

RESOLUTION NO. 2025-17

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CORONADO, CALIFORNIA AMENDING THE AMOUNT OF
SUBDIVISION FEES FOR THE AFFORDABLE HOUSING FUND**

WHEREAS, the State of California Government Code Section 65302(c) mandates that the City's General Plan Housing Element "shall make adequate provision for the housing needs of all economic segments of the community"; and

WHEREAS, the City has adopted specific objectives and programs in the housing element to guide implementation of this State mandate; and

WHEREAS, the City's certified 2021 – 2029 Housing Element Update includes a program to review the City's Affordable Housing In-Lieu Fee and to consider rate increases to provide financing for affordable housing projects; and

WHEREAS, the City recognizes its responsibility to take affirmative action in providing for affordable housing in the City of Coronado; and

WHEREAS, the ability of the City to carry out its housing responsibilities is dependent upon its citizens and the private development sector to cooperate and assist in providing affordable housing opportunities; and

WHEREAS, the City of Coronado General Plan and Subdivision Ordinance provide for the establishment of an affordable housing fund to be maintained by subdivision fees; and

WHEREAS, every time another market rate housing project is built it exacerbates the problem of land scarcity to develop affordable housing projects; and

WHEREAS, the City of Coronado Subdivision Ordinance provides that the subdivider, at his/her option, may provide a fee in-lieu of said unit reservation; and

WHEREAS, the Subdivision Ordinance provides that said fee shall be set by resolution of the City Council; and

WHEREAS, the Coronado City Council held a duly noticed public hearing in accordance with Government Code 66014 to consider increasing the City's Affordable Housing In-Lieu Fee on April 15, 2025 at which time all persons desiring to be heard were heard; and

WHEREAS, the amount of fee set by this resolution does not constitute an unreasonable financial burden on any subdivider, since it is generally less than the annual subsidy required for an affordable housing unit and is less than the actual cost of providing an affordable unit; and

WHEREAS, the amount of fee set by this resolution will provide the City with the ability to continue its obligations to provide for the housing needs of low and moderate income persons as identified in the housing element;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Coronado hereby establishes a fee \$59 per square-foot of living area contained in each dwelling unit in a subdivision application, as per Section 82.21.040 of the Subdivision Ordinance.

PASSED AND ADOPTED by the City Council of the City of Coronado, California, this fifteenth day of April 2025 by the following vote, to wit:

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED:

JOHN D. DUNCAN, Mayor of the
City of Coronado, California

ATTEST:

KELSEA HOLIAN, City Clerk of the
City of Coronado, California