiful island be destroyed by over development!

Sent from my iPad

DRAFT

**Jennifer Ekblad**

---

**From:** CM BKing  
**Sent:** Wednesday, March 3, 2021 8:10 AM  
**To:** Jennifer Ekblad  
**Subject:** FW: Please Don't rezone smart and final

fyi

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**From:** Mandy Cohn [REDACTED] >  
**Sent:** Wednesday, March 3, 2021 7:37 AM  
**To:** Richard Bailey [REDACTED]; Mike Donovan [REDACTED]; CM BKing  
[REDACTED]; Marvin Heinze <[REDACTED]>; Casey Tanaka <[REDACTED]>  
**Cc:** Bill Sandke [REDACTED] >  
**Subject:** Please Don't rezone smart and final

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

For all the reasons outlined in the below petition and all the reasons Councilman Tanaka outlined at the last board meeting, I oppose rezoning the Smart and Final area for residential use. Please don't make that mistake. Thank you for your time and everything you do for our Coronado community.

Mandy Cohn  
Coronado Point resident

March 1, 2021

To: Mayor Richard Bailey, Council Members and Mr. King

[rbailey@coronado.ca.us](mailto:rbailey@coronado.ca.us)  
[ctanaka@coronado.ca.us](mailto:ctanaka@coronado.ca.us)  
[mheinze@coronado.ca.us](mailto:mheinze@coronado.ca.us)

[bsandke@coronado.ca.us](mailto:bsandke@coronado.ca.us)  
[mdonovan@coronado.ca.us](mailto:mdonovan@coronado.ca.us)  
[bking@coronado.ca.us](mailto:bking@coronado.ca.us)

Re: Proposed Zoning and General Plan Housing Element Changes



I support the City's efforts to challenge SANDAG's unfair Regional Housing Needs Assessment and encourage the use of legal remedies.

However, I am STRONGLY OPPOSED to the Council's decision to approve the inclusion of the Smart & Final site and the Broadstone site (North Commercial Site Rezone) in the inventory of City property proposed to be rezoned from commercial to mixed commercial/residential in order to meet SANDAG's RHNA targets.

A change in zoning and development of these two sites would greatly increase the housing density, placing additional burdens on residents like myself who live in the Northern quarter. We are already dealing with traffic congestion and pedestrian safety issues, which will only become worse with the Port's plans to redevelop the Ferry Landing marketplace.

The population of my area is much too dense already. Any additional residents would be overwhelming. According to the 2020 census, the population within a one mile radius of Smart & Final is 14,000. The daytime population is 18,000. On weekends it is even more crowded with visitors and residents, and more traffic and congestion.

The City has identified more than enough property sites to satisfy the HCD requirement (178% of the HCD requirement) without including the 111 housing units which are proposed for the North Commercial Rezone.

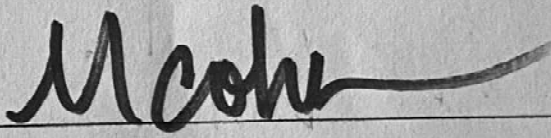
Further, the City's General Plan shows the Smart and Final site is zoned C (Commercial w/in OACSP). You cannot explore mixed use for this property as a strategy, because it is zoned Commercial.

The General Plan represents the community's view of its future; a constitution made up of the goals and policies upon which the City Council and Planning Commission will base their land use decisions. All zoning decisions must be consistent with the General Plan. If it is not consistent, you must not approve.

Regatta Bay, The Landing, The Point, The Villages, Crown View, and Coronado Village residents STRONGLY OPPOSE any rezone change to the Smart and Final lot and the Broadstone site which are included in the North Commercial Rezone.

Due to the density issues discussed above, I urge the City Council to remove the entire North Commercial Site Rezone (Smart and Final parcels and Broadstone parking lot) from the plan. The number of units in all categories far exceed the amount of units requested by the State of California.

Sincerely,

Mandy Cohn 

**RECEIVED**

By Coronado City Clerk's Office at 4:20 pm, Mar 03, 2021

**From:** [CM BKing](#)  
**To:** [Jennifer Ekblad](#)  
**Cc:** [Johanna Carlas](#) [REDACTED]  
**Subject:** FW: PROPOSED ZONING AND GENERAL PLAN HOUSING ELEMENT CHANGES  
**Date:** Wednesday, March 3, 2021 3:59:40 PM

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**From:** Dianne Falcione <[REDACTED]>  
**Sent:** Wednesday, March 3, 2021 2:14 PM  
**To:** CM BKing <[REDACTED]>  
**Subject:** PROPOSED ZONING AND GENERAL PLAN HOUSING ELEMENT CHANGES

**THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.**

We support the City's efforts to challenge SANDAG's unfair Regional Housing Needs Assessment and encourage the use of legal remedies.

However, WE ARE STRONGLY OPPOSED to the Council's decision to approve the inclusion of the Smart & Final site and the Broadstone site (north Commercial Site Rezone) in the inventory of City property proposed to be rezoned from commercial to mixed commercial/residential in order to meet SANDAG's RHNA targets.

A change in zoning and development of these two sites would greatly increase the housing density, placing additional burdens on residents like myself who live in the Northern quarter. We are already dealing with traffic congestion and pedestrian safety issues, which will only become worse with the Port's plans to redevelop the Ferry Landing marketplace.

The population of this area is much too dense already. Any addition residents would be overwhelming. According to the 2020 census, the population within a one mile radius of Smart & Final is 14,000. The daytime population is 18,000. On weekends it is even more crowded with visitors and residents and more traffic and congestion.

The City has identified more than enough property sites to satisfy the HCD requirement (178% of the HCD requirement) without including the 111 housing units which are proposed for the North Commercial Rezone.

Further, the City's general Plan shows the Smart and Final site is zoned C (Commercial w/in OACSP). You cannot explore multi use for this property as a strategy, because it is zoned Commercial.

The General Plan represents the community's view of its future; a constitution made up of the goals and policies upon which the City Council and Planning Commission will base their land use decisions. All zoning decisions must be consistent with the General Plan. If not consistent, you must not

approve.

Regatta Bay, The Landing, The Point, The Villages, Crown View, and Coronado Village residents STRONGLY OPPOSE any rezone change to the Smart and Final lot and the Broadstone site which are included in the North Commercial Rezone.

DUE TO THE DENSITY ISSUES DISCUSSED ABOVE I UGE THE CITY COUNCIL TO REMOVE THE ENTIRE NORTH COMMERCIAL SITE REZONE (SMART AND FINAL PARCELS AND BROADSTONE PARKING LOT) FROM THE PLAN. THE NUMBER OF UNITS IN ALL CATEGORIES FAR EXCEED THE AMOUNT OF UNITS REQUESTED BY THE STATE OF CALIFORNIA.

*ROGER AND DIANNE FALCIONE*

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

DRAFT



**RECEIVED**

By Coronado City Clerk's Office at 3:09 pm, Feb 19, 2021

**From:** Jeri Hickman  
**To:** [Jennifer Ekblad](#)  
**Subject:** FW: Smart & Final location  
**Date:** Friday, February 19, 2021 3:06:34 PM

**THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.**

City Clerk-Please deliver to Council members for me.

**From:** Jeri Hickman [REDACTED]  
**Sent:** Friday, February 19, 2021 3:01 PM  
**To:** [REDACTED]  
**Subject:** Smart & Final location

Mayor Baily, City Council Members, Bill Sandke, Casey Tanaka, Mike Donovan, Marvin Heinze-

We are property owner's located at [REDACTED]. We are STRONGLY OPPOSED to any housing development at the site of Smart & Final, 100-150 B Ave, Coronado. For all of the obvious reasons, density, noise, increased traffic etc. and respectfully request you leave the property "as is". Please consider other locations for the SANDAG matter. I can be reached at [REDACTED]  
[REDACTED]

John & Jeri Hickman  
[REDACTED]

**RECEIVED**

By Coronado City Clerk's Office at 8:22 am, Mar 03, 2021

**From:** [CM BKing](#)  
**To:** [Jennifer Ekblad](#)  
**Subject:** FW: Smart and Final Zoning Change Letter  
**Date:** Wednesday, March 3, 2021 8:12:11 AM  
**Attachments:** [Coronado Smart and Final Letter 3\\_2\\_21.PDF](#)

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**From:** David McCarthy [REDACTED]  
**Sent:** Tuesday, March 2, 2021 7:06 PM  
**To:** Richard Bailey [REDACTED] >; Bill Sandke [REDACTED]; Casey Tanaka [REDACTED] >; Mike Donovan [REDACTED] Marvin Heinze [REDACTED]; CM BKing [REDACTED] >  
**Cc:** Rosie McCarthy [REDACTED]  
**Subject:** Smart and Final Zoning Change Letter

**THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.**

Please find attached our letter which strongly opposes the granting of any type of zoning change for the area which includes the current Smart and Final Grocery store. We hope your primary consideration is to do what is best for the people of the "Village" of Coronado.

Thank you for your consideration.

Dave & Rosie McCarthy

[REDACTED]

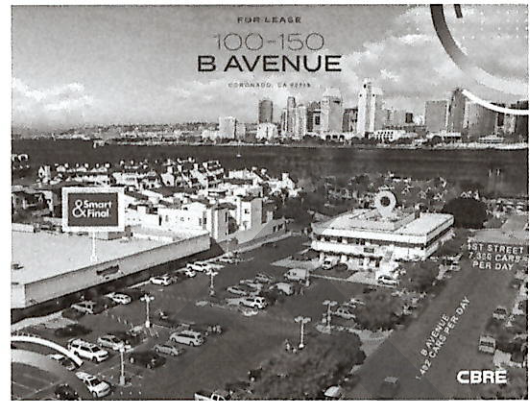


[REDACTED]

March 01, 2021

**TO:** City of Coronado  
Mayor Richard Bailey  
Council Members  
City Manager

[rbailey@coronado.ca.us](mailto:rbailey@coronado.ca.us)  
[bsandke@coronado.ca.us](mailto:bsandke@coronado.ca.us)  
[ctanaka@coronado.ca.us](mailto:ctanaka@coronado.ca.us)  
[mdonovan@coronado.ca.us](mailto:mdonovan@coronado.ca.us)  
[mheinze@coronado.ca.us](mailto:mheinze@coronado.ca.us)  
[bking@coronado.ca.us](mailto:bking@coronado.ca.us)



**RE: Proposed Zoning and General Plan Housing Element Changes**

I support the City's efforts to challenge SANDAG's unfair Regional Housing Needs Assessment and encourage the use of legal remedies.

However, I am **STRONGLY OPPOSED** to the Council's decision to approve the inclusion of the Smart & Final site and the Broadstone site (North Commercial Site Rezone) in the inventory of City property proposed to be rezoned from commercial to mixed commercial/residential in order to meet SANDAG's RHNA targets.

A change in zoning and development of these two sites would greatly increase the housing density, placing additional burdens on residents like myself who live in the Northern quarter. We are already dealing with traffic congestion and pedestrian safety issues, which will only become worse with the Port's plans to redevelop the Ferry Landing marketplace.

The population of my area is much too dense already. Any additional residents would be overwhelming. According to the 2020 census, the population within a one mile radius of Smart & Final is 14,000. The daytime population is 18,000. On weekends it is even more crowded with visitors and residents, and more traffic and congestion.

The City has identified more than enough property sites to satisfy the HCD requirement (178% of the HCD requirement) without including the 111 housing units which are proposed for the North Commercial Rezone.

Further, the City's General Plan shows the Smart and Final site is zoned C (Commercial w/in OACSP). You cannot explore mixed use for this property as a strategy, because it is zoned Commercial.

The General Plan represents the community's view of its future; a constitution made up of the goals and policies upon which the City Council and Planning Commission will base their land use decisions. All zoning decisions must be consistent with the General Plan. If it is not consistent, you must not approve.

Regatta Bay, The Landing, The Point, The Village in Coronado, Crown View, and Coronado Village Residents **STRONGLY OPPOSE any rezone change** to the Smart and Final lot and the Broadstone site which are included in the North Commercial Rezone.

Due to the density issues discussed above, I am requesting the City Council to remove the entire North Commercial Site Rezone (Smart and Final parcels and Broadstone parking lot) from the plan. The number of units in all categories far exceed the amount of units requested by the State of California.

Sincerely,

David W. McCarthy

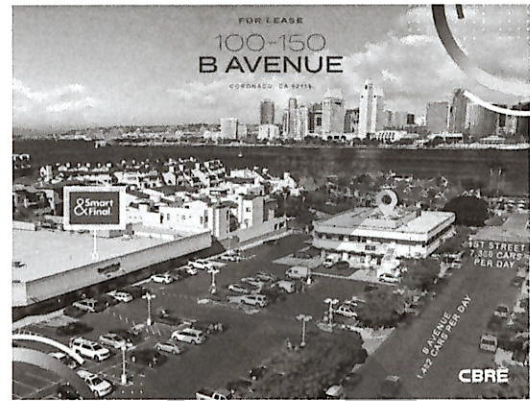
Print Name & Signature

Phone & Email (optional)

March 01, 2021

**TO:** City of Coronado  
Mayor Richard Bailey  
Council Members  
City Manager

[rbailey@coronado.ca.us](mailto:rbailey@coronado.ca.us)  
[bsandke@coronado.ca.us](mailto:bsandke@coronado.ca.us)  
[ctanaka@coronado.ca.us](mailto:ctanaka@coronado.ca.us)  
[mdonovan@coronado.ca.us](mailto:mdonovan@coronado.ca.us)  
[mheinze@coronado.ca.us](mailto:mheinze@coronado.ca.us)  
[bking@coronado.ca.us](mailto:bking@coronado.ca.us)



**RE: Proposed Zoning and General Plan Housing Element Changes**

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However, I am STRONGLY OPPOSED to the Council's decision to approve the inclusion of the Smart & Final site and the Broadstone site (North Commercial Site Rezone) in the inventory of City property proposed to be rezoned from commercial to mixed commercial/residential in order to meet SANDAG's RHNA targets.

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The population of my area is much too dense already. Any additional residents would be overwhelming. According to the 2020 census, the population within a one mile radius of Smart & Final is 14,000. The daytime population is 18,000. On weekends it is even more crowded with visitors and residents, and more traffic and congestion.

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Further, the City's General Plan shows the Smart and Final site is zoned C (Commercial w/in OACSP). You cannot explore mixed use for this property as a strategy, because it is zoned Commercial.

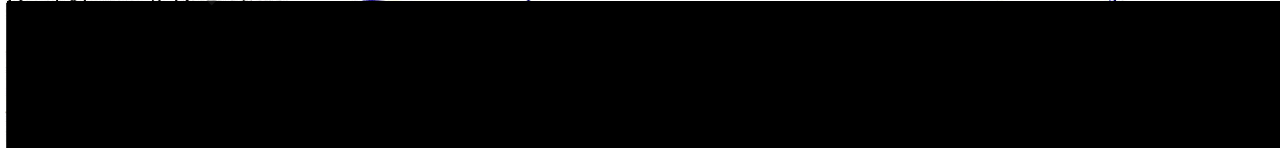
The General Plan represents the community's view of its future; a constitution made up of the goals and policies upon which the City Council and Planning Commission will base their land use decisions. All zoning decisions must be consistent with the General Plan. If it is not consistent, you must not approve.

Regatta Bay, The Landing, The Point, The Village in Coronado, Crown View, and Coronado Village Residents STRONGLY OPPOSE **any rezone change** to the Smart and Final lot and the Broadstone site which are included in the North Commercial Rezone.

Due to the density issues discussed above, I am requesting the City Council to remove the entire North Commercial Site Rezone (Smart and Final parcels and Broadstone parking lot) from the plan. The number of units in all categories far exceed the amount of units requested by the State of California.

Sincerely,

*Rosie L. McCarthy* *Rosie L. McCarthy*



**RECEIVED**

By Coronado City Clerk's Office at 8:24 am, Feb 22, 2021

**From:** Bill Adams  
**To:** [Jennifer Ekblad](#)  
**Subject:** Fwd: Affordable housing  
**Date:** Friday, February 19, 2021 5:21:53 PM

**THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.**

See letter below.

Sent from my iPhone

Begin forwarded message:

**From:** Bill Adams <[REDACTED]>  
**Date:** February 19, 2021 at 2:47:43 PM PST  
**To:** [REDACTED]  
**Subject:** Affordable housing

City Council of Coronado,

This issue needs much more study. Any solution needs to consider its overall impact. The proposed project at the Smart and Final location is a forced solution, and not appropriate. Please reconsider this decision.

Thanks.

William and Pamela Adams  
[REDACTED]

Sent from my iPhone

**Galmiche, Ines**

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**From:** LindyPhoto [REDACTED]  
**Sent:** Wednesday, February 24, 2021 3:41 PM  
**To:** Richard Bailey; Mike Donovan; Bill Sandke; Casey Tanaka; Marvin Heinze  
**Cc:** CM Web Contact; Richard Grunow; Jesse Brown  
**Subject:** FYI - Demographics on Parcel at 1st St & B Ave (S&F Lot)  
**Attachments:** 100-150 B Avenue\_Coronado\_Bro.pdf

**THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.**

To Mayor Bailey and City Council Members:

Please see the attached demographics brochure regarding the parcel at 100-150 B Avenue (Smart & Final location) which is owned by H.G. Fenton Co.

Photos clearly depict the density of existing commercial and residential housing in the surrounding neighborhood.

Enhancements to this property are definitely needed and welcomed, however further mixed-use (commercial/residential) development would completely overwhelm this bay front area of our fair city.

Please consider retaining the current zoning for this parcel when the matter comes before you for a vote.

Thank you for your continued efforts in keeping Coronado the special place that it is!

Best - Linda



**RECEIVED**

*By Coronado City Clerk's Office at 4:44 pm, Feb 22, 2021*

**From:** Alexandra Shugert  
**To:** [Jennifer Ekblad](#)  
**Subject:** Housing on Smart and Final Parking Lot  
**Date:** Monday, February 22, 2021 4:29:42 PM

**THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.**

Please let the mayor and the City Council know that we are strongly opposed to putting housing on the parking lot of Smart and Final. We have witnessed too many single family homes being demolished in Coronado and seeing Triplex's or more, build in place of them. This trend takes away the neighborhood feeling that we have all enjoyed and is one of the reasons we moved to Coronado. Hopefully, this decision is still in the hands of our City Government.

Thank You,

Bob and Sandy Shugert  
[REDACTED]

**RECEIVED**

By Coronado City Clerk's Office at 8:23 am, Mar 03, 2021

March 1, 2021

To: Mayor Richard Bailey, Council Members and Mr. King

rbailey@coronado.ca.us      bsandke@coronado.ca.us  
ctanaka@coronado.ca.us      mdonovan@coronado.ca.us  
mheinze@coronado.ca.us      bking@coronado.ca.us



Re: Proposed Zoning and General Plan Housing Element Changes

I support the City's efforts to challenge SANDAG's unfair Regional Housing Needs Assessment and encourage the use of legal remedies.

However, I am STRONGLY OPPOSED to the Council's decision to approve the inclusion of the Smart & Final site and the Broadstone site (North Commercial Site Rezone) in the inventory of City property proposed to be rezoned from commercial to mixed commercial/residential in order to meet SANDAG's RHNA targets.

A change in zoning and development of these two sites would greatly increase the housing density, placing additional burdens on residents like myself who live in the Northern quarter. We are already dealing with traffic congestion and pedestrian safety issues, which will only become worse with the Port's plans to redevelop the Ferry Landing marketplace.

The population of my area is much too dense already. Any additional residents would be overwhelming. According to the 2020 census, the population within a one mile radius of Smart & Final is 14,000. The daytime population is 18,000. On weekends it is even more crowded with visitors and residents, and more traffic and congestion.

The City has identified more than enough property sites to satisfy the HCD requirement (178% of the HCD requirement) without including the 111 housing units which are proposed for the North Commercial Rezone.

Further, the City's General Plan shows the Smart and Final site is zoned C (Commercial w/in OACSP). You cannot explore mixed use for this property as a strategy, because it is zoned Commercial.

The General Plan represents the community's view of its future; a constitution made up of the goals and policies upon which the City Council and Planning Commission will base their land use decisions. All zoning decisions must be consistent with the General Plan. If it is not consistent, you must not approve.

Regatta Bay, The Landing, The Point, The Villages, Crown View, and Coronado Village residents STRONGLY OPPOSE any rezone change to the Smart and Final lot and the Broadstone site which are included in the North Commercial Rezone.

**Due to the density issues discussed above, I urge the City Council to remove the entire North Commercial Site Rezone (Smart and Final parcels and Broadstone parking lot) from the plan. The number of units in all categories far exceed the amount of units requested by the State of California.**

Sincerely,

DAN FLAY

Print Name & Signature

Phone & Email (optional)



**RECEIVED**

*By Coronado City Clerk's Office at 4:44 pm, Feb 19, 2021*

**From:** Vicki Mariotti  
**To:** [Jennifer Ekblad](#)  
**Date:** Friday, February 19, 2021 3:11:53 PM

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THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

I i'd like to say that I am opposed to the future housing development that's been considered where smart and final is located.

Vicky Mariotti [REDACTED]

Vicki Sent from my iPad

DRAFT

**RECEIVED**

By Coronado City Clerk's Office at 1:21 pm, Feb 23, 2021

**From:** Terry A. Lee  
**To:** [Jennifer Ekblad](#)  
**Cc:** [Richard Bailey](#); [Casey Tanaka](#); [Mike Donovan](#); [Marvin Heinze](#)  
**Subject:** Re: Smart and Final Zoning  
**Date:** Tuesday, February 23, 2021 12:31:33 PM

**THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.**

Dear Ms. Ekblad,

My wife Shannon and I purchased within the last year our residence at [REDACTED]. A key factor to our decision to purchase this property are our view corridors towards the bay and towards the Coronado Bridge (our bridge view is over the Smart & Final property). We believed the neighborhood density and ambience attributes to be highly desirable, done well, well established, and permanent.

We are communicating to inform we believe the Smart & Final property should not be rezoned because to do so will negatively affect everything I wrote of above. In addition, we believe it is not in the best interests of Coronado to eliminate a grocery store further limiting already limited grocery shopping options.

We understand the challenges faced by Coronado in complying with State of California demands for increased housing density. We suggest other sites which do not reduce grocery stores in Coronado.

Thank you for your consideration.

Regards,

Terry A. Lee & Mary Shannon Lee

**RECEIVED**

*By Coronado City Clerk's Office at 3:04 pm, Feb 23, 2021*

**From:** Kathryn Cunningham  
**To:** [Jennifer Ekblad](#)  
**Subject:** Rezoning Smart and Final  
**Date:** Tuesday, February 23, 2021 3:02:24 PM

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THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

To : Mayor Richard Bailey  
Councilman Mike Donovan  
Councilman John Duncan  
Councilman Tim Rohan  
Councilman Casey Tanaka

This is regarding rezoning the Smart and Final area to allow housing to be built there. This area has so much traffic already with the navy, the landing area, and taxi/ Uber traffic. Parking is a big problem and seemingly not getting any better. I understand Coronado needs more housing but this is not the spot for it! Even if underground parking is available you know most people take the easy way and will park on the street if space is available.

Another thing to consider is traffic control. A traffic signal will need to be installed somewhere around the area and then it just becomes another major artery in Coronado. I can't tell you how many time times I have seen near misses on kids crossing and cars making rolling stops or just going too fast.

I understand this is a quasi commercial area but why must this area be treated like the step child of Coronado? Commercial vehicles are allowed at all hours and city maintaining equipment starts rolling at five or six am. We pay the same taxes as other Coronado residents and should be able to have a say as to what goes on in our lovely little neighborhood.

Please reconsider all the options available and vote to keep the Smart and Final area housing free.

Thank you  
Ron and Kathryn Cunningham  
[REDACTED]

**RECEIVED**

By Coronado City Clerk's Office at 4:45 pm, Feb 19, 2021

**From:** Heintz Family  
**To:** [Jennifer Ekblad](#)  
**Subject:** Smart and Final location for SANDAG project  
**Date:** Friday, February 19, 2021 4:35:11 PM

**THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.**

Dear City Clerk,

Please deliver the following to Council Members for me. Thank you.

Mayor Bailey, City Council Members Casey Tanaka, Bill Sandke, Mike Donovan and Marvin Heinze,

We are property owners located at: [REDACTED]

We are **STRONGLY OPPOSED** to any housing development on this end of the island, and are especially opposed to re-zoning the Smart and Final parking lot for such a purpose.

There is already too much traffic and noise in this area. The Broadstone apartments already create too much density and traffic, and SANDAG's plan would increase these issues exponentially.

We respectfully request that you leave property "as is." Please consider other locations, like the Strand, for the SANDAG matter.

I can be reached at: [REDACTED]

Mary Heintz

Sent from my iPhone

**RECEIVED**

By Coronado City Clerk's Office at 10:29 am, Feb 22, 2021

**From:** yanishmd@gmail.com  
**To:** [Jennifer Ekblad](#)  
**Cc:** [Richard Bailey](#); [REDACTED]; [Casey Tanaka](#); [Mike Donovan](#); [Marvin Heinze](#)  
**Subject:** Smart and Final Zoning  
**Date:** Monday, February 22, 2021 10:04:51 AM

**THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.**

Dear Ms. Ekblad,

My wife Bonnie and I are residents at [REDACTED]. We strongly oppose changing the zoning of the Smart and Final property to mixed use. Our building, Regatta Bay ([REDACTED]) was one of the last mixed-use buildings allowed in the commercial zone. Shortly after Regatta Bay was built, Coronado changed their zoning to prohibit mixed residential and commercial buildings. This was a wise decision by the Coronado City Council then, and remains so now.

There has always been pressure on Coronado to rezone commercial property for residential development. There is a high demand for residential property in Coronado and a zoning change is a windfall for the commercial property owner. Yet sacrificing Coronado's commercial property to meet the insatiable demand for residential housing is a real mistake. Once commercial property is lost, it can never be reclaimed. The Smart and Final property provides essential services for all the residents of Coronado. It is important for the current Coronado City Council to recognize the wisdom of prior city councils, and provide zoning that accommodates grocery stores, pharmacies, dry cleansers and other commercial services.

Mixed residential and commercial works at Regatta Bay because the commercial businesses are required to accommodate the needs of the residents. The businesses operate only on weekdays during daylight hours. They are low traffic, do not require commercial truck deliveries, and are restricted in the disturbance their operations may generate. Noise, traffic, extended hours of operation and early and late deliveries are necessary to operate a profitable grocery store. Can a grocery store with razor thin profit margins survive with the increased costs necessary to limit the impact on the families next door? Or will the property owners profit from the residential development, and close the grocery store after a few years operating at a loss?

We understand that the State of California has placed demands on Coronado for additional housing. Coronado should find other ways to comply with these mandates. To eliminate commercial property and the services they provide hurts all current and future residents in Coronado. Looking out for the long-term needs of the Coronado Community should be the first priority of our City Council.

Michael and Bonnie Yanish  
[REDACTED]



sent from [Mail](#) for Windows 10

DRAFT

**RECEIVED**

By Coronado City Clerk's Office at 10:07 am, Mar 01, 2021

**From:** Phil  
**To:** [Jennifer Ekblad](#)  
**Subject:** REMOVE SMART AND FINAL LOT FROM SANDAG'S REGIONAL HOUSING NEEDS ASSESSMENT(RHNA)SITES INVENTORY SUMMARY!  
**Date:** Monday, March 1, 2021 10:04:35 AM

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**THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.**

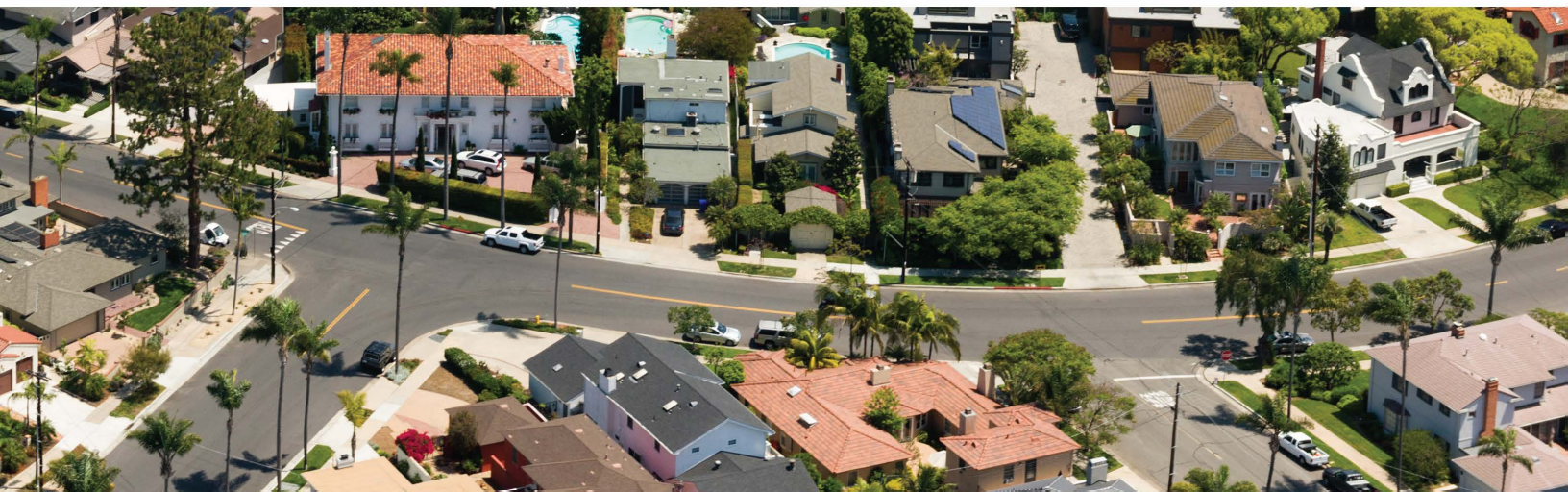
Remove the lot from the inventory list.

Captain Philip Swartz, USN Retired  
[REDACTED]

DRAFT



## Appendix D: Glossary of Terms





## Appendix D: Glossary of Housing Terms

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**Above-Moderate-Income Household.** A household with an annual income usually greater than 120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available legibility limits established by the U.S. Department of housing and Urban Development (HUD) for the Section 8 housing program.

**Affirmatively Furthering Fair Housing (AFFH):** Affirmatively Furthering Fair Housing (AFFH) is a legal requirement that federal agencies and federal grantees further the purposes of the Fair Housing Act. AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

**Apartment.** An apartment is one (1) or more rooms in an apartment house or dwelling occupied or intended or designated for occupancy by one (1) family for sleeping or living purposes and containing one (1) kitchen.

**Assisted Housing.** Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal state, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Sections 221 (d) (3) (below-market interest rate program), Federal Sections 101 (rent supplement assistance), CDBG, FmHA Sections 515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

**Below-Market-Rate (BMR).** Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "low income" or "moderate income." (2) The financing of housing at less than prevailing interest rates.

**Build-Out.** That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan. Build-out does not assume that each parcel is developed to include all floor area or housing units possible under zoning regulations.

**Community Development Block Grant (CDBG).** A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitled communities and administered by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

**Condominium.** A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See "Townhouse.")

**Covenants, Conditions, and Restrictions (CC&Rs).** A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

**Deed.** A legal document which affects the transfer of ownership of real estate from the seller to the buyer.

**Density Bonus.** The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

**Density, Residential.** The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

**Developable Land.** Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

**Down Payment.** Money paid by a buyer from his own funds, as opposed to that portion of the purchase price which is financed.

**Duplex.** A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

**Dwelling Unit (DU).** A building or portion of a building containing one or more rooms, designed for or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. See Housing Unit.

**Elderly Housing.** Typically, one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

**Emergency Shelter.** A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See "Homeless" and "Transitional Housing.")

**Extremely Low-Income Household.** A household with an annual income equal to or less than 30% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

**Fair Market Rent.** The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Program.

**Family.** (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [Governor's Office of Planning and Research, General Plan Guidelines].

**General Plan.** A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

**Goal.** A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

**Green Building.** Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (US Environmental Protection Agency)

**Historic Preservation.** The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

**Historic Property.** A historic property is a structure or site that has significant historic, architectural, or cultural value.

**Household.** All those persons—related or unrelated—who occupy a single housing unit. (See “Family.”)

**Housing and Community Development Department (HCD).** The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

**Housing Element.** One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.

**Housing Payment.** For ownership housing, this is defined as the mortgage payment, property taxes, insurance and utilities. For rental housing this is defined as rent and utilities.

**Housing Ratio.** The ratio of the monthly housing payment to total gross monthly income; also called Payment-to-Income Ratio or Front-End Ratio.

**Housing Unit.** The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

**Housing and Urban Development, U.S. Department of (HUD).** A cabinet-level department of the federal government that administers housing and community development programs.

**Implementing Policies.** The City’s statements of its commitments to consistent actions.

**Implementation.** Actions, procedures, programs, or techniques that carry out policies.

**Infill Development.** The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

**Jobs-Housing Balance.** A ratio used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area. The General Plan uses SANDAG's definition which is a job total equal to 1.2 times the number of housing units within the area under consideration.

**Land Use Classification.** A system for classifying and designating the appropriate use of properties.

**Live-Work Units.** Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

**Low-Income Household.** A household with an annual income usually no greater than 51%-80% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

**Low-income Housing Tax Credits.** Tax reductions provided by the federal and State governments for investors in housing for low-income households.

**Manufactured Housing.** Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See "Mobile home" and "Modular Unit.")

**Mixed-Use.** Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

**Moderate-Income Household.** A household with an annual income usually no greater than 81%-120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

**Monthly Housing Expense.** Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis. Used with gross income to determine affordability.

**Multiple Family Building.** A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

**Ordinance.** A law or regulation set forth and adopted by a governmental authority, usually a city or county.

**Overcrowded Housing Unit.** A housing unit in which the members of the household, or group are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one which is occupied by more than one person per room.

**Parcel.** A lot or tract of land.

**Planning Area.** The area directly addressed by the general plan. A city's planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

**Policy.** A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See “Program.”)

**Poverty Level.** As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or “poverty thresholds” varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

**Program.** An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the “who,” “how” and “when” for carrying out the “what” and “where” of goals and objectives.

**Redevelop.** To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

**Regional.** Pertaining to activities or economies at a scale greater than that of a single jurisdiction and affecting a broad geographic area.

**Regional Housing Needs Assessment.** A quantification by the local council of governments of existing and projected housing need, by household income group, for all localities within a region.

**Rehabilitation.** The repair, preservation, and/or improvement of substandard housing.

**Residential.** Land designated in the General Plan and zoning ordinance for building consisting of dwelling units. May be improved, vacant, or unimproved. (See “Dwelling Unit.”)

**Residential Care Facility.** A facility that provides 24-hour care and supervision to its residents.

**Residential, Multiple Family.** Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

**Residential, Single-Family.** A single dwelling unit on a building site.

**Retrofit.** To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

**Rezoning.** An amendment to the map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

**Second Unit.** A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. “Granny Flat” is one type of second unit.

**Section 8 Rental Assistance Program.** A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing “housing assistance payments” to owners, developers, and public housing agencies to make up the difference between the “Fair Market

Rent” of a unit (set by HUD) and the household’s contribution toward the rent, which is calculated at 30% of the household’s adjusted gross monthly income (GMI). “Section 8” includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

**Shared Living Facility.** The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by Section 1566.3 of the California Health and Safety Code.

**Single-Family Dwelling, Attached.** A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See “Townhouse.”)

**Single-Family Dwelling, Detached.** A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See “Family.”)

**Single Room Occupancy (SRO).** A single room, typically 80-250 square feet, with a sink and closet, but which requires the occupant to share a communal bathroom, shower, and kitchen.

**Subsidize.** To assist by payment of a sum of money or by the granting of terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

**Substandard Housing.** Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

**Supportive Housing.** Housing with no limit on length of stay, that is occupied by the target population as defined in California Health and Safety Code Section 53260(d), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. “Target population” means adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. [California Health and Safety Code Sections 50675.14(b) and 53260(d)]

**Target Areas.** Specifically, designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by Very-Low and Low-income households.

**Tax Increment.** Additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20 percent to be used to increase and improve the community’s supply of very low- and low-income housing. Anaheim currently allocates 30 percent of its tax increment to increase and improve the community’s supply of very low- and low-income housing.

**Tenure.** A housing unit is owner-occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is owner-occupied only if the owner or co-owner lives in it. All other occupied units are classified as renter-occupied including units rented for cash rent and those occupied without payment of cash rent.

**Townhouse.** A townhouse is a dwelling unit located in a group of three (3) or more attached dwelling units with no dwelling unit located above or below another and with each dwelling unit having its own exterior entrance.

**Transitional Housing.** Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See “Homeless” and “Emergency Shelter.”)

**Undevelopable.** Specific areas where topographic, geologic, and/or superficial soil conditions indicate a significant danger to future occupants and a liability to the City.

### **Acronyms Used**

**ACS:** American Community Survey

**BMPs:** Best Management Practices

**CALTRANS:** California Department of Transportation

**CEQA:** California Environmental Quality Act

**CHAS:** Comprehensive Housing Affordability Strategy

**CIP:** Capital Improvement Program

**DDS:** Department of Developmental Services

**DIF:** Development Impact Fee

**DU/AC:** Dwelling Units Per Acre

**EDD:** California Employment Development Department

**FAR:** Floor Area Ratio

**FEMA:** Federal Emergency Management Agency

**HCD:** Department of Housing and Community Development

**HOA:** Homeowners Association

**HUD:** Department of Housing and Urban Development

**LAFCO:** Local Agency Formation Commission

**MFI:** Median Family Income

**NPDES:** National Pollutant Discharge Elimination System

**RTFH:** Regional Task Force on the Homeless

**RTP:** Regional Transportation Plan

**SANDAG:** San Diego Association of Governments

**SPA:** Sectional Planning Area

**STF:** Summary Tape File (U.S. Census)

**TOD:** Transit-Oriented Development

**TDM:** Transportation Demand Management

**TSM:** Transportation Systems Management

**WCP:** Water Conservation Plan

