

The City of Coronado Housing Element (2021-2029)

DRAFT - October 6, 2023



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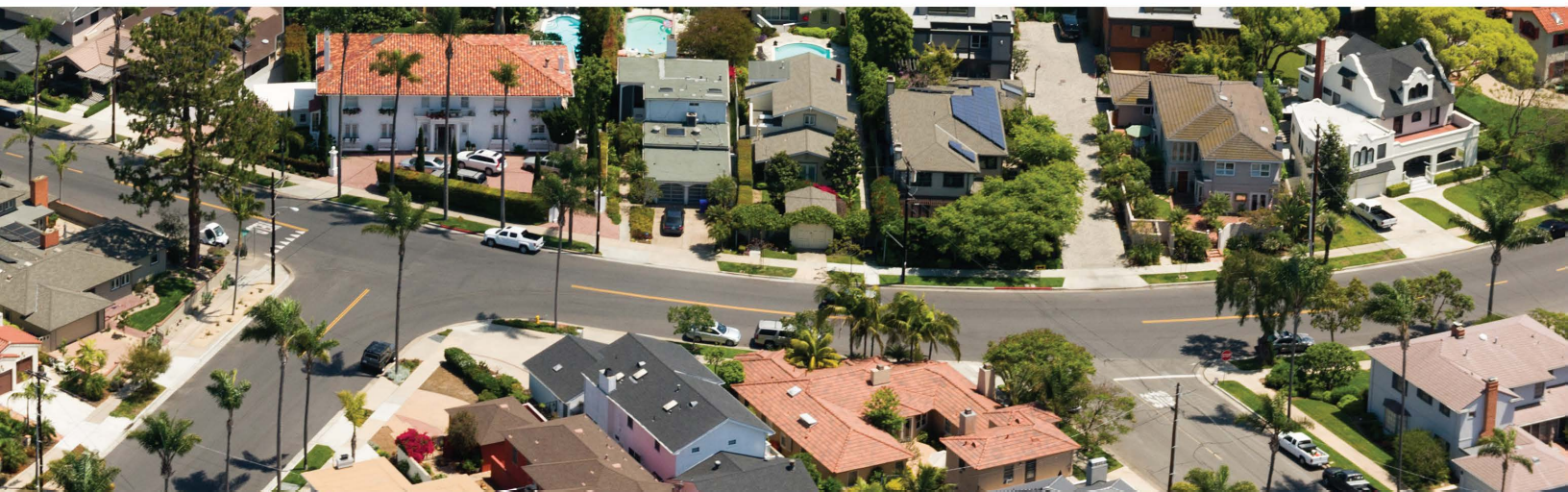
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Section 1: Introduction



Section 1: Introduction

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:

- 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.
- 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.
- The provisions of housing affordable to low- and moderate-income households requires the cooperation of all levels of the government.
- 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.

Table 1-1: Housing Element Requirements		
Housing Element Requirement(s)	Gov. Code Section	Reference in Housing Element
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 5th Cycle 2014-2021 planning period; the 6th 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 Allocation (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.

Table 1-2: San Diego County Income Categories	
Income Category	Percent of Median Family Income (MFI)
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 6th 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
- 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 for 30 days
- A City Council Meeting on June 15, 2021, which included a public noticed and was available to the public
- A June 30 Special Planning Commission Meeting to make recommendation of the Housing Element to the City Council
- A City Council Meeting to adopt the Housing Element on July 20, 2021
- Stakeholder Meetings held on September 25, 2023, and September 28, 2023
- Community Workshop to be held on October 12, 2023
- A City Council Meeting to be held on October 17, 2023, which included a public notice sent out indicating availability to the public.

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 A: Community Engagement** contains a summary of all public comments regarding the Housing Element received by the City during the update process.

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 6th Cycle Regional Housing Needs Assessment Plan
- Zillow Housing Data
- United States Department of Defense, Profile of the Military Community
- Urban Water Management Plan for California American Water (CAW), 2020

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 6th Planning Period. The Housing Element is comprised of the following Sections:

Section 1: Introduction contains a summary of the content, organization, and statutory considerations of the Housing Element.

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

Section 3: Housing Constraints examines governmental and non-governmental constraints on production, maintenance, and affordability of housing.

Section 4: Housing Resources and Opportunities provides a summary of housing resources, including sites identification and funding and financial considerations.

Section 5: Review of Past Performance provides an assessment of progress during the 5th Cycle Planning Period for the Housing Element, including program status, objectives, actions, and appropriateness.

Section 6: At Risk-Affordable Housing provides information on existing affordable units at risk of converting to market rate and a preservation analysis.

Section 7: Adequate Sites Inventory Analysis and Methodology provides a detailed description of the methodology used to identify specific housing sites (by Assessor's Parcel Number), the number of units for each site, the level of affordability for each site, and the methodology used to ensure that each site meets State law requirements.

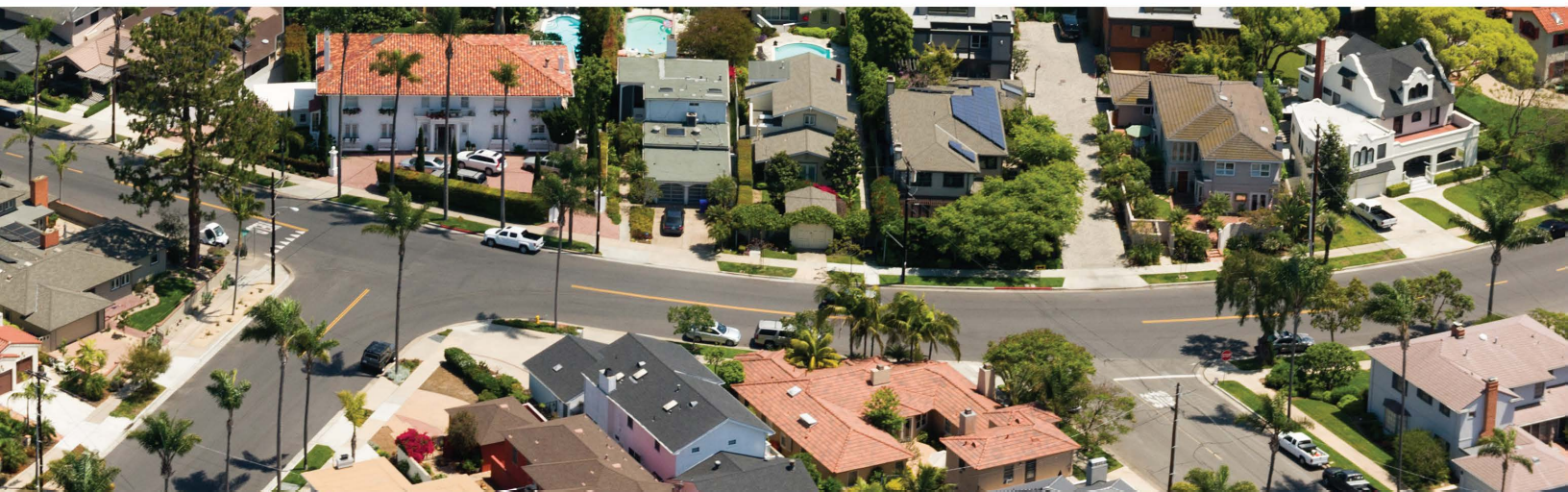
Section 8: Housing Plan outlines the City's goals, policies, programs, and actions to provide and preserve housing opportunities in the community and quantified objectives for the 2023–2031 6th Cycle Planning Period.

The following appendices provide additional information and data pursuant to legal requirements:

- Appendix A – Community Engagement
- Appendix B – Affirmatively Furthering Fair Housing Analysis
- Appendix C – Sites Inventory Form
- Appendix D – Glossary of Housing Terms



Section 2: Community Profile



Section 2: Community Profile

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 ¹	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%
Coronado	24,697²	24,543	24,634	24,634	24,945	1%	2%
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.

¹ 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)

² 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)

Table 2-2: Estimated Military Population (2010-2018)			
Census Tract Block Group	2010	2015	2018
Census tract 113 block group 1	6,520	3,476	2,775
Census tract 216 block group 1	2,673	2,676	2,286
Estimated Military Population Total	9,193	6,152	5,061
Total Population	24,697	24,447	23,620
Percent of Total Population	37.2%	25.2%	21.4%
<i>Sources: United States Census Bureau, 2010 and American Community Survey, 5-Year Estimates, 2015 and 2018.</i>			

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.

Table 2-3: Military Sponsors (2010-2018)			
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
<i>* Includes active military personnel with duty locations of NASNI and NAB</i>			
<i>Sources: Military One Source, Military Demographic Profile (2010-2018).</i>			

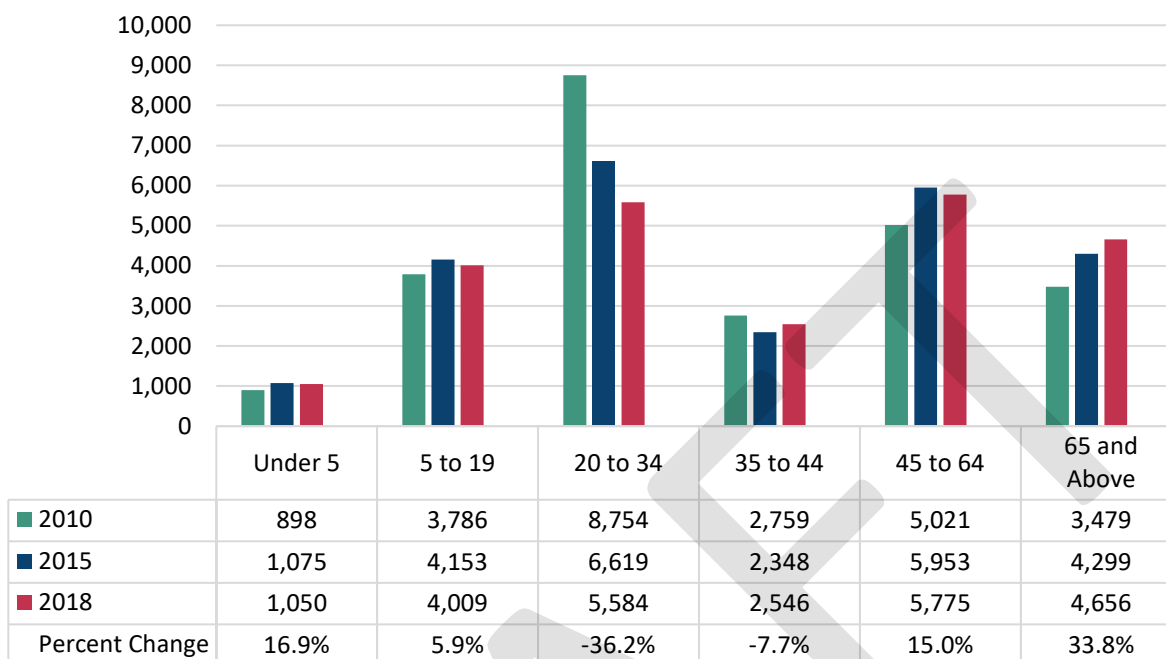
2. Age Characteristics

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.

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
Coronado	15.6%	17.7%	18.1%	14.1%	17.6%	19.7%	40.2
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

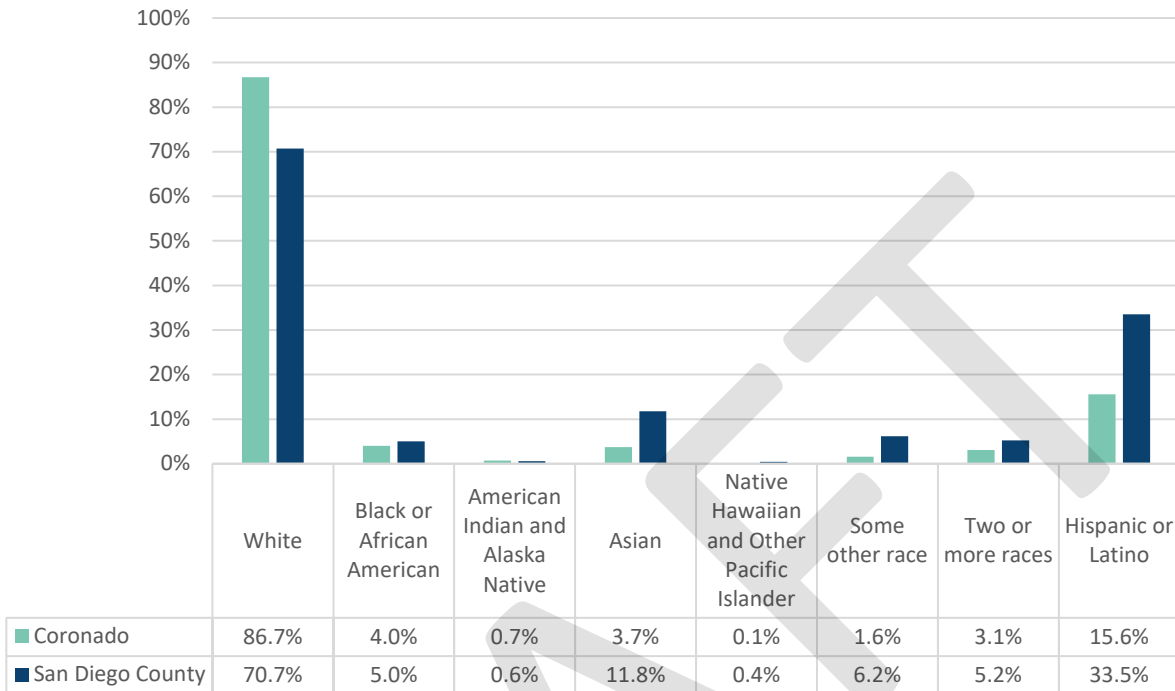
percent), and 19.7 percent are over 65 years of age. The population between 18 to 44 years of age represents 37.7 percent of the City's population, and about 17.7% of this age group is estimated to live in a military census block group.

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%
Coronado	18.1%	37.7%	24.4%	19.7%
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%
Coronado	86.7%	4.0%	0.7%	3.7%	0.1%	1.6%	3.1%	15.6%
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.

Table 2-8: Employment Growth (2016-2050)						
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
Coronado	27,548	27,822	28,514	29,362	7%	1,814
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%
Coronado	5.0%
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.

Table 2-11: Mean Salary by Occupation of San Diego County (2020)	
Occupation Type	Salary
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
Coronado	4,794	57.1%	568	6.8%	2,865	34.1%	8,396
San Diego County	561,609	50.2%	133,874	12.0%	365,219	32.6%	1,118,980

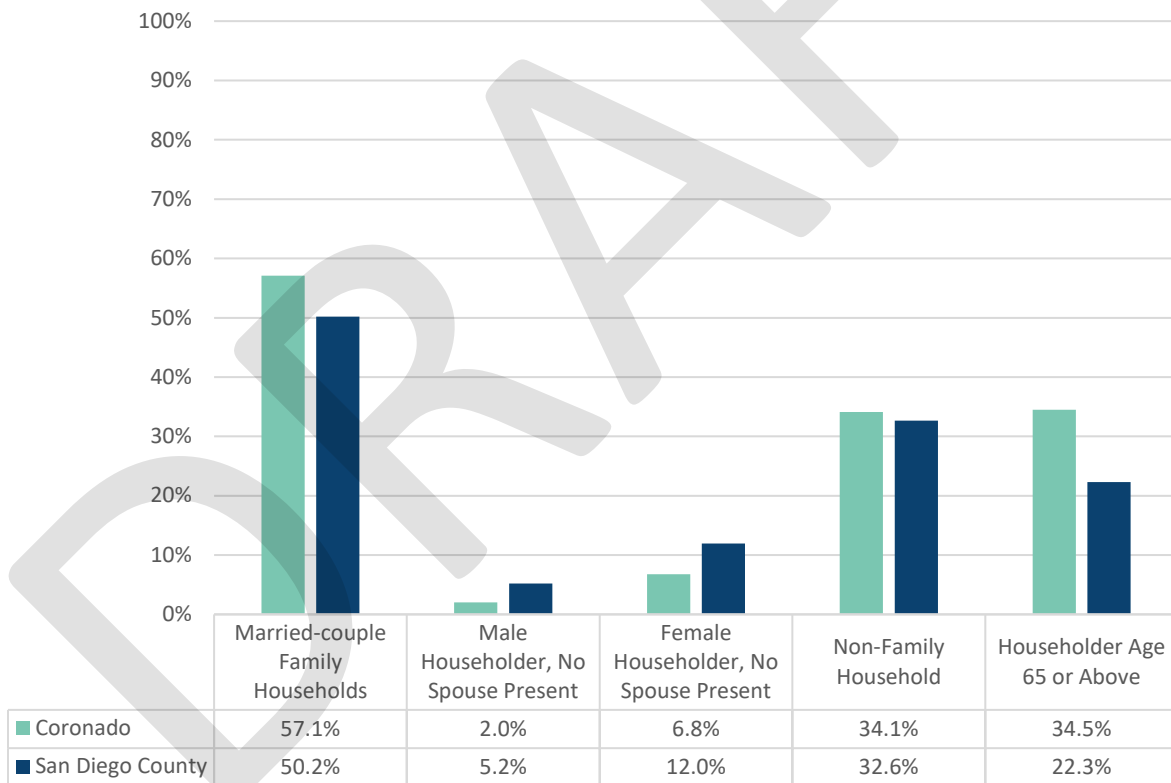
*HH = Households

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.

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%
Total Households	7,409	100.0%	8,500	100.0%	8,396	100.0%
<i>Source: United States Census Bureau, 2010 and American Community Survey, 5-Year Estimates, 2015 and 2018.</i>						

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.

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%
Coronado	9,577	9,624	9,669	9,977	4%
San Diego County	1,192,645	1,304,202	1,475,912	1,611,971	35%
<i>Source: SANDAG Series 14 Regional Growth Forecast Population by Jurisdiction (2019)</i>					

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.

Table 2-15: Average Persons per Household (2018)	
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
Coronado	2.38
San Diego County	2.87
<i>Source: American Community Survey, 5-Year Estimates, 2018.</i>	

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.³

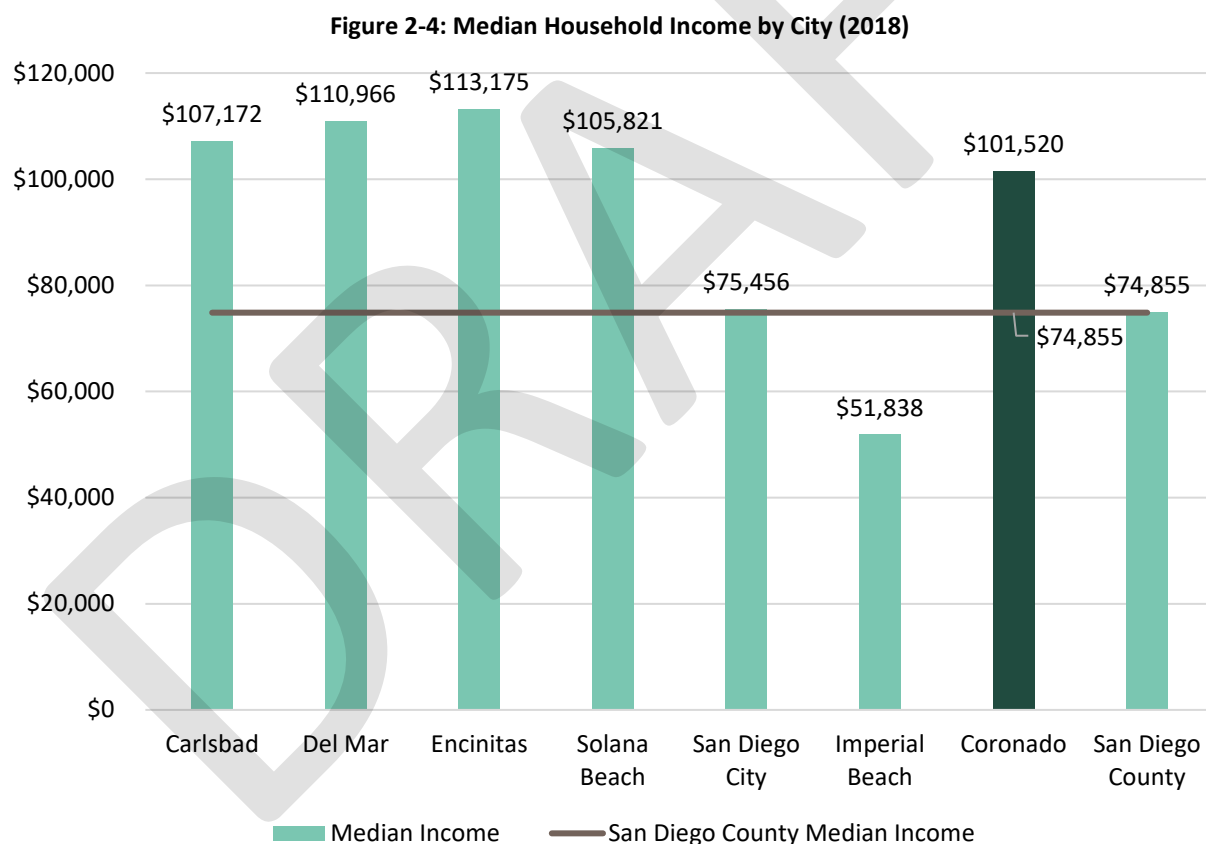
Table 2-16 shows Comprehensive Housing Affordability Strategy (CHAS) data for Coronado. The CHAS data helps demonstrate the extent of housing problems and housing needs, particularly for low income households. The CHAS data is based on custom tabulations of 2013-2017 ACS survey data. **Table 2-16** shows 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.

³ 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).

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%
Total	4,180	49.3%	4,305	50.7%	8,485	100.0%

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

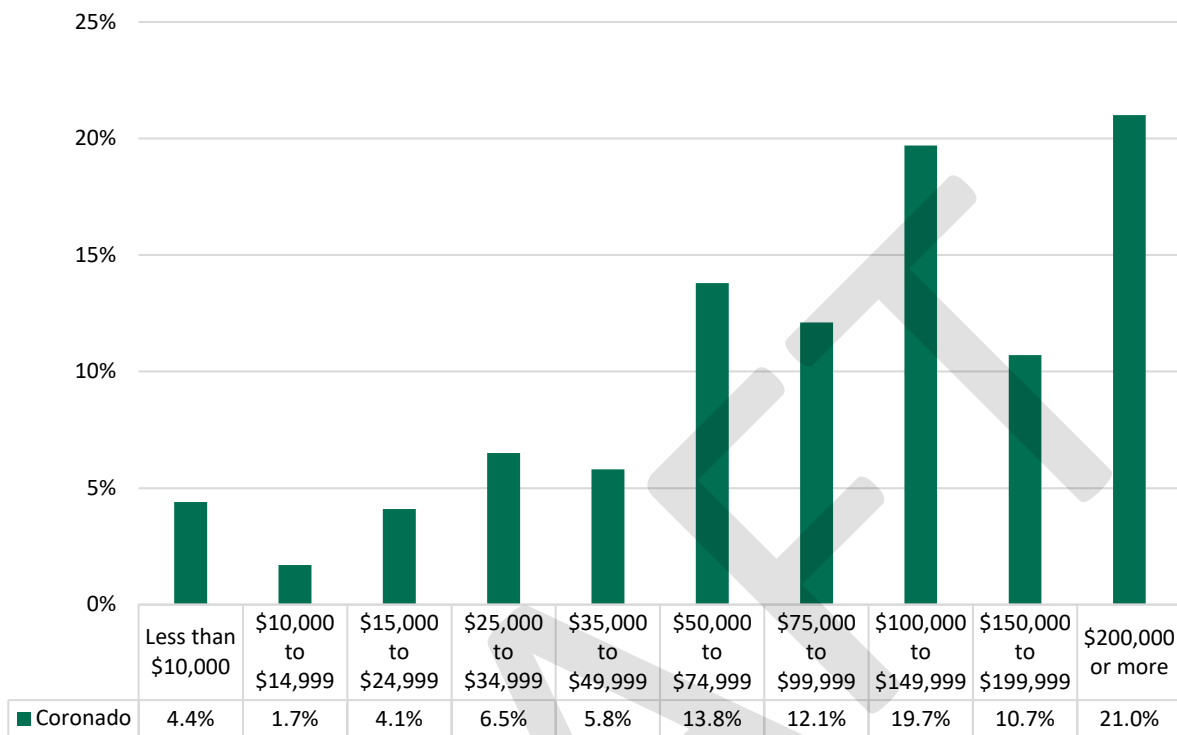
The ACS 2018 data shown in **Figure 2-4** shows the median household income for select cities in San Diego County. The median household income for the County was \$74,855 in 2018, the City of Coronado had a higher median income of \$101,520.



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.

Table 2-17: Housing Assistance Needs of Lower Income Households					
Housing Problem Overview*	Owner		Renter		Total
	Count	Percent	Count	Percent	Count
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
Total	4,180	49.3%	4,305	50.7%	8,485
Severe Housing Problem Overview**	Owner		Renter		Total
	Count	Percent	Count	Percent	Count
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
Total	4,180	49.3%	4,305	50.7%	8,485
<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.

Table 2-18: Overcrowding Housing Units by Tenure						
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%
Total	35	0.4%	53	0.6%	88	1.0%

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.

Table 2-19: Overcrowded Housing Units by Tenure (2018)				
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%
Coronado	18	0.2%	70	0.8%
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%
Total		1,550	18.3%	755	8.9%	2,190	25.8%	1,090	12.8%	65.8%

* 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.

Table 2-22: Persons Age 65 and Over by City (2018)		
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%
Coronado	4,656	19.7%
San Diego County	439,595	13.3%
<i>Source: American Community Survey, 5-Year Estimates, 2018</i>		

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.

Senior Aged Households by Tenure (2018)		
Household Type	Age 65+	Percent of Total Household Population
Owner Occupied	2,552	54.5% of owners
Renter Occupied	510	13.8% of renters
Total	3,062	100% of Households
<i>Source: American Community Survey, 5-Year Estimates, 2018</i>		

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 Difficulty⁴: Does this person have serious difficulty walking or climbing stairs?
- Self-care Difficulty⁴: Does this person have difficulty dressing or bathing?
- Independent Living Difficulty⁵: 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.

⁴ Asked of person 5 years of age and over.

⁵ Asked of persons 15 years of age and over.

Table 2-23: Disability Status (2018)						
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%
Total*	85	1,032	2,328	3,445	100.0%	--
*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.						
**Total population is the total civilian noninstitutionalized population for the city.						
Source: American Community Survey, 5-Year Estimates, 2018.						

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 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.

For Coronado, March 2021 data from the DDS indicates there are 79 clients or residents utilizing DDS services with 41 clients or residents utilizing DDS services aged 17 and under and 38 clients or residents utilizing DDS services aged 18 and older. Approximately 74 of these consumers live in the home of a parent, family or guardian. No consumers are known to reside in supportive housing or community care facilities.

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.

Table 2-24: Large Households in Coronado by Tenure (2018)						
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%
Total	179	2.1%	281	3.3%	460	5.5%
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
Coronado	85	330	106	415	4.9%
San Diego County	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. The City also does not experience any seasonal fluctuation of farm work jobs, as there are not year-round or seasonal farm-related industries in the City. Because of the extremely 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 and believes the needs of this segment of the population are met through currently available resources.

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

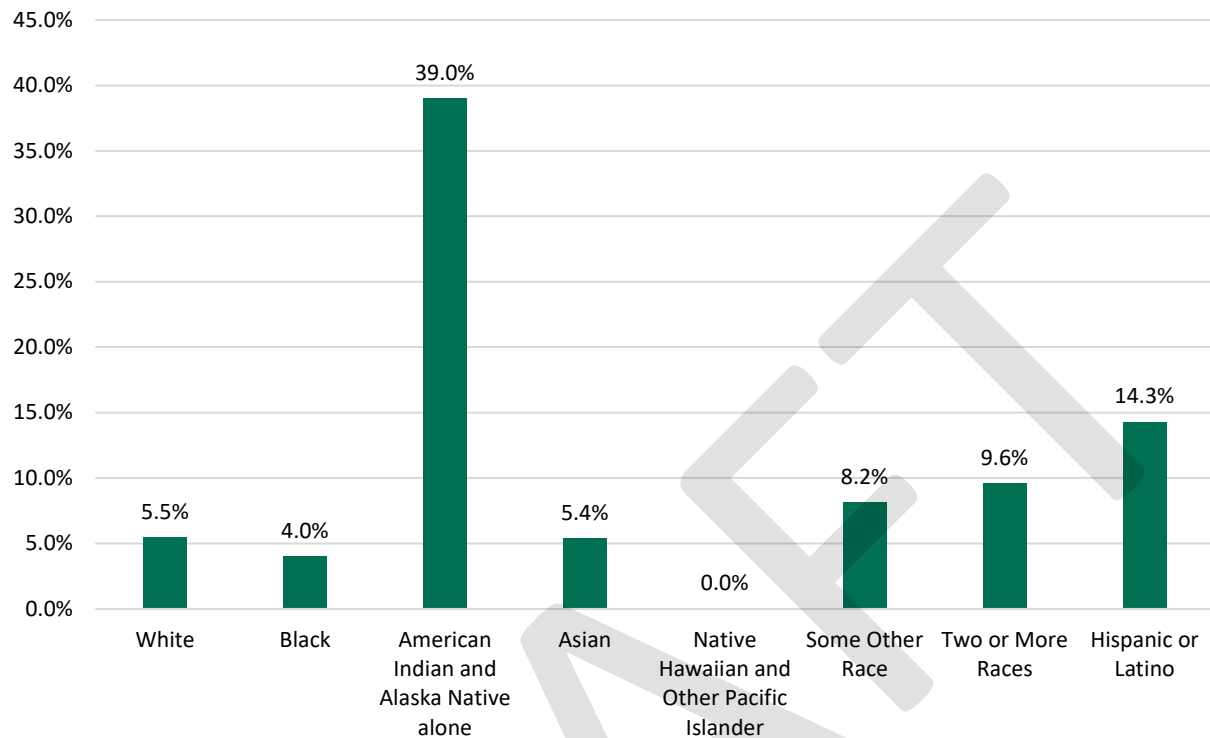
2013-2017 CHAS data for Coronado indicates that there were approximately 970 low-income households, 750 very low-income households, and 705 extremely low-income households; totaling about 2,425 households (renters and owners) earning an income equal to or less than 80% of the Area Median Income (AMI)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

Table 2-26: Housing Problems for All Households by Tenure (2013-2017)				
Income Category	Income by Housing Problem*	Owner		
		Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available, no other Housing Problem
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

Table 2-26: Housing Problems for All Households by Tenure (2013-2017)				
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
Total		1,580	2,565	35
Income Category	Income by Housing Problem	Renter		
		Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available, no other Housing Problem
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
Total		2,280	1,910	120
Total Households (Owner and Renter)		3,860	4,475	155
<p>* The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.</p> <p>Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.</p>				

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%
Coronado	16	0	16	0.2%
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).⁶ 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.

⁶ 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%
Coronado	9,634	10,883	10,884	13.0%	0.0%
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*
Coronado	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.

Table 2-31: Occupied Housing Units by Type and Tenure in Coronado (2018)					
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%
Total	51.9%	11.9%	36.2%	0.0%	100.0%
*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.

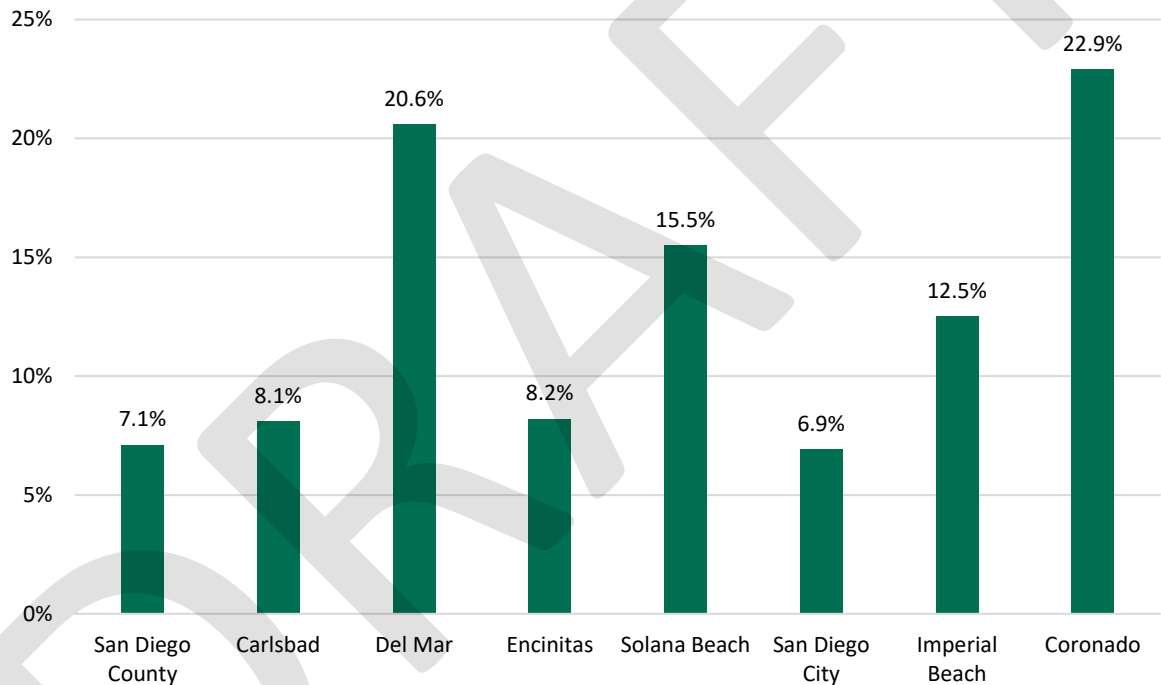
Table 2-32: Average Household Size by Tenure			
Jurisdiction	Owner Occupied Household Size	Renter Occupied Household Size	Average Household Size
Carlsbad	2.67	2.52	2.61
Del Mar	2.32	1.72	2.03
Encinitas	2.74	2.36	2.6
Solana Beach	2.46	2.28	2.39
San Diego City	2.79	2.64	2.71
Imperial Beach	2.79	2.96	2.91
Coronado	2.24	2.52	2.38
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.

Figure 2-7: Vacant Rate by Jurisdiction



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%
Total	2,488	100%

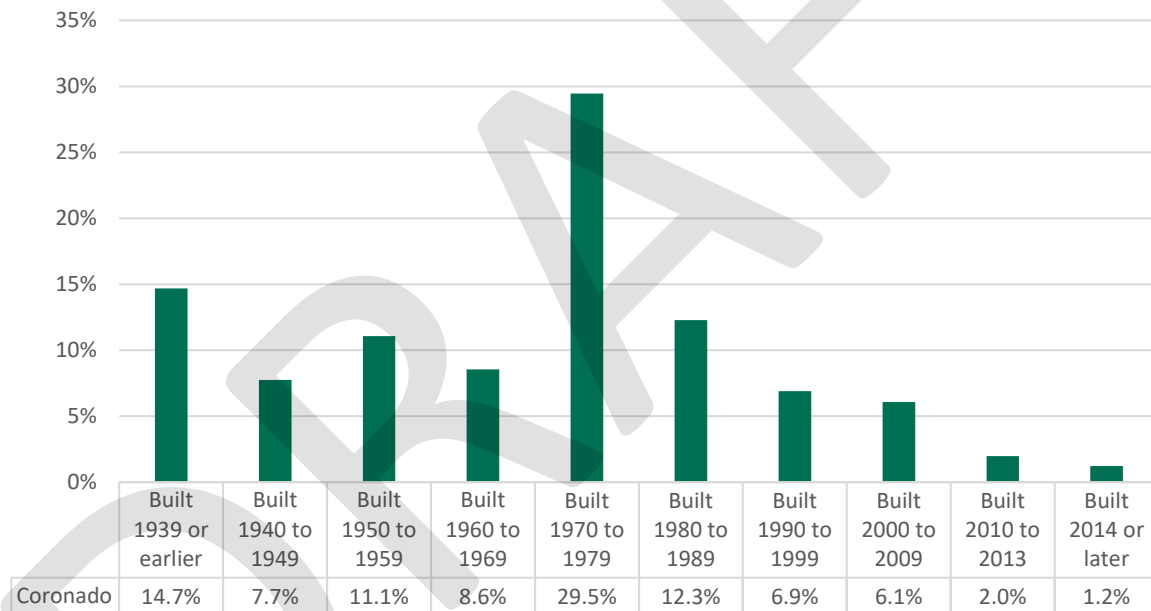
Source: American Community Survey, 5-Year Estimates, 2018.

4. Housing Age and Conditions

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.

Housing Stock in Need of Rehabilitation or Replacement

The City of Coronado has historically been well-maintained and not subject to a proliferation of deferred maintenance issues. Because of the high quality of neighborhoods and the higher than average property values, housing units are almost universally well-maintained and exhibit no significant rehabilitation or replacement need with the exception of a handful of properties throughout the City.

The City of Coronado and its residents have historically placed a high value on design and aesthetics and there is limited deferred maintenance or structures in a state of disrepair. The City has a complaint-based code enforcement program where the City has responded to a handful of properties each year for site conditions/weed abatement

complaints. Historically these properties have been cleaned up and found to be in compliance once the property owners have been contacted.

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.

Table 2-34: Median Home Value by City	
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
Coronado	\$1,537,000.00
San Diego County	\$526,300.00
Source: American Community Survey, 5-Year Estimates, 2018.	

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.

Table 2-35: Average Cost of Rental Units (2020)		
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
Source: Zillow Rental Listings (December 2020 and March 2021)		

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.

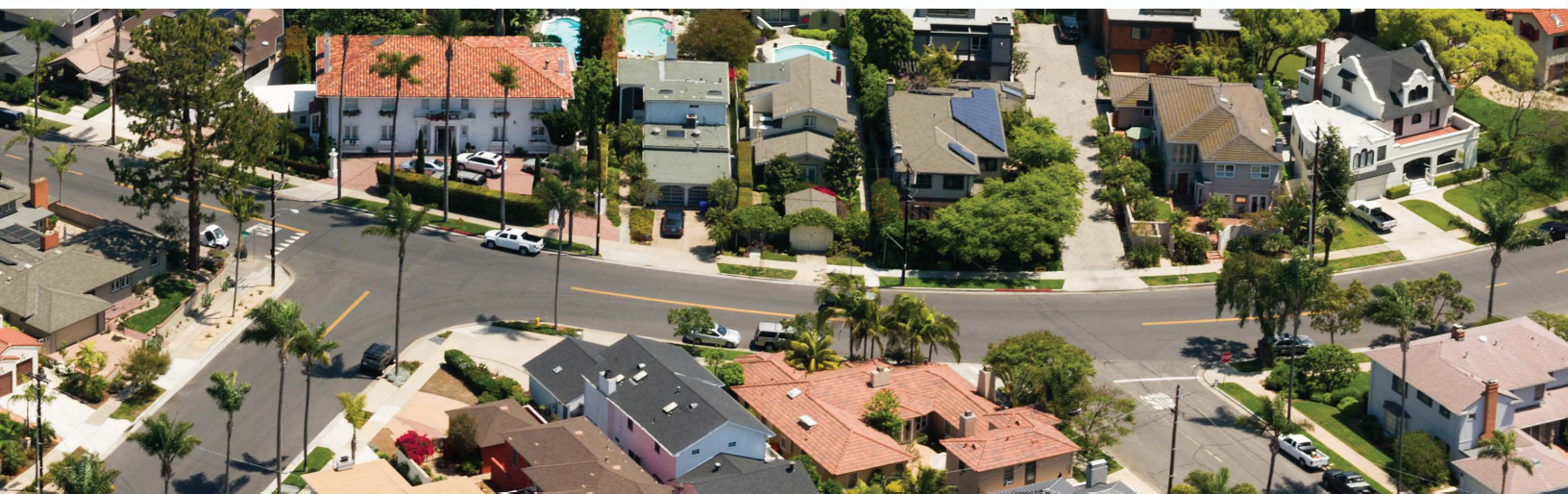
Table 2-35: Affordable Monthly Housing Cost for Renters in San Diego County (2020)				
Annual Income		Rent	Utilities	Total Affordable Monthly Housing Cost
Extremely Low-income (30% of AMI)				
1-Person	\$24,300	\$393	\$215	\$608
2-Person	\$27,750	\$433	\$261	\$694
3-Person	\$31,200	\$473	\$307	\$780
4-Person	\$34,650	\$488	\$378	\$866
5-Person	\$37,450	\$512	\$424	\$936
Very Low-income (50% of AMI)				
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
Low-income (80% AMI)				
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
Moderate Income (120% AMI)				
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
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.				

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
Extremely Low-income (30% of AMI)						
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
Very Low-income (50% of AMI)						
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
Low-income (80% AMI)						
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
Moderate Income (120% AMI)						
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



Section 3. Housing Constraints

The City of Coronado (referred to as "City" or "Coronado"), located in the State of California (referred to as "State" or "California"), and the federal government have the authority to establish regulatory requirements that can limit or influence development. These requirements are found in documents like the California Building Code and the California Environmental Quality Act (CEQA), in addition to being shaped by local zoning ordinances, land use plans, and internal processes that impact the complexity, timelines, and costs associated with project permitting. Moreover, development can encounter additional non-governmental restrictions stemming from market dynamics (e.g., land and construction costs, financing availability, and the feasibility of housing projects) and environmental considerations.

Combined, these factors can create barriers to the availability and affordability of new housing, especially for lower and moderate-income households. A variety of constraints affect the provisions and opportunities for adequate housing in Coronado. This section provides an overview of these constraints and delves into past and future initiatives aimed at mitigating these constraints whenever feasible.

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, especially affordable housing. The City will implement Program **H-5.H Nongovernmental Constraints** found in **Section 8: Housing Plan**, to help address the primary market factors that affect the production of housing in Coronado as discussed below.

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 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 represent a significant cost component in residential development. The cost of land was cited as a constraint by developers who took part in the City's stakeholder outreach process on September 28, 2023. 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 sells 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 pose 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 several 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, the 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 races and ethnicities. Overall, a higher number of people 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.

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)
LESS THAN 50% OF MSA/MD MEDIAN				
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
50-79% OF MSA/MD MEDIAN				
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
80-99% OF MSA/MD MEDIAN				

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)
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
White	58.4%	18.6%	27.2%	4735
Hispanic or Latino	54.4%	20.9%	29.2%	1676
100-119% OF MSA/MD MEDIAN				
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
120% OR MORE OF MSA/MD MEDIAN				
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 an additional economic burden for 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 the cost of living were significantly higher. According to the 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 the rental and for-sale prices available to lower-income renters and buyers.

4. Timing and Density

Market conditions can also influence the timeframe between project approval and the submission of building permit requests. Occasionally, this delay arises from developers facing challenges in securing construction financing. In Coronado, the customary interval between project approval and the submission of building permit requests generally spans two to four months. During the stakeholder outreach process, it was communicated by participating developers that density limits can also pose as a constraint in the development of affordable housing. Nevertheless, it is anticipated that as residential development advances in mixed-use areas, the average development density will rise in the 6th cycle Housing Element. The average length of time between receiving approval for a housing development and submittal of an application for building permits is two to four months during the last five years. During developer stakeholder meetings in September 2023, there were no concerns about the duration of the time this process takes or expediting this process.

5. Local Efforts to Address Non-Governmental Constraints

While the City has limited control of non-governmental constraints, the City has participated and will continue to participate in local and regional efforts toward fair housing, which includes accessibility to funding and financing for Coronado residents. Through participation in the regional Analysis of Impediments to Fair Housing and the regular updates to the County's Consolidated Plan, the City will continue to make efforts to identify non-governmental constraints and methods and strategies to address them.

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 costs 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 the 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.

2. 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.¹

3. Local Coastal Program

The Local Coastal Program (LCP) is a coastal management plan that 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.

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

4. Development in the Coastal Zone

Coronado is required to review coastal-zone affordable housing obligations as part of the Housing Element update, including the preservation of existing occupied units affordable to low- or moderate-income households. The City is entirely within the Coastal Zone and therefore all construction activity in the City is applicable. According to the City's recent APR data provided to the State for the last cycle, the following data is summarized:

- New units approved in Coastal Zone: 295 units (2013-2020)
- Low- and Mod-Income Units Provided: 12 units (2013-2020)
- Demolition and Converted Units: 0 units
- Low Mod Income Units Required to be Replaced: 0 units

The City of Coronado does not have any known low and moderate-income units that were replaced, demolished, or converted in the coastal zone since January 1, 1982. The City has supplemented the policy program to focus on opportunities for low- and moderate-income developments through a variety of methods, including ADUs and Carriage House conversions.

5. Residential Development Standards

The City of Coronado established 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 City will implement **Program H-5.C. Availability of Housing Related Policies and Regulations** found in **Section 8: Housing Plan** to address this constraint. 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 with a minimum gross lot size of 1,556 square feet per dwelling unit and a minimum 3,500 square foot lot or building site.
- **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 1,090 square feet per dwelling unit or a minimum 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. The table below is meant as a reference, the City's complete development standards can be found in the Coronado Municipal Code Title 86 Zoning. Additional narrative and project examples are outlined below.

The R-3 zoning district allows 28 dwelling units per acre with structures limited to two stories (30 feet) with a FAR of 90% and a site coverage limitation of 60%. The typical 3,500 square foot lot in Coronado can accommodate the maximum allowed two dwelling units and most new construction on 3,500 square foot R-3 zoned lots include two dwelling units.

The R-4 zoning district allows 40 dwelling units per acre with structures limited to three stories (35 feet), with a FAR of 160% and a site coverage limitation of 60%. Three stories have been achieved in new residential construction projects during the last planning period. With ceiling heights of nine feet and approximately 1"- 4" of space between each floor, a three-story structure is achievable within the 35-foot height limit. Additionally, CMC 86.56.048.B. affords height exceptions for multi-family development R-4 zoned parcels to ensure they can achieve the maximum three stories. New parcels identified as being rezoned to R-4 in this Housing Element Update will have new development standards crafted when those properties go before the City Council for rezoning. R-4 was referenced more in terms of the allowable density of 40 dwelling units per acre.

The existing R-5 zoning district language was drafted to match the then-existing Coronado Shores development, which is why you see language such as a height limit "shall be no more and no less than 150 feet in height."

Table 3-2. Development Standards							
Zone	Min. Lot Area Per DU (Sq. Ft.)	Minimum Setbacks					
		Front	Side	Rear	Height	Structural Coverage	Density
R-1 A/B	R-1A: 5,500 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 ⁽¹⁾	10% of lot width / 3 feet / Cannot exceed 5 feet ⁽²⁾	20% of lot depth / Cannot exceed 15 feet ⁽³⁾	23 feet ⁽⁴⁾ / 27 feet 6 inches ⁽⁵⁾ / 15 feet 7 inches ⁽⁶⁾	50%	6-12 DU/Acre

Table 3-2. Development Standards							
Zone	Min. Lot Area Per DU (Sq. Ft.)	Minimum Setbacks					
		Front	Side	Rear	Height	Structural Coverage	Density
R-3	3,500	25 feet / 25% of lot depth	10% of lot width / 3 feet / Cannot exceed 5 feet ⁽⁷⁾	10% of lot depth / Cannot exceed 10 feet	<u>2-Story/ Multifamily:</u> 30 feet with 15% of Roof area allowed up to 33 feet <u>Single-family/ duplex:</u> 23 feet ⁽⁴⁾ / 27 feet 6 inches ⁽⁵⁾ / 30 feet ⁽⁶⁾	<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 ⁽⁷⁾	<u>Multi-family:</u> 5, 10, and 15 feet for 1 st , 2 nd , and 3 rd stories <u>Single-family/Duplex:</u> 10% of lot dept / cannot exceed 10 feet	<u>3-Stories/Multi-family:</u> 33 feet ⁽⁹⁾ / 35 feet ⁽¹⁰⁾ <u>2-Stories/Single-family:</u> 22 feet ⁽⁴⁾ / 27 feet 6 inches / 30 feet ⁽⁶⁾	<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 ⁽⁸⁾	25% of lot depth / Max. 25 feet	No more and no less than 150 feet ⁽¹¹⁾	33%	47 DU/Acre
Notes: DU – Dwelling Unit (1) For lots with a 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 4:12 and greater, but less than 6:12. (6) For a building with a sloped roof of 6:12 and greater, 15% of the roof area is allowed up to 33 feet." (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. (11) The existing R-5 zoning district language was drafted to accommodate the Coronado Shores development, which is the reason that the height limit "shall be no more and no less than 150 feet in height."							

Table 3-2. Development Standards							
Zone	Min. Lot Area Per DU (Sq. Ft.)	Minimum Setbacks					
		Front	Side	Rear	Height	Structural Coverage	Density
*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							

6. 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.

7. 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.

8. 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.

9. Parking Standards

Parking standards are established by the Municipal Code 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**. The table identifies a total of (2) two parking spaces per unit for multi-family development.

The City's parking requirements fluctuate depending on land use and intensity. The minimum parking requirement for a 40-unit project on one acre, in the R-4 zoning district, is a total of 80 parking spaces. Assuming a standard 9-foot by 18-foot parking space, parking requirements total about 12,960 square feet. Based on the market analysis done above, uncovered lot parking for a 1-acre development, at maximum density in the R4 zone can cost about \$3.6 million for the land. Construction costs for covered parking, parking structures, and/or below-ground parking can run even higher. The cost of parking based on the City's requirements for multifamily housing can be considered a constraint to the development of housing, as was confirmed by developers during the City's stakeholder outreach process while noting that parking availability for each unit was still desirable for prospective tenants. However, the developers may request concessions or incentives in the form of parking reduction for the development of housing affordable to low and very low-income households.

Table 3-3. Residential Parking Requirements		
Dwelling Type and Lot Size		Required Parking per DU
New Single-Family or Duplexes	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 spaces + 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
Existing Single-Family or Duplexes ⁽¹⁾		2 – one must be covered and enclosed
Multiple-Family		No less than 2 parking spaces per dwelling unit ⁽²⁾
Multiple-Family in the R-5 Zone		1.5 spaces
Senior Housing Projects		1 space per senior dwelling unit
Affordable Housing Projects		1.5 spaces
Limited Residential Special Care Facilities in the Residential-Special Care Development Zone		1 space per 2 habitable units
Nursing and Convalescent Homes		1 space per 3 patient beds
Mixed Use Developments		2 spaces
Notes:		
(1) Existing construction built before 1973.		
(2) A minimum of 50 percent of the required parking spaces are required to be open and unenclosed. Additional requirements are outlined in the City of Coronado Municipal Code, Title 86 Chapter 86.58.		
Source: Coronado Municipal Code		

Parking is an amenity that occupants desire, as evidenced by a recently opened project in the City of San Diego's North Park area. As reported by the San Diego Union Tribune, the Casa Verde project that is located near frequent and high transit opportunities was unable to attract renters and rented parking spaces from a nearby garage. Parking concessions can be helpful to control development costs but may be undesirable for tenants.

In most cases, each new residential unit necessitates (2) two parking spaces. However, there are exceptions in the R-5 Zone, where 1.5 spaces per unit suffice, as well as for affordable housing and senior housing, where only 1.5 and one space per unit are required, respectively. Overall, the City's parking standards for larger units, irrespective of affordability, are either in line with or lower than those mandated by the State Density Bonus law. Furthermore, the City's Density Bonus Ordinance permits a reduction in parking standards for multi-family developments upon the developer's request, allowing just one space per studio or one-bedroom unit, in compliance with State Density Bonus law requirements, to facilitate the creation of smaller affordable units. Obtaining a parking concession in the City of Coronado under a density bonus application typically involves navigating the city's planning and permitting processes. While the exact steps and requirements may vary depending on the specific project as each development application is assessed on a case-by-case basis, a general outline of the process is as follows:

- **Pre-Application Consultation** – Before beginning the formal application process. Developers can schedule a pre-application consultation with the City's planning department. During this meeting, developers can discuss their project and intentions, including the request for density bonus and a parking concession. City staff can provide guidance on the process and requirements.
- **Application Submittal** – The developer will be required to submit an application, which can be obtained from the City's website or via the City's Planning Department Counter, along with any required fees to the City's Planning Department.

- **Application Review** – The City’s Planning Department will review the application, including the parking concession request, to determine if it complies with local regulations and policies. The review process may involve coordination with other City departments and agencies as needed.
- **Public Hearing** – Depending on the project’s scale and impact, the request may be subject to Planning Commission and/or City Council hearings. These hearings provide an opportunity for public input and review by City officials.
- **Decision and Permit Issuance** – After the review, and public hearings if deemed appropriate, the City will decide on the parking concession request. The decision may include conditions of approval that the developer must meet. If the project and parking concession request are approved, the City will issue the necessary permits for the development to proceed.

Developers are encouraged to work closely with the City’s planning department throughout the application process and adhere to all relevant regulations and procedures throughout the process. Additionally, public outreach and engagement may be essential, especially if the parking concession request involves a significant departure from standard parking requirements or if it is likely to affect neighboring properties or residents.

When utilized for multifamily development, parking concessions can address various constraints, including:

- **Cost Constraints:** Parking structures or extensive parking lots can be expensive to construct and maintain. Parking concessions reduce the cost of development by allowing developers to build fewer parking spaces or opt for less expensive parking solutions, such as surface parking.
- **Land Use Constraints:** In the City of Coronado, land is at a premium. Parking requirements can limit the number of housing units that can be built on a given parcel of land. Parking concessions enable developers to use land more efficiently for housing.
- **Density Constraints:** Zoning regulations have the potential to limit the density of multifamily housing based on parking requirements. Parking concessions permit higher-density developments by reducing the number of required parking spaces, allowing for more housing units on the same piece of land.
- **Affordability Constraints:** Building and maintaining parking facilities can increase the overall cost of a development project. By reducing parking requirements, concessions can lower construction costs, potentially making the housing more affordable for residents.
- **Transit-Oriented Development (TOD) Constraints:** In areas well-served by public transportation, concessions support TOD by allowing developers to provide fewer parking spaces, which can encourage residents to use public transit.
- **Encouraging Smaller Units:** Parking concessions can make it more economically feasible for developers to build smaller housing units, such as studios or one-bedroom apartments. These units are often more affordable and can appeal to a broader range of residents.
- **Adaptive Reuse Constraints:** When repurposing existing buildings for multifamily use, parking requirements can present a challenge. Parking concessions allow for the adaptive reuse of structures without the need for extensive parking additions or modifications.

Under **Program H-2.H. Assist with the Development of Affordable Housing** the City will reduce parking requirements from (2) two spaces per unit to (1) one space per affordable unit for developments with an affordable component.

10. On and Off-Site Improvements

The City is a built-out community, so off-site improvements are only required for damaged sidewalks, alleyways, and other related facilities. Because the City is built-out, subdivisions and other large-scale developments are almost non-existent in the City and, therefore, required improvements are only related to the site or immediate areas around the site in which the development occurs.

11. 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.

Table 3-4. Housing Types Permitted in Coronado									
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	X	-	-	-	--
Manufactured Housing	X	X	X	X	-	-	-	-	--
Duplex	X	-	X	X	X	-	-	-	--
Multiple-Family Dwelling	-	-	-	X	X	X	-	-	--
Residential Care Facility (6 or fewer)	X	X	X	X	M	X	X	-	--
Residential Care Facility (7 or more)	-	-	-	-	M	-	X	-	--
Special Care Housing	-	-	-	-	-	-	X	-	--
Skilled Nursing Facility	-	-	-	-	-	-	X	M	--
Supportive Housing	X	X	X	X	X	X	-	-	--
Transitional Housing	X	X	X	X	X	X	-	-	--
Emergency Shelters ¹	--	--	--	--	--	--	--	--	X
Low Barrier Navigation Centers	NL	NL	NL	NL	NL	NL	NL	NL	NL
Condominium	-	-	-	X	X	X	-	-	--
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
Accessory Dwelling Units	X	X	X	X	X	X	X	X	--
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									

12. 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.

13. Accessory Dwelling Units (ADUs) and Carriage Houses

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. ADUs are permitted by right with a building permit application only and no other approvals are necessary. Carriage Houses are structures in the City of Coronado which only differ functionally from ADUs because they lack a formal kitchen, which is required to qualify under the census definition of a unit. The City proposes the following programs, as described in detail in **Section 8: Housing Plan**, to ensure compliance with State laws and encourage the development of ADUs and Carriage Houses:

- **Program H-5.F. Update the Accessory Dwelling Unit Ordinance-** Ensure ADUs conform to state requirements.
- **Program H-1.A. Accessory Dwelling Units (ADUs)**
 - Adding a dedicated webpage to the City's housing website that identifies the incentives for ADUs, including affordable ADUs;
 - Making print materials available at the Community Development Department Counter;
 - Waiving parking requirements for ADUs with an extremely low or very low affordability covenant;
 - Expanding/extending fee waivers for ADUs beyond State law; and
 - Annually monitoring ADU permit approvals and adjusting policies to bolster efforts as needed.
- **Program H-4.A. Carriage House Program**
 - Waiving fees to help incentivize the addition of a kitchen to the existing dwellings;
 - Eliminating parking requirement with a low-income affordability covenant;
 - Encouraging the use of public transportation; and
 - Annually monitoring conversions against goals and adjusting policies to bolster efforts as needed.

14. Duplexes

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

15. Multi-Family Dwelling

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

16. 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, under Section 18551 of the Health and Safety Code, and certified under the National Manufactured Housing Construction and Safety Standards Act of 1974

17. 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 disabled persons or dependent and neglected children where care is provided on a 24-hour-a-day basis. Residential care facilities to accommodate seven persons or more are permitted with a Major Special Use Permit in the R-4 zone and are permitted by right in the R-SCD zone.

18. 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 and has since February 2014 but no development has occurred over the past 7 plus years. 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.

The City provides all requested development standards pursuant to state law, ensuring that emergency shelters can develop facilities consistent with city-adopted development standards. Additionally, the City has contracted with St. Vincent de Paul Village Shelter to provide two shelter beds in two rooms each day should they be needed. Of the total development capacity of the C zone, the City conducted a general analysis of site capacity compared to the City's recent WeAllCount survey for sheltered and unsheltered persons. The WeAllCount survey found that the City had a census of 1 person identified as sheltered or unsheltered homeless. When evaluating the capacity in the C zone for the development of facilities to support the needs of this 1 person, the City can demonstrate the capacity to meet this current need based on zoning capacity, development standards, and a cursory visual survey of appropriate sites to accommodate this need. The City will implement **Program H-5.D. Compliance with AB 139 Requirements – Emergency Shelters** found in **Section 8: Housing Plan** to help streamline processing for the development of Emergency Shelters.

19. 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, **H-5.B. Supportive Housing and Low Barrier Navigation Centers** 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.

20. 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.

21. Supportive Housing

Supportive housing is defined as housing with no limit on the 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.

The federal Fair Housing Act and the California Fair Employment and Housing Act both place an obligation on local governments to provide reasonable accommodations, which may involve modifications or exceptions, within their zoning laws and other land use regulations. The requested reasonable accommodation will not require a fundamental alteration in the nature of a city program or law, including but not limited to the general plan, zoning ordinance, and building laws. This accommodation should be made when necessary to ensure that individuals with disabilities have an equal chance to utilize and relish residential spaces. Furthermore, in compliance with Government Code §65008, localities are mandated to assess potential and real limitations and integrate initiatives aimed at accommodating housing for individuals with disabilities.

The City guarantees that new housing developments adhere to Title 24 of the California Code of Regulations. It enforces the California Building Standards Code, which contains provisions similar to those outlined in the American Disabilities Act (ADA). Nonetheless, for residential developments, these guidelines apply solely to multi-family projects consisting of three units or more. The City also offers information to applicants or individuals seeking information about City regulations about zoning, permit procedures, and the application of building codes for individuals with disabilities. Below are key planning requirements concerning housing for individuals with disabilities in which the City has identified restraints and plans to mitigate their impact.

- **Definition of Family** – The Coronado Zoning Ordinance requires an amendment to revise the definition of “Family.” Currently, the definition of “Family” stipulates that a family shall be characterized by shared household expenses and shared responsibility of household work, among other things. Both of these requirements can pose a constraint for persons with disabilities who are unable to contribute to household work and expenses. Under **Program H-5.G. Definition of Family**, the City will amend the Zoning Ordinance to revise the definition of “Family.”
- **Site Planning** – Group homes for more than six individuals are currently only allowed in one residential zone (R-4) and are subject to a major use permit. A use permit and exclusion of group homes from almost all residential zones are barriers to housing for persons with disabilities. Under **Program H-5.B. Supportive Housing and Low Barrier Navigation Centers**, the City will ensure compliance with AB 2162 (Supportive Housing Streamlined Approval) and examine amending provisions to allow for the permitting of large group homes to be similar to that of small group homes.

22. Farmworker and Employee Housing

Farm laborers are conventionally described as individuals whose primary source of income stems from seasonal agricultural labor. In the past, San Diego County boasted a substantial agricultural sector in its economy. Although there are still operational farming regions, changes in the local economy towards production and service-oriented industries have led to a decline in agricultural output within the county.

The 2021 ACS 5-year estimates of agricultural employment for San Diego County show that nearly 10,700 persons were employed in agricultural occupations in San Diego County, with less than 1% of those residing in Coronado.² The 2021 ACS 5-year estimate also identified 23 persons were full-time farm laborers while 10 were hired as seasonal. In comparison, San Diego County reported 4,162 full-time farm laborers and 4,026 were hired as seasonal.³

Coronado does not possess any land dedicated to agricultural production, and there is limited agricultural land near the city. Considering the elevated housing expenses in Coronado and the considerable distance from the community

² Source: 2021 ACS 5-year estimates, Table S2405

³ Source: 2021 ACS 5-year estimates, Tables S2401 and S2402

to farmlands, it is possible that the individuals identified by the Census as city residents employed in the agricultural sector are likely farm owners situated in the county's interior.

The state Employee Housing Act (California Health and Safety Code Sec. 17021.5 and 17021.6) limits the extent to which local governments can regulate housing for farmworkers, requiring 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, but they would be treated the same as any other residential unit in the City. Under **Program H-5.E. Update Farmworker and Employee Housing Zoning**, the City will update the Zoning Ordinance and related policies about farmworker and employee housing to conform to state requirements, as established by the California Employee Housing Act (HSC Section 1700).

23. 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 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 up to 50 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:

Table 3-5. Density Bonus for Very Low-Income Households	
Percent Very Low-Income Units	Percent Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35
12	37.5
13	40
14	42.5
15	45
16	47.5
17	50

Table 3-6. Density Bonus for Low-Income Households	
Percent Low-Income Units	Percent Density Bonus
10	20

Table 3-6. Density Bonus for Low-Income Households	
Percent Low-Income Units	Percent Density Bonus
11	21.5
12	23
13	24.5
14	26
15	27.5
17	30.5
18	32
19	33.5
20	35
21	36.5
22	38
23	39.5
24	41
25	42.5
26	44
27	45.5
28	47
29	48.5
30	50

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

Table 3-7. Density Bonus for Moderate-Income Households	
Percent Moderate-Income Units	Percent Density Bonus
36	31
37	32
38	33
39	34
40	35
41	36
42	37
43	38
44	39
45	40
46	41
47	42
48	43
49	44
50	45
51	46
52	47
53	48
54	49
55	50

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

Table 3-8. Density Bonus for Land Donation	
Percent Very Low-Income	Percent Density Bonus
29	34
30	35
31	36
32	37
33	38
34	39
35	40
36	41
37	42
38	43
39	44
40	45
41	46
42	47
43	48
44	49
45	50

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 percent. 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 two incentives or concessions for projects that include at least 17% of the total units for lower-income households, at least 10 percent of the total units for very low-income households, or at least 20 percent for persons or families of moderate income in a common interest development. It also allows an applicant to receive three incentives or concessions for projects that include at least 24 percent of the total units for lower-income households, at least 15 percent 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 has updated the Density Bonus Ordinance to allow for a maximum of 50 percent density increase to align with current state law per Coronado Municipal Code Chapter 86.53. The City of Coronado has included **Program H-2.K: Amend Density Bonus Ordinance** to begin annual review of the ordinance beginning in 2025 to determine if the Density Bonus Ordinance needs to be updated to reflect changes in State law.

24. 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.

The City has included the following programs in **Section 8: Housing Plan** to address the provision of concessions and incentives:

- **Program H-1.B. Technical Assistance to Developers**
 - Developing and posting an overview of the available incentives/concessions for developers on the City's website with updates performed on an annual basis.
 - Advising developers on how to maximize density bonus and/or seek waivers and concessions under State density bonus regulations.
 - Conducting an annual outreach meeting with housing developers each year to discuss sites identified in the Housing Element sites inventory that are available, density bonuses, and other incentives.
- **Program H-2.I. Advertise Available Resources**
 - Address funding, state laws, and City incentives to encourage housing production as a part of the annual outreach meeting described in Program H-1.B.
- **Program H-2.K. Amend Density Bonus Ordinance**
 - Review legislative changes by March 1 of each year, starting in 2025, to determine if the Density Bonus Ordinance needs to be updated to reflect changes in State law.
- **Program H-2.L. Housing Choices**
 - ADUs – Under Program **H-1.A. Accessory Dwelling Units (ADUs)**, the City will encourage the creation of approximately 195 ADUs through a variety of incentives including waiving fees and eliminating parking requirements.
 - Carriage Houses – Under Program H-4.A. Carriage House Program, the City will encourage the conversion of 103 Carriage Houses across varying income levels through a variety of incentives waiving fees and eliminating parking requirements.
- **Program H-3-A. Assistance to Extremely Low-Income Households**
 - Assistance to Developers: Emphasize funding for housing developments affordable to extremely low-income households and feasible incentives and regulatory concessions to encourage the development of different housing types (including multifamily and single-room occupancy projects).
 - Technical Assistance: Provide technical assistance to developers regarding the City's lower-income sites, funding opportunities, as well as housing overlays on commercial properties that allow for mixed-use development on some sites and density bonus incentives (make the availability for technical assistance known to developers at the outreach meeting referenced above).
- **Program H-3.B: Housing Opportunities for Persons with Special Needs**
 - Reduced parking for studio and one-bedroom units with affordable multifamily projects (considered on a case-by-case basis);
 - Waive covered parking requirements for affordable developments;
 - Opportunity for deferred or reduced fees for affordable units (beyond inclusionary housing requirements), and
 - Development impact fee waivers for 100% affordable housing projects.

25. 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.

26. Inclusionary Housing Policy

The City of Coronado has an 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 Affordable Housing Fund could be leveraged with other funding sources.

With limited development capacity and the focus of any new construction activity on redevelopment and improvement of existing properties, the City has found limited capacity to generate significant units due to the relatively limited growth opportunities in the City. The City does not believe the inclusionary policy is a hindrance to new development activity. The City will be seeking to increase the in-lieu fee under **Program H-2.B. Local Funding for Affordable Housing** found in **Section 8: Housing Plan**. The City will continue to monitor this policy, among other housing related policies, under **Program H-5.C. Availability of Housing Related Policies and Regulations** found in **Section 8: Housing Plan**.

27. Specific Plans

Orange Avenue Corridor Specific Plan

The Orange Avenue Corridor Specific Plan was adopted on November 4, 2003, and amended four times with the most recent amendment in April 2014. The Specific Plan does not have an expiration date. 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 specific plan intends to guide and regulate development in 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 of 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 of 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.
- 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 is surrounded by a bay and State beach. The Specific Plan was adopted in 2001 and details land use and development 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. It is important to note that no Opportunity or Pipeline Sites are within this specific plan area.

28. Housing for Persons with Disabilities and other Special Needs

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. The City has included **Program H-3.B. Housing Opportunities for Persons with Special Needs** to address constraints in the development, maintenance, and improvement of housing for persons with disabilities.

29. 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 like 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.

Based on these policies, the City has not denied any reasonable accommodation requests made by the public. The City has evaluated various special needs programs for effectiveness and the cumulative impact of these programs and policies. Because much of the City's involvement and support of these programs is mainly through local regulatory support and referral to a variety of County programs, the City generally feels the cumulative impact of the implementation of various programs and policies meet the needs of its current population. The City has also augmented the policy program to provide various programs that support and further address the needs of a variety of special needs populations.

30. 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 costs. 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 function as a constraint to the development of housing in Coronado.

Table 3-9. Planning Applications and Fees		
	Permits	Fee
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 In-Lieu Fee (per room)	\$30,000
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 ⁽¹⁾	\$5,000
	Zoning Ordinance Amendment ⁽¹⁾	\$5,000
	General Plan Amendment ⁽¹⁾	\$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

Table 3-9. Planning Applications and Fees		
Permits		Fee
	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
	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).		

Table 3-10. Engineering Fees		
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	Up to \$2,000	\$86
	\$2,001 to \$10,000	\$120

Table 3-10. Engineering Fees		
Type		Fee
(based on estimated construction cost)	\$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
	Recheck (each)	\$60
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, condominium, 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
	Each space within a facility that is available for inhabited mobile homes, 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.

Table 3-11. Development Impact Fees	
Type	Fee
Regional Transportation Congestion Improvement Program (RTCIP) Impact Fee (SANDAG fee collected by the City)	\$2,404.14 per net increase in residential dwelling units
Affordable Housing (Where a parcel of subdivision map is required for two 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. (school district fee collected by the City)	\$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 the necessary documents and plans promptly.

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 \$9,800 to \$12,900. 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 \$12,200 to \$17,250.

The estimated fees for single-family residential projects were calculated based on the following approved projects in Coronado:

- 667 Ocean NC2006-001 -2,118 sf : \$12,879.20
- 633 Adella Ln NC2003-001 – 2,668 sf: \$,9816.64
- 161 Alder St NC2002-001 – 3,430 sf: \$11,592.20

The estimated fees for multi-family residential projects were calculated based on the following approved projects in Coronado:

- 434 Orange Avenue NC1907-004 – 8,522 sf: \$12,229.79
- 1014 5th St NC1609-004 – 8,650 sf: \$17,231.9
- 1115 9th St NC1706-002 – 11,977 sf: \$14,753.61

These estimates are illustrative and actual costs are contingent upon unique circumstances inherent in individual development project applications. Considering the cost of land in Coronado, and the International Code Council (ICC) estimates for the cost of labor and materials, the combined costs of permits and fees are approximately less than one percent of the direct cost of development for single-family residential projects and 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 an even smaller percentage if all direct and indirect costs are included.

While fees have not been found to ultimately function as a constraint to the development of housing in Coronado, the City will implement the following programs to utilize the waiver of fees as an incentive to further the development of affordable housing.

- **Program H-1.A. Accessory Dwelling Units (ADUs)** - Expanding/extending fee waivers for ADUs beyond State law.
- **Program H-1.B. Technical Assistance to Developers**
- **Program H-3.B. Housing Opportunities for Person with Special Needs** - including Development impact fee waivers for 100% affordable housing projects.
- **Program H-5.C. Availability of Housing Related Policies and Regulations**

31. 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 sale to moderate-income households. The subdivider may instead choose to pay in lieu fees for every unit within the project to provide affordable housing.

In Lieu fees are added to the affordable housing fund which is used to provide funding assistance for the provision of new affordable housing units within the City. As of October 2023, in lieu fees are established at \$7,000 per unit. The City will be seeking to increase the in-lieu fee under **H-2.B. Local Funding for Affordable Housing** found in **Section 8: Housing Plan**.

32. 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 the development of housing within the City and may also influence the sale or rental price of housing. The majority of costs associated with on and off-site improvements are 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.

33. 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 2022 edition with an effective date of January 1, 2023.

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 the requirements of the Municipal Code. The Code Enforcement Division responds to written complaints and relies on voluntary non-judicial compliance. The City has not made any building code or code enforcement amendments in the past 8 years that directly affect or potentially hinder the development of housing in Coronado. No substandard structures have been observed and/or reported to the City Code Enforcement staff.

34. 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 pre-application 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 before 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.

Table 3-12. Planning Application Review Process				
Planning Application	Public Notice	Hearing	Planning Commission	City Council
Zone Boundary Amendment	X	X	X	X
Variances	X	X	X	
Variance – Appeal	X	X	X	X
Site Plan Approval				
Temporary Structures				
Fences, Hedges, and Walls			R	

The following programs found in **Section 8: Housing Plan** are targeted to providing technical assistance for developers and streamlining the housing process.

- **Program H-1.B. Technical Assistance to Developers**
 - Developing and posting an overview of the available incentives/concessions for developers on the City’s website with updates performed on an annual basis.
 - Prioritizing developer projects that include affordable units over other development applications.
 - Advising developers on how to maximize density bonus and/or seek waivers and concessions under State density bonus regulations.
 - Dedicating staff to assist with affordable housing entitlement, permit, and fee processes and offering preapplication meetings upon request.
 - Conducting an annual outreach meeting with housing developers each year to discuss sites identified in the Housing Element sites inventory that are available, density bonuses, and other incentives.
- **Program H-2.H. Assist with the Development of Affordable Housing** - Provide technical assistance to affordable housing developers in their applications for State and Federal funding.
- **Program H-3.A. Assistance to Extremely Low-Income Households** - Technical Assistance: Provide technical assistance to developers regarding the City’s lower-income sites.
- **Program H-2.J. Faith Based Properties** - Streamline affordable housing development on properties owned by religious organizations.
- **Program H-5.A. Streamline Processes**
 - Provide priority streamlining for all projects that include affordable units.
 - 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.
 - Continue to provide development process handouts at the City Hall Community Development Department counter.

35. Single Family Dwellings

Permitted by right and only needs a building permit. Applicants can voluntarily choose to go before the City’s Design Review Commission for an increase in FAR but are not required to. Building permit applications are typically responded to within two weeks, both for initial submittals as well as resubmittals. Once a permit has been issued it can typically take 8-15 months to complete construction and obtain a Certificate of Occupancy for a new construction dwelling.

36. Multi-Family Dwellings

Permitted by right but are required to obtain Design Review Commission approval before a building permit can be issued. Typical Design Review applications are heard within 3 weeks of submitting a complete application with a 10-day appeal period before a building permit can be issued. Once a permit has been issued it can typically take 12-30 months to complete construction and obtain a Certificate of Occupancy.

37. Design Review Process

The design review procedure effectively upholds the City's distinctive character and atmosphere without mandating a specific architectural style or demanding exceptional materials. The submission of materials boards and colored elevations is obligatory, but these conditions are standard in the project approval process. Colored elevations aid in comprehending how the project integrates into the nearby surroundings. Comparable to site plan review, design review streamlines the issuance of building permits, assures harmonious development that enhances the attractiveness of the urban environment, and incorporates an additional layer of community endorsement for discretionary projects.

The process for Design Review is outlined in Section 80.00.040 of the Coronado Municipal Code and as follows. The following items must be submitted to the Community Development Department:

- An application for design review on forms prescribed by the Community Development Department and accompanied by the required fees established by City Council resolution.
- Nine copies of each of the following:
 - Plot plan drawn to a scale of not less than one-eighth inch equals one-foot showing dimensions and size of each lot to be built upon or otherwise used; the size, shape, and location of existing and proposed buildings; and the location and layout of parking areas, parking spaces, and driveways.
 - A landscaping plan including the location of proposed plantings and screenings and the proposed location of fences, signs, and advertising structures. The Director of the Community Development Department may, at his discretion, waive this requirement when such applications as required in subsection (A)(1) of this section apply to other such minor changes where the submission of landscape plans would not, in his opinion, assist in describing the proposed change.
 - Exterior elevations of all sides of proposed new buildings and additions to existing buildings; exterior elevations of proposed remodeling or face lifting. In the case of additions to existing buildings, exterior elevations of both the addition and the existing building are required.
 - Exterior color samples.
 - Such other information, drawings, plans, material samples, models, or renderings that may be required by the Community Development Department to assist the Commission in arriving at a decision. The use of color renderings and photographs is encouraged.
- The Community Development Department then determines whether the application is complete, and refers complete submittals, with its comments, to the Commission at its next available regular meeting. The Commission must act on the application within 30 days after such referral unless the applicant requests and the Commission grants an extension of time.
- The Department notifies the applicant in writing within 30 days of the application submittal if (and why) the application is incomplete. The applicant may appeal to the Planning Commission the Department's determination that the application is incomplete up to 10 days after receiving notice of the Department's decision. The Community Development Department refers the appeal, with its comments, to the Planning Commission at its next available regular meeting. The Planning Commission then acts on the appeal within 60 days after the appeal is received by the City unless the appellant and the City agree to a time extension of no more than 60 days.

- The Community Development Department advises the applicant in writing of the time, date, and place of the Commission's consideration of the application, or appeal to the Planning Commission, and the final disposition thereof.
- The decision of the Design Review Commission is final unless appealed, and the decision of the Planning Commission on whether an application is complete is final.

The required processes for design review for all multifamily developments are in place to ensure the quality, conformity, and adequacy of multifamily development in Coronado. The City promotes development certainty and mitigates cost impact by providing clear and concise design review requirements for multifamily projects (as outlined in Section 80.00.090 of the Coronado Municipal Code). The requirements are as follows:

- Evaluation of the appearance of a project is based on the quality of its design and its relationship to its surroundings. Inappropriate, incompatible, bizarre, and exotic designs shall be avoided.
- Buildings must have good scale and be in harmonious conformance with permanent neighboring development.
- Materials must have good architectural character, be of durable quality, and be selected for the harmony of the building with surrounding buildings. In any design in which the structural frame is exposed to view, the structural materials must meet the other criteria for materials.
- New building components, such as windows, doors, eaves, and parapets, are required to have good proportions and relationship to one another.
- Colors must be harmonious.
- Mechanical equipment or other utility hardware on the roof, ground, or buildings will be screened from public view with materials harmonious with the building, or they cannot be visible from any public ways.
- Exterior lighting will be part of the architectural concept. Fixtures, standards, and all exposed accessories shall be harmonious with the building design.
- Refuse and waste removal areas, service yards, storage yards, and exterior work areas must be screened from view from public ways, using materials as stated in the criteria for equipment screening.
- Monotony of design in single- or multiple-building projects should be avoided. Variations of detail, form, and siting must be used to provide visual interest. In multiple-building projects, variable siting or individual buildings may be used to prevent a monotonous appearance.

Design review is not required for the following:

The City provides clarity to applicants in meeting the design review requirements through the:

- **Design Review Commission** – a five-member volunteer board appointed by the City Council whose appointed task is to "...achieve a beautiful, pleasant, principally residential community by fostering and encouraging good design, harmonious colors and materials, good proportional relationships and generous landscaping, and to protect the health, safety, comfort, and general welfare of the citizens of Coronado by providing for a design review process ... " (CMC 80.00.010). The Commission reviews all matters referred to the Design Review Commission by the Planning Commission or City Council as well as projects requiring approval by the Commission. For projects found to be out of compliance with design review requirements, the Commission provides guidance and direction to help these projects meet compliance.
- **Design Review webpage on the City's website** – The webpage provides information on general procedures related to the design review process as well as links to application forms, informational documents, the General Plan's "Community Design Element," Municipal Code, Specific Plans, appeals process, and fee schedule.
- **General Plan "Community Design Element"** – Design guidelines and regulations are provided in this City document, accessible via the City's Planning and Zoning webpage.

While the subjective nature of the design review standards may create additional constraints to the development of multifamily housing, specifically housing affordable to low and very low-income households, the City does not have a record of denying projects that come through design review. From 2015-2020, only one project was denied due to design review processes, in which the applicant appealed, and the project was approved by the City Council. Therefore, the City's design review process is not considered an impediment to the development of housing.

38. Senate Bills 35 and 423

California Senate Bill 35 (SB 35), codified in Government Code Section 65913.41 became effective January 1, 2018, and will sunset on January 1, 2026 (Section 65913.4(m)). However, SB 423, passed by the California Legislature in September 2023 and awaiting the Governor's signature, would extend the expiration to 2036, apply to property within the California Coastal Zone (beginning January 1, 2025) and apply to jurisdiction without a certified housing element among other requirements. The intent of both SB 35 and 423 is to expedite and facilitate the construction of affordable housing. SB 35 and 423 apply 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. To meet the affordable housing goals, SB 35 and 423 require 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 238 cities that has insufficient progress towards their Lower Income RHNA and is therefore currently subject to the streamlined ministerial approval process for proposed developments with at least 50% affordability. However, the City is committed to continue processing applications and permits promptly.

39. 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 67% of Coronado land area and include the main base, training beaches, California's 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 H-1.E. Track Navy Housing Development** in **Section 8: 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). 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 of 5,688,560 Watthour (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 of 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 (stormwater 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 the 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.⁴ 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 the Naval Amphibious Base (NAB) and the Naval Air Station North

⁴ 2019 Annual Water Quality Report, Coronado, California American Water.

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.⁵

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.

3. 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.

4. 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).

⁵ City of Coronado, Sewer System Management Plan, 2009.

5. 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 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 responses 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 with 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.

6. 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 hazardous 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 firefighters/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 the 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.

7. 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 prevent further injury by immobilizing potential spinal or bone fractures.

8. Beach Lifeguards

The Coronado Lifeguard Services operates 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 monitors water quality in Coronado. The Lifeguard Department employs one Lifeguard Captain, two Lifeguard Sergeants, and four Beach lifeguards who monitor beach safety and emergencies.

9. 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 6th 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 an increased burden on the City's Fire Department that could not be addressed during the planning cycle.

10. 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, and valuing their employees as their 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. In fact, the current Police station in the City is one of the identified Opportunity Sites that would involve redeveloping the property to include housing units.

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 of drought, earthquakes, seiches, tsunamis, flooding, and severe storm conditions.⁶

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 provides 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 disasters that may affect 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.⁷ 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 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 that 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 on pages 13 to 25. Additional geologic and seismic hazards are detailed in Section K of the City's General Plan.

Coronado recently adopted the 2022 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 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

⁶ City of Coronado, Disaster Preparedness Element.

⁷ San Diego County, Earthquake Planning Scenario, 2020.

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 are 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 oceanfront 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 Safety Element also designates both shoreline erosion and sea level rise as potential risks for the City of Coronado, and according to the report recommends that coastal planners and engineers use at least the past century's pace of sea-level rise for planning 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 hazard, 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 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 the 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 and the Coronado Cays residential development.

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.

E. Reductions to Constraints

To address the constraints identified in this Section, as well as those identified by developers through the outreach process, the City has identified several initiatives that include the following programs from **Section 8: Housing Plan**, included in this Housing Element:

Constraints identified by Developers:

- **Program H-1.A. Accessory Dwelling Units (ADUs)**
- **Program H-1.B: Technical Assistance to Developers**
- **Program H-1.F: General Plan Update Program**
- **Program H-2.B: Local Funding for Affordable Housing**
- **Program H-2.H: Assist with the Development of Affordable Housing**
- **Program H-3.A: Assistance to Extremely Low-Income Households**
- **Program H-5.A. Streamline Processes**

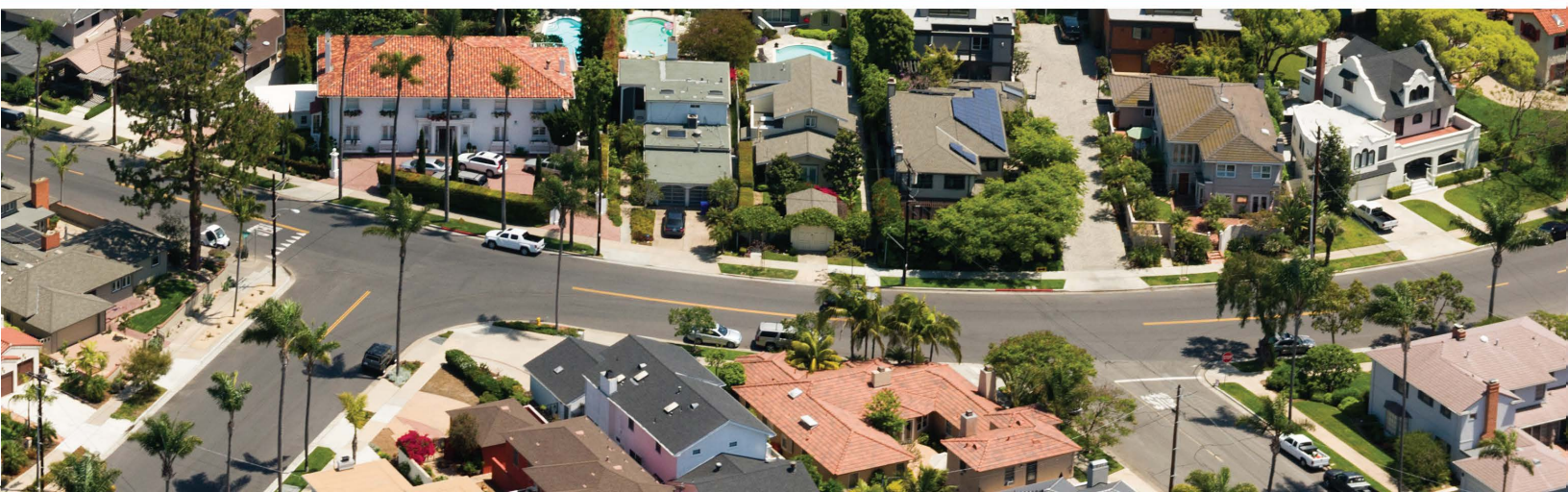
Constraints identified in this Housing Constraints Section:

- **Program H-1.A. Accessory Dwelling Units (ADUs)**
- **Program H-1.B: Technical Assistance to Developers**
- **Program H-1.E. Track Navy Housing Development**
- **Program H-1.F: General Plan Update Program**
- **Program H-2.H. Assist with the Development of Affordable Housing**
- **Program H-2.I Advertise Available Resources**
- **Program H-2.J Faith Based Properties**
- **Program H-2.K. Amend Density Bonus Ordinance**
- **Program H-2.L. Housing Choices**
- **Program H-3.A. Assistance to Extremely Low-Income Households**
- **Program H-3.B. Housing Opportunities for Persons with Special Needs**
- **Program H-5.A. Streamline Processes**
- **Program H-5.B. Supportive Housing and Low Barrier Navigation Centers**
- **Program H-5.C. Availability of Housing Related Policies and Regulations**
- **Program H-5.E. Update Farmworker and Employee Housing Zoning**
- **Program H-5.G. Definition of Family**

As part of this effort, the City will follow the Housing Plan and collaborate with housing providers and stakeholders to help mitigate housing constraints in the City. The summary of programs can be found in **Section 8: Housing Plan**.



Section 4: Housing Resources and Opportunities



Section 4: Housing Resources and Opportunities

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

A. 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

Section 7: Adequate Sites Inventory Analysis and Methodology 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

The City anticipates that growth to meet the moderate and above moderate-income need will occur through the development of new units, the development of ADUs, and the conversion of Carriage Houses.

Table 4-1 below shows that 183 moderate income and 266 above moderate income primary dwelling units can be accommodated. In addition to primary dwelling units, there is capacity for ADUs and JADUs to be developed on existing residential lots. It is anticipated that an additional 195 total units can be accommodated through the development of ADUs throughout the community during the 6th Cycle (2021-2029), 25 of which have been identified for moderate income households and 53 have been identified for above moderate income households. It is also anticipated that an additional 103 Carriage Houses will be converted to units, with 31 for above moderate income households. **Table 4-1** below identifies the total assumptions to accommodate moderate and above moderate housing growth in Coronado.

Sites Identified	Moderate Income	Above Moderate Income
Site 3 – 1224 10 th St.	0 units	8 units
Site 4 – 1001 C. Ave.	0 units	8 units
Site 5 – 150 B. Ave.	0 units	43 units
Site 6 – 149 A Ave.	0 units	23 units
Site 7 – 1515 2 nd St.	55 units	100 units
Site 9 – 201 6 th St.	34 units	0 units
Site 10 – 3632 Tulagi Rd.	69 units	0 units
Accessory Dwelling Units	25 units	53 units
Carriage Houses	0 units	31 units
Total	183 units	266 units

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

Due to the primarily developed nature of Coronado's parcels, additional considerations for capacity included the following:

- Existence of developable areas on the parcel including surface parking lots and landscaped areas
- Ownership of the parcel
- Signs of underdevelopment including existing improvement disrepair and existing/potential density misalignment
- Environmental constraints

To further support the capacity calculations, 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. Calculated available capacity was determined by multiplying the buildable acreage by the maximum density permitted within existing or proposed zoning. The maximum density was determined as appropriate for projections as the City has a history of residential development at or near the maximum allowed density, as evidenced by the following projects:

- **R-3 Zoning Designation:**
 - 846 D Ave
 - Units under construction/completed: Two (2)
 - Units allowed on the lot by zoning: Two (2)
 - 876 E Avenue
 - Units under construction/completed: Four (4)
 - Units allowed on the lot by zoning: Four (4)
- **R-4 Zoning Designation:**
 - 434 Orange Ave
 - Units under construction/completed: Five (5)
 - Units allowed on the lot by zoning: Six (6)
 - 1014 5th St
 - Units under construction/completed: Five (5)
 - Units allowed on the lot by zoning: Six (6)

Development of Non-Vacant Sites and Converting to Residential Uses

The City has identified non-vacant sites to accommodate residential development to meet the 6th Cycle RHNA. An Analysis of non-vacant sites, existing use is detailed in **Section 7: Adequate Sites Inventory Analysis and Methodology** of this Housing Element.

Existing Uses on Identified Candidate Sites

Section 7: Adequate Sites Inventory Analysis and Methodology of this Housing Element 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.

Accessory Dwelling Units

Pursuant to California Government Code, Section 65583.1, and coordination with HCD, the City will credit a total of 195 units during the 6th Cycle period toward its RHNA requirement through the potential development of accessory dwelling units utilizing **Program H-1.A. Accessory Dwelling Units (ADUs)** found in **Section 8: Housing Plan**. As detailed further in this section as well as in **Section 7: Adequate Sites Inventory Analysis and Methodology**, the City anticipates a total of 195 ADUs to be developed during the 6th Cycle Planning Period, with 25 of these units planned as moderate and 53 planned as above moderate.

Carriage House Conversion

The City has identified 129 Carriage Houses within the City and proposes **Program H-4.A. Carriage House Program** to provide incentives to add kitchen facilities to at least 80% of the existing permitted carriage houses, or a total of 103 units (essentially converting these units to ADUs that meet the US Census definition of a residential unit), during the 6th cycle to help the City meet their RHNA. Of the 103 units anticipated for conversion, the City has identified 31 as above moderate. Additional discussion of the Carriage House Conversion can be found further in this Section as well as in **Section 7: Adequate Sites Inventory Analysis and Methodology**.

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 6th Cycle RHNA projection period for Coronado is between April 15, 2021, 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 6th Cycle RHNA need.

Analysis of the City's Existing Capacity and Zoning

Table 4-2 below shows the net available capacity on parcels with the ability to be redeveloped during the planning period to accommodate the low and very low income units:

Table 4-2: Summary of Sites to Accommodate Low and Very Low-Income Units	
Sites Identified	Low and Very Low-Income Units
Site 1 - 919 C Avenue	19 units
Site 2 - 517 Orange Ave.	3 units
Site 3 - 1224 10 th Street	3 units
Site 4 - 1001 C. Ave	3 units
Site 5 - 150 B. Ave.	15 units
Site 6 - 1515 2nd Street.	15 units
Site 7 - 149 A. Ave.	12 units
Site 8 - 700 Orange Ave.	47 units
Site 9 - 201 6 th Street	67 units
Site 10 - 3632 Tulagi Rd.	305 units
Accessory Dwelling Units	117 units
Carriage Houses	72 units
Total	678 units

Reasonable Capacity Assumptions

In addition to the previously noted (*Moderate and Above Moderate Reasonable Capacity Assumptions*) consideration for capacity calculation, Low and Very Low-Income sites must meet an additional Sizing Criterion. Per

HCD Guidance, sites between 0.5 acres and 10 acres are considered realistic 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. 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

Development of Multifamily Units

The City also has a history of developing high-density, large-scale multifamily housing units, as evidenced by the following projects:

- Broadstone Apartments:
 - Total units: 549
- The Shores Condominiums:
 - Total Units: 1,500

Analysis of Non-Vacant Parcels

Coronado does meet the 50% HCD-threshold for accommodating lower income RHNA allocation on vacant land. A propensity for redevelopment analysis was conducted for all non-vacant parcels that met the criteria for low and very low site, the analysis is detailed in Section 7 of this Housing Element.

4. Accessory Dwelling Units

One of the proposed methods for meeting the City's RHNA at all income levels is through the production of accessory dwelling units (ADUs). A number of State Assembly and Senate Bills were passed in 2018 and 2019 that promote development of ADUs and remove barriers that may inhibit their development within communities. The following is a summary of those bills:

- AB 68 and 881
 - Prohibit minimum lot size requirements
 - Cap setback requirements at 4', increasing the size and location opportunities for ADUs
 - Prohibit the application of lot coverage, FAR, or open space requirements that would prevent an 800 square foot from being developed on a lot
 - Remove the need for replacement parking when converting an existing garage to an ADU
 - Limit local discretion in establishing minimum and maximum unit size requirements
 - Mandate a 60 day review period for ADU applications through a non-discretionary process
- SB 13
 - Prohibit owner-occupancy requirements for 5 years
 - Reduce impact fees applicable to ADUs
 - Provide a program for homeowners to delay compliance with certain building code requirements that do not relate to health and safety
- AB 670
 - Prohibits Homeowner's Associations (HOAs) from barring ADUs

These bills, as well as other significant legislation relating to ADUs creates a development environment that is likely to increase the number of ADUs developed within Coronado over the 2021-2029 planning period. Coronado, with a large proportion of single-family residential properties (many on larger lots), is well-oriented for the development of ADUs. As detailed in the **Section 8: Housing Plan**, the City will implement **Program H-1.A: Accessory Dwelling Units (ADUs)** to encourage development of 195 ADUs at very low, low, moderate, and above moderate income levels during the 6th Cycle Planning Period. Specific action to be taken by the City include:

- Adding a dedicated webpage to the City's housing website that identifies the incentives for ADUs, including affordable ADUs;
- Making print materials available at the Community Development Department Counter;
- Waiving parking requirements for ADUs with an extremely low or very low affordability covenant;
- Expanding/extending fee waivers for ADUs with a low or moderate affordability covenant beyond State law; and
- Annually monitoring ADU permit approvals and adjusting policies to bolster efforts as needed.

The City anticipates a total of 195 ADUs to be developed during the 6th Cycle Planning Period.

Accessory Dwelling Unit Capacity Calculations

Taking 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

Although SANDAG has not conducted the same analysis, the City utilized similar institutional and local anecdotal evidence in conjunction with guidance provided by State HCD, to project that 60% of the 195 projected ADUs will be available at lower income leasing rates. This equates to 117 ADUs.

5. Carriage Houses

One of the City's proposed methods for meeting the City's RHNA at all income levels is through the conversion of existing Carriage Houses. Carriage Houses are small apartments above a detached garage. Carriage Houses are very similar to ADUs with the exception that they do not feature kitchen facilities. In order to meet the US Census definition of a residential unit, units must feature a kitchen facilities. The expense to add kitchen facilities in an existing space is more cost effective than building a residential unit.

The City conducted a study of existing Carriage Houses in November 2020. A total of 117 Carriage Houses were noted at this time. The City confirmed that an additional 3 Carriage Houses have been built since Nov. 2020, with another 9 currently going through the permitting process or under construction. This brings the total number of Carriage Houses within the City to 129. The City anticipates 80% of the existing Carriage Houses will convert, equating to 103 units. The City estimates (pursuant to guidance from State HCD), that 70% of the 103 units, equating to 72 units, will be available at lower income levels with the implementation of **Program H-4.A. Carriage House Program**. The specific actions to implement this program include:

- Waiving fees to help incentivize the addition of a kitchen to the existing carriage houses with a low or moderate income covenant;
- Eliminating parking requirement for conversion with a very low or low income covenant;
- Encouraging the use of public transportation; and
- Annually monitoring conversions against goals and adjusting policies to bolster efforts as needed.

The City anticipates a total of 103 Carriage Houses to be converted during the 6th Cycle Planning Period.

6. Summary of Sites Selection

Sites identified to meet the City's future housing needs were selected based on size, location, feasibility for redevelopment and in consideration of state legislation. Analysis to identify realistic opportunity for redevelopment was conducted for all non-vacant parcels identified in this Housing Element (outline in Section 7). This propensity analysis considered the following:

- Existence of developable areas on the parcel including surface parking lots and landscaped areas
- Ownership of the parcel
- Signs of underdevelopment including existing improvement disrepair and existing/potential density misalignment
- Environmental constraints
- Neighborhood history of redevelopment

Adequacy of Sites for RHNA

The City has adequate capacity to accommodate its determined need of 912 units for the 6th Cycle Planning Period. **Table 4-3** below summarizes the development potential of the City.

Table 4-3: Summary of Sites Capacity							
Current Zoning	Site Count	Max. Density (du/ac)	Proposed Rezone Density ¹	Realistic Capacity (Net Units)	Units		
					Lower	Moderate	Above Moderate
Opportunity Sites	10			827	489	158	180
R-3 (Multiple Family Residential)	1	28	40	19	19	0	0
R-4 (Multiple Family Residential)	2	40	N/A	48	50	0	(2)
C (Commercial within OACSP)	3	N/A	40	80	21	0	59
RPCD (Residential - Planned Community Development)	2	N/A	40	205	27	55	123
CU (Civic Use)	1	N/A	40	101	67	34	0
Federal Government Owned (US Navy)	1	N/A	40	374	305	69	0
Pipeline Sites	100			146	0	0	146
R-1A (Single Family Residential)	13	8	N/A	14	0	0	14
R-1A(BF) (Single Family Residential)	3	6	N/A	3	0	0	3
R-1A(CC-1) (Single Family Residential)	30	6	N/A	33	0	0	33
R-1A(CC-2) (Single Family Residential)	4	6.5	N/A	4	0	0	4
R-1A(CC-3) (Single Family Residential)	2	7	N/A	2	0	0	2
R-1A(E) (Single Family Residential)	10	8	N/A	11	0	0	11
R-1B (Single Family Residential)	15	12	N/A	19	0	0	19
R-3 (Multiple Family Residential)	14	28	N/A	38	0	0	38
R-3/P (Multiple Family Residential)	1	28	N/A	1	0	0	1
R-4 (Multiple Family Residential)	6	40	N/A	18	0	0	18
Custom Homes	1	N/A	N/A	1	0	0	1
Village Residences	1	N/A	N/A	2	0	0	2
Accessory Dwelling Unit Potential				195	117	25	53
Carriage House Conversion Program				103	72	0	31

¹All Opportunity Sites are zoned at or rezoned to R-4 (40 du/ac) with some planned for mixed-use.

B. 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. As discussed in Program **H-2.B: Local Funding for Affordable Housing**, the City will revise the amount collected for in-lieu fees, with the purpose of increasing the overall fee beyond the current fee of \$7,000.

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.

C. 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.

D. 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

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.

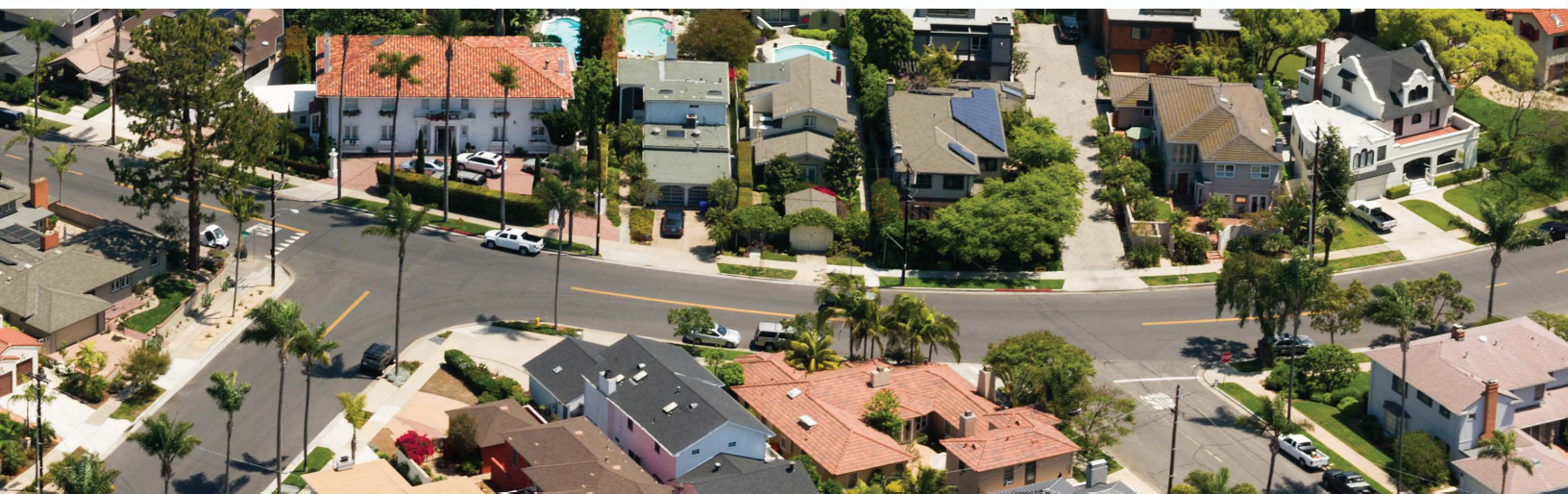
Cumulative Impacts

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.

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Section 5: Review of Past Performance



Section 5: Review of Past Performance

The following chart is a review of the City of Coronado's housing project and program performance in the 2013-2021 Planning Period. It is an evaluation of the 5th Cycle's Policy Program and considers the City's progress towards completing all programs outlined within the 5th Cycle Housing Element.

Program	Program Objective	Program Action and Accomplishments	Program Status for Sixth Cycle
Goal 1: To provide a broad range of housing opportunities to increase the housing options available to individuals.			
Program 1: Land Use Policy and Development Capacity	<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>	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.	Ongoing. Modified for the 6 th Cycle, the City is required to accommodate the RHNA allocation on residentially zoned land for the 6 th cycle. The City will modify the program as necessary; present land use designations have not been changed.
Program 2: Inclusionary Housing Program	<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>	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	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 th Cycle. The City continues to collect inclusionary fees for applicable projects.

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.	
Program 3: Affordable Housing Development	<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>	Ongoing. The program was ongoing through the 5 th Cycle and will continue to the 6 th 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.
Program 4: Navy Land Projects	<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>	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.	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 th Cycle.

Program	Program Objective	Program Action and Accomplishments	Program Status for Sixth Cycle
Goal 2: To provide a broad range of affordable housing opportunities that serve the needs of people who work and live in the community.			
Program 5: Housing Choice Vouchers	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: https://www.coronado.ca.us/government/open_government/affordable_housing.</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 th Cycle.
Program 6: Mortgage Credit Certificate (MCC)	<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: https://www.coronado.ca.us/cms/one.aspx?portalId=746090&pageId=1606120.</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
Goal 3: To provide equal housing opportunities, accessible to all segments of society.			
Program 7: Down payment and Closing Costs Assistance Program (DCCA)	<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: https://www.coronado.ca.us/government/open_government/affordable_housing </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
Program 8: Home Repair Program	<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. https://www.coronado.ca.us/government/open_government/affordable_housing</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 6th Cycle.</p>
Program 9: Fair Housing Assistance	<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. 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 6th 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.	
Goal 4: To encourage the conservation and maintenance of its housing stock, neighborhoods, and history.			
Program 10: Senior Housing & Assisted Living Units	<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 & Assisted Living Units were proposed in Coronado.</p>	<p>Ongoing. The Program was ongoing for the 5th cycle and will be continued to the 6th 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>
Program 11: Accessible Housing Design	<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 5th Cycle and will continue to the 6th 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: https://www.coronado.ca.us/government/departments_divisions/community_development/planning_and_zoning </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
Program 12: New Funding Mechanism to Administer City's Affordable Housing Resources	<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"> - 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. - 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 	<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, 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 6th 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 6th 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
	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.	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.	
Program 13: Long Range Program to Administer the City's Affordable Housing Units	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>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: https://www.coronado.ca.us/government/open_government/affordable_housing.</p>	Ongoing. The program was ongoing for the 5 th 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 th Cycle to ensure residents are well informed of all housing opportunities.

Program	Program Objective	Program Action and Accomplishments	Program Status for Sixth Cycle
Program 14: Alley Unit Rehabilitation and Retention	Preserve an average of one alley unit per year, additional units as opportunities arise.	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.	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 th Cycle as the City recognizes the importance of and continues to encourage retention of existing housing units.
Goal 5: To minimize governmental constraints to the development, improvement, and maintenance of housing, particularly affordable housing, or housing accessible to persons with disabilities.			
Program 15: Historic Preservation	<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>	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	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.

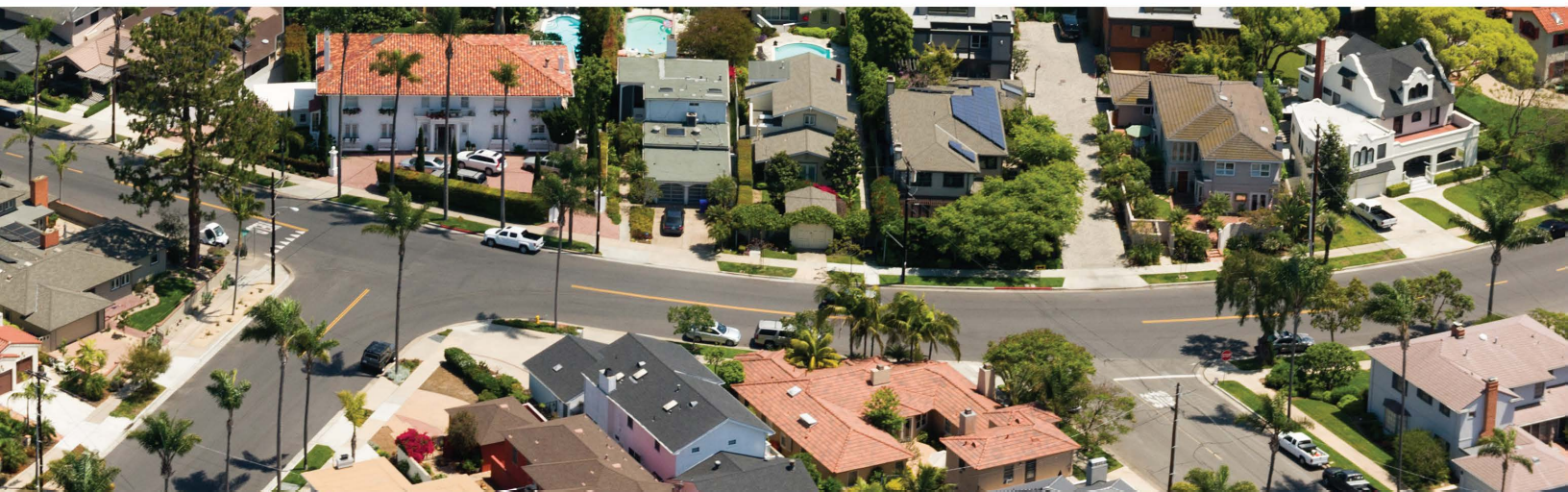
Program	Program Objective	Program Action and Accomplishments	Program Status for Sixth Cycle
	"Coronado Currents" newsletter on a regular basis.	reuse of historic structures. Preservation of historic apartment complexes will be encouraged by permitting their conversion to condominiums. Information regarding historic preservation is available to the public on the City's webpage: https://www.coronado.ca.us/government/departments_divisions/community_development/historic_preservation .	
Program 16: Code Compliance	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.	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.	Ongoing. The City maintains an active code compliance program.
Program 17: Zoning Ordinance Amendments for Special Needs Housing	City will amend regulations to be consistent with new State Law.	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.	Completed. The program will not be required for continuation in the 6 th Cycle as the City updated its zoning code as a part of the Housing Element certified April 2013.
Program 17.A: Residential Care Facilities	Amend Orange Avenue Corridor Specific Plan (OACSP) to allow large care facilities with Major SUP in R-4 Zone.	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.	Completed February 18, 2014. The Program will not be required in the 6 th 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
Program 17.B: Supportive Housing	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 th Cycle as the City has updated the Zoning Ordinance and the Orange Avenue Corridor Specific Plan for compliance with the Housing Element.
Program 17.C: Transitional Housing	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 th Cycle as the City has updated the Zoning Ordinance for compliance with the Housing Element.
Program 17.D: Single Room Occupancy Housing (SRO's)	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 th Cycle as the City has updated the Zoning Ordinance for compliance with the Housing Element.
Program 17.E: Emergency Shelters	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 th 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
18. Streamlined Process	<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: https://www.coronado.ca.us/government/departments_divisions/community_development/planning_and_zoning.</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>



Section 6: At Risk Affordable Housing



Section 6: At Risk Affordable Housing

Pursuant to California Government Code, Section 65583(a)(9), an analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the 6th Cycle Housing Element Planning Period due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use must be identified in the Housing Element.

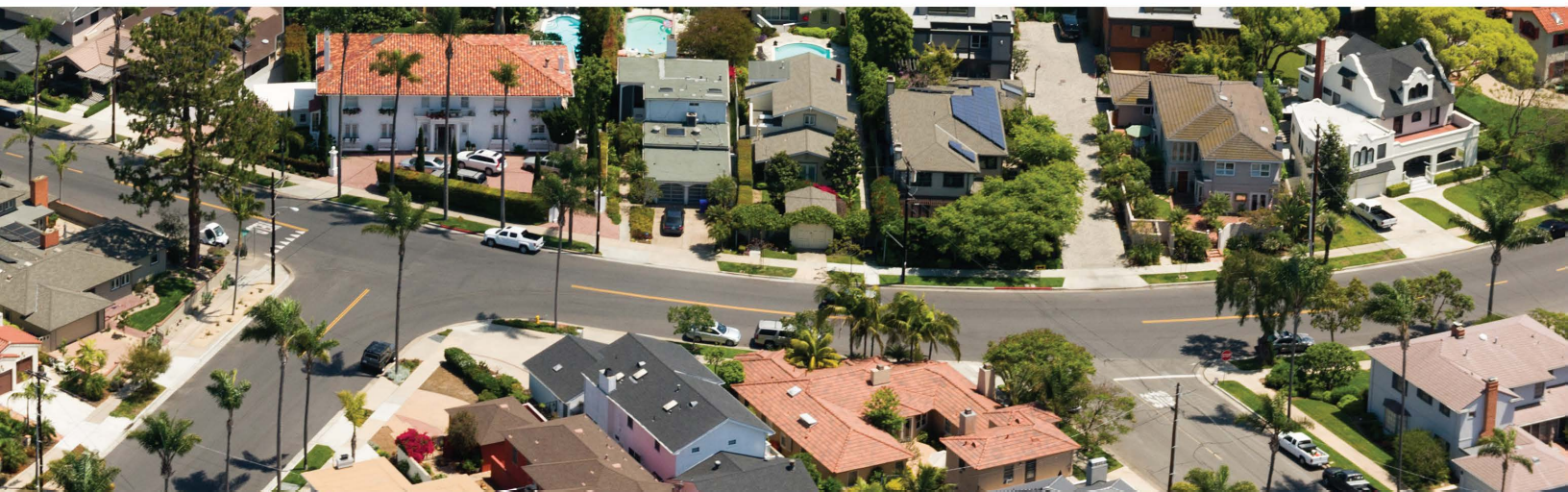
Affordable covenants help to ensure that certain housing units remain affordable for an extended period of time. Covenants help balance the housing market in a community and provide lasting affordable options to low and very low-income households. The City of Coronado has multiple housing projects which include units with affordability covenants. There are currently 55 affordable units within Coronado that are at-risk of converting to market-rate within the planning period (2021-2029).

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.

Table 6-1: Affordable Units At Risk 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
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
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



Section 7: Adequate Sites Inventory Analysis and Methodology



Section 7. Adequate Sites Inventory Analysis and Methodology

California Government Code, Section 65583(a)(3), requires the Housing Element to identify sites suitable for the development of all housing types, with the capacity to satisfy the City of Coronado (City or Coronado) housing needs for the current 2021–2029 6th Cycle Housing Element period. The Sites Inventory is an assessment of the City's capacity for new housing development, which must demonstrate that the Regional Housing Needs Assessment (RHNA) target of 912 housing units, including 481 lower-income (extremely low-, very low-, and low-income) affordable units, can reasonably be achieved under the City's current land use plans and zoning regulations, or with planned amendments thereto.

The Sites Inventory prepared for the 2021–2029 planning period demonstrates a capacity for at least 1,273 housing units, including 678 housing units on sites adequate for lower-income housing. Pursuant to California Government Code, Section 65583.1, this capacity includes a credit of 361 units (including 197 lower-income units) toward the RHNA consisting of 146 units from entitled or proposed projects (0 lower-income units) and 298 units from accessory dwelling unit (ADU) and carriage house conversion potential (189 lower-income units).

The Sites Inventory was prepared for the purposes of satisfying State (State or California) requirements (as detailed later in this section) and is a planning estimate based on a number of factors including property owner interest. However, the Sites Inventory does not approve any project or guarantee what will be built on the site. Actual housing development is implemented by the development community and will be largely dependent on market factors that are outside of the City's control. Housing developers, market trends, and availability of funding are among the constraints that will dictate if and when housing units will be constructed.

Regarding the development of affordable housing, which requires public subsidies in order to be financially feasible, pursuant to *California Government Code, Section 65583(b)(2)*, *State law recognizes that housing needs may (and do) exceed available resources*. Acknowledgment of funding limitations is extremely important—cities and counties are required to prepare Housing Elements every 8 years to identify needs and actions to provide for housing at all income levels and for all populations despite a severe shortage in local, State, and federal funding that makes many of the actions needed and planned financially infeasible. It is important to recognize that State law requires cities to plan for housing, but almost all housing is developed by the private sector.

The capacity documented in this section is achieved through various methods in accordance with State law, including the following:

- Developable sites pursuant to California Government Code, Section 65583.2(a), were identified. These included sites with zoning that currently allow residential uses. Vacant land was prioritized in the identification of sites but is insufficient to accommodate the City's RHNA as the majority of land in the City is largely developed.
- Non-vacant sites that have a high likelihood of being redeveloped for residential uses during the 6th Cycle Housing Element planning period were identified.
- Sites to accommodate low and very low-income housing were identified and a residential development capacity analysis for all sites pursuant to California Government Code, Section 65583.2(c), was performed.
- Alternative means of meeting the RHNA, as allowed by State law, were considered to meet the RHNA, including potential for ADUs and carriage house conversion.

A complete analysis of the Sites Inventory follows. The Sites Inventory is included as **Table 7-16. Sites Inventory** and satisfies State requirements to identify units by parcel. This identification is for the purposes of the Housing Element. Parcels may be modified, further subdivided, or otherwise amended in the future.

A. Summary of Sites Capacity

Table 7-1, Summary of Sites Capacity, includes a summary of the detailed inventory of vacant and underutilized parcels in the City's **Sites Inventory, Table 7-16**. Each identified site is adjacent to developed land and/or is the subject of a proposed housing development. Based on the review of the documentation outlined later in this section, each site has sufficient utility supply available and is accessible to support housing development.

Table 7-1: Summary of Sites Capacity

Current Zoning	Site Count	Max. Density (du/ac)	Proposed Rezone Density ¹	Realistic Capacity (Net Units)	Units		
					Lower	Moderate	Above Moderate
Opportunity Sites	10			827	489	158	180
R-3 (Multiple Family Residential)	1	28	40	19	19	0	0
R-4 (Multiple Family Residential)	2	40	N/A	48	50	0	(2)
C (Commercial within OACSP)	3	N/A	40	80	21	0	59
RPCD (Residential - Planned Community Development)	2	N/A	40	205	27	55	123
CU (Civic Use)	1	N/A	40	101	67	34	0
Federal Government Owned (US Navy)	1	N/A	40	374	305	69	0
Pipeline Sites	100			146	0	0	146
R-1A (Single Family Residential)	13	8	N/A	14	0	0	14
R-1A(BF) (Single Family Residential)	3	6	N/A	3	0	0	3
R-1A(CC-1) (Single Family Residential)	30	6	N/A	33	0	0	33
R-1A(CC-2) (Single Family Residential)	4	6.5	N/A	4	0	0	4
R-1A(CC-3) (Single Family Residential)	2	7	N/A	2	0	0	2
R-1A(E) (Single Family Residential)	10	8	N/A	11	0	0	11
R-1B (Single Family Residential)	15	12	N/A	19	0	0	19
R-3 (Multiple Family Residential)	14	28	N/A	38	0	0	38
R-3/P (Multiple Family Residential)	1	28	N/A	1	0	0	1
R-4 (Multiple Family Residential)	6	40	N/A	18	0	0	18
Custom Homes	1	N/A	N/A	1	0	0	1
Village Residences	1	N/A	N/A	2	0	0	2
Accessory Dwelling Unit Potential				195	117	25	53
Carriage House Conversion Program				103	72	0	31

¹All Opportunity Sites are zoned at or rezoned to R-4 (40 du/ac) with some planned for mixed-use.

B. Capacity Determination

Table 7-2, **Capacity Determination**, summarizes the City's determination that there is sufficient capacity to accommodate the City's RHNA by income and categorizes credits and sites by zoning, representing land suitable and available for residential development, as defined in California Government Code, Sections 65583.1 and 65583.2(a). A description of the methodology used to determine the capacity of sites is presented later in this section.

Table 7-2. Capacity Determination

	Units by Income Level			
	Lower	Mod.	Above Mod.	Total
RHNA	481	159	272	912
15% Buffer¹	72	24	41	137
	553	183	313	1,049
Alternative Methods to Meet the RHNA (Credits)				
Entitled or Proposed Projects (Pipeline)	0	0	146	146
Accessory Dwelling Unit Potential	117	25	53	195
Carriage House Conversion Program	72	0	31	103
Navy Housing	305	69	0	374
Subtotal	494	94	230	818
Net RHNA with 15% Buffer (after credits are applied)	59	89	83	231
Opportunity Sites ²	184	89	180	453
Total	(125)	(0)	(97)	(222)

¹HCD recommends a 15% buffer for lower-income (very low and low) sites to protect the City from the No Net Loss provision. The City Included a buffer for the moderate- and above moderate-income levels for the same reason. The City calculated its buffer as a percentage of the gross RHNA.

²Not including the Navy Housing Units

C. Identification of Developable Sites

1. Legal Requirements and State Housing Policies

State law requires that the Housing Element of the General Plan include an inventory of land suitable and available for residential development to meet the locality's share of the regional housing need by income level and demonstrate sufficient zoned housing capacity to meet each Housing Element Cycle's RHNA target. The City determines its housing capacity through a review of planned development and vacant and non-vacant developable land throughout the City that may reasonably develop within the Housing Element planning period. This approach (as recommended by HCD) is utilized because many factors will affect housing development, including feasibility, trends, and developer and property owner choices within the City. Additionally, mandating housing development on private property or property owned by other government agencies is not within the City's authority or powers.

Per California Government Code, Section 65583.2(a), the City worked to identify vacant sites zoned for residential use and vacant sites zoned for mixed-use, including residential. The California Department of Housing and Community Development (HCD) Housing Element Site Inventory Guidebook (2020) was also consulted in the selection of sites.

The City is a highly developed, small island with a large Naval base that covers approximately 67% of the land area. As a result, vacant sites do not currently exist. Therefore, the City worked to identify the following types of sites as land suitable for residential development to meet the RHNA:

- City or publicly owned sites with housing development potential.
- Property owned by religious institutions with an interest in developing housing.
- Privately owned sites with indicated owner or developer interest in developing housing.
- Underutilized residential and mixed-use zoned sites that are capable of development at a higher residential density than the current density (nonvacant sites, including underutilized sites).
- Federally owned sites with plans for developing on-site housing for its employees.

Alternative methods to meet the RHNA were also used including Program H-1.A: Accessory Dwelling Units (ADUs) and Program H-4.A: Carriage House Program as identified in Section 8: Housing Plan.

2. Data Sources

To prepare the Sites Inventory, the City utilized multiple data sources, including the City's Geographic Information System (GIS) data (which incorporates data from the City's General Plan, zoning, and land use designations), and the County of San Diego (County or San Diego) assessment roll. The process of evaluating potential sites involved applying specified criteria to identify sites where planned/zoned residential capacity can be realistically achieved.

3. Housing Units Approved/Entitled/Under Construction

As of April 5, 2023, the City has identified 146 pending or entitled housing units that will be constructed during the 6th cycle planning period. The City will credit these units toward its RHNA requirement pursuant to California Government Code, Section 65583.1. Some of these developments have been approved to begin construction or are currently undergoing construction while others have been proposed and are under review. The City expects that all can be built within the 6th Cycle planning period based on their current status and the timing of approval and construction for recently built developments. **Table 7-3, Entitled and Pending Development Applications**, summarizes the pending and entitled units, including the status and the estimated completion for each project. A description of each zoning designation shown in this table can be found in **Section 3: Housing Constraints**. The improvement-to-land value ratio helps give a snapshot of the current utilization status of the site. Improvement to land value ratios under 1.00 indicate that a site is either underutilized as the land is more valuable than the improvements built on it or that the structure has not been improved in many years as renovations or improvement trigger reassessments of assessed value by the county assessor's office.

As shown in **Table 7-3**, the pending or entitled developments only include above moderate units totaling 146 based on the developers' applications. These developments make up Sites 11-110 on the full sites inventory.

Table 7-3. Entitled and Pending Development Applications

Site No.	APN	Address	Status	Area (ac)	Zoning	Permitted Density (du/ac)	Units				I:LV
							Lower	Mod.	Above Mod.	Total	
11	5360200400	311 1ST ST	FINALED	0.20	R-1A(BF)	6	0	0	1	1	0.23
12	5360200700	409 1ST ST	ISSUED	0.19	R-1A(BF)	6	0	0	1	1	0.09
13	5360402500	715 1ST ST	FINALED	0.16	R-1A(BF)	6	0	0	1	1	0.10
14	5360630900	150 PALM AVE	FINALED	0.11	R-1B	12	0	0	1	1	0.99
15	5360710300	512 1ST ST	FINALED	0.09	R-1A(E)	8	0	0	1	1	0.35
16	5360813300	121 G AVE	FINALED	0.17	R-1A	8	0	0	1	1	0.18
17	5361311000	200 H AVE	APPLIED	0.16	R-1B	12	0	0	1	1	0.91
18	5361320300	213 H AVE	FINALED	0.13	R-1B	12	0	0	2	2	0.43
19	5361621700	250 B AVE	ISSUED	0.15	R-3	28	0	0	2	2	0.73
20	5361910600	345 ALAMEDA BLVD	FINALED	0.16	R-1B	12	0	0	1	1	0.38
21	5362321400	1221 4TH ST	APPLIED	0.07	R-1B	12	0	0	2	2	0.23
22	5362321600	360 B AVE	FINALED	0.12	R-1B	12	0	0	1	1	1.16
23	5362410500	321 B AVE	APPLIED	0.13	R-1B	12	0	0	1	1	0.14
24	5362421400	365 GLORIETTA PL	ISSUED	0.15	R-1B	12	0	0	1	1	0.07
25	5362522700	354 GLORIETTA BLVD	ISSUED	0.08	R-1A	8	0	0	1	1	0.10
26	5362525700	1519 4TH ST	FINALED	0.13	R-1B	12	0	0	3	3	0.09
27	5362600500	470 COUNTRY CLUB LN	ISSUED	0.29	R-1A(CC-1)	6	0	0	1	1	2.12
28	5362601900	461 COUNTRY CLUB LN	ISSUED	0.25	R-1A(CC-1)	6	0	0	1	1	0.09
29	5362602100	441 COUNTRY CLUB LN	APPLIED	0.19	R-1A(CC-1)	6	0	0	1	1	0.07
30	5362602200	431 COUNTRY CLUB LN	ISSUED	0.19	R-1A(CC-1)	6	0	0	1	1	0.11
31	5362602800	476 ALAMEDA BLVD	APPLIED	0.23	R-1A(CC-1)	6	0	0	1	1	0.09
32	5363021500	478 ORANGE AVE	ISSUED	0.12	R-4	40	0	0	2	2	0.07
33	5363021800	456 ORANGE AVE	ISSUED	0.08	R-4	40	0	0	1	1	0.14
34	5363023801, 5363023802, 5363023803, 5363023804, 5363023805	434 ORANGE AVE	FINALED	0.16	R-4	40	0	0	4	4	0.38
35	5363213000	1309 5TH ST	FINALED	0.08	R-1B	12	0	0	1	1	0.45
36	5363300600	408 GLORIETTA BLVD	APPLIED	0.16	R-1A	8	0	0	1	1	0.10
37	5363301600	430 GLORIETTA BLVD	FINALED	0.16	R-1A(CC-1)	6	0	0	1	1	0.33
38	5363411400	520 J AVE	FINALED	0.15	R-1A	8	0	0	1	1	0.45
39	5363422400	524 I AVE	ISSUED	0.15	R-1A(E)	8	0	0	1	1	0.28
40	5363510400	517 I AVE	APPLIED	0.13	R-1A(E)	8	0	0	1	1	0.07
41	5363520400	521 H AVE	ISSUED	0.17	R-1B	12	0	0	1	1	0.87
42	5363521701, 5363521702, 5363521703, 5363521704	556 G AVE	FINALED	0.16	R-3	28	0	0	4	4	0.00
43	5363522801, 5363522802, 5363522803, 5363522804	546 G AVE	FINALED	0.16	R-3	28	0	0	4	4	0.00
44	5363810200	505 ORANGE AVE	APPLIED	0.05	R-4	40	0	0	1	1	0.24
45	5363810900	543 ORANGE AVE Units 1-5	ISSUED	0.17	R-4	40	0	0	5	5	0.04
46	5363811000	549-555 ORANGE AVE Units 6-10	ISSUED	0.16	R-4	40	0	0	5	5	0.07
47	5364210200	203 6TH ST	FINALED	0.13	R-1A(CC-1)	6	0	0	0	0	0.12
48	5364240200	620 COUNTRY CLUB LN	FINALED	0.25	R-1A(CC-1)	6	0	0	2	2	9.00
49	5364410900	649 I AVE	ISSUED	0.14	R-1B	12	0	0	1	1	0.21
50	5364824600	633 Adella Ln	FINALED	0.10	R-1B	12	0	0	1	1	0.68
51	5364903900	1601 MIGUEL AVE	FINALED	0.24	R-1A	8	0	0	2	2	0.42
52	5364904300	1617 MIGUEL AVE	ISSUED	0.17	R-1A(CC-1)	6	0	0	1	1	0.11
53	5365001200	657 MARGARITA AVE	APPLIED	0.13	R-1A(CC-1)	6	0	0	2	2	0.23
54	5365003100	632 GLORIETTA BLVD	ISSUED	0.12	R-1A(CC-1)	6	0	0	1	1	0.21
55	5365003200	636 GLORIETTA BLVD	FINALED	0.11	R-1A(CC-1)	6	0	0	1	1	3.39

Site No.	APN	Address	Status	Area (ac)	Zoning	Permitted Density (du/ac)	Units				I:LV
							Lower	Mod.	Above Mod.	Total	
56	5370230300	711 BALBOA AVE	ISSUED	0.18	R-1A(CC-1)	6	0	0	1	1	3.17
57	5370310300	820 CORONADO AVE	FINALED	0.17	R-1A(CC-1)	6	0	0	1	1	0.22
58	5370320800	860 BALBOA AVE	FINALED	0.18	R-1A(CC-1)	6	0	0	1	1	0.23
59	5370321300	810 BALBOA AVE	ISSUED	0.16	R-1A(CC-1)	6	0	0	1	1	1.43
60	5370331000	840 CABRILLO AVE	ISSUED	0.18	R-1A(CC-1)	6	0	0	1	1	0.06
61	5370510300	727 ALAMEDA BLVD	ISSUED	0.21	R-1A	8	0	0	1	1	1.33
62	5370522100	740 I AVE	APPLIED	0.08	R-1A(E)	8	0	0	1	1	0.11
63	5370710600	741 G AVE	APPLIED	0.16	R-3	28	0	0	4	4	0.59
64	5370711800	756, 758, 760, AND 762 F AVE	ISSUED	0.16	R-3	28	0	0	3	3	0.84
65	5370720300	711 F AVE	ISSUED	0.11	R-3	28	0	0	1	1	0.11
66	5371010900	761 B AVE	FINALED	0.18	R-1A(E)	8	0	0	1	1	0.28
67	5371401900	816 SAN LUIS REY AVE	FINALED	0.12	R-1A	8	0	0	1	1	0.37
68	5371402000	820 San Luis Rey	FINALED	0.12	R-1A	8	0	0	1	1	0.31
69	5371402700	1304 GLORIETTA BLVD	FINALED	0.14	R-1A(CC-1)	6	0	0	1	1	0.25
70	5371521200	747 GUADALUPE AVE	FINALED	0.09	R-1A(CC-1)	6	0	0	1	1	0.36
71	5371710100	1152 GLORIETTA BLVD	ISSUED	0.14	R-1A(CC-1)	6	0	0	1	1	0.06
72	5372111600	820 J AVE	FINALED	0.16	R-1A(E)	8	0	0	1	1	0.18
73	5372121600	848 I AVE	FINALED	0.16	R-1A(E)	8	0	0	1	1	0.10
74	5372211800	515 9TH ST	FINALED	0.09	R-1B	12	0	0	1	1	0.33
75	5372310700	839 G AVE	APPLIED	0.11	R-3	28	0	0	3	3	0.08
76	5372310800	845 G AVE	ISSUED	0.16	R-3	28	0	0	3	3	0.26
77	5372330900	876 E AVE	FINALED	0.16	R-3	28	0	0	3	3	0.75
78	5372412301, 5372412302	846 D AVE	FINALED	0.07	R-3	28	0	0	2	2	0.56
79	5372513100	1115 9TH ST	FINALED	0.19	R-3/P	28	0	0	1	1	0.00
80	5372710200	900 CORONADO AVE	ISSUED	0.17	R-1A(CC-1)	6	0	0	1	1	0.00
81	5372721500	910 BALBOA AVE	APPLIED	0.17	R-1A(CC-1)	6	0	0	2	2	0.00
82	5372810100	130 ACACIA WAY	FINALED	0.19	R-1A(CC-1)	6	0	0	1	1	0.17
83	5372811000	151 CAROB WAY	ISSUED	0.17	R-1A(CC-1)	6	0	0	1	1	0.16
84	5372910600	910 COUNTRY CLUB LN	FINALED	0.26	R-1A(CC-1)	6	0	0	1	1	0.79
85	5372911100	960 COUNTRY CLUB LN	ISSUED	0.24	R-1A(CC-2)	6.5	0	0	1	1	0.18
86	5372920100	841 COUNTRY CLUB LN	FINALED	0.25	R-1A(CC-1)	6	0	0	1	1	0.60
87	5372920500	910 ALAMEDA BLVD	APPLIED	0.35	R-1A(CC-1)	6	0	0	1	1	0.06
88	5373110900	945 I AVE	FINALED	0.20	R-1A(E)	8	0	0	1	1	0.43
89	5373111300	503 10TH ST	FINALED	0.11	R-1A(E)	8	0	0	1	1	0.42
90	5373210800	953 G AVE	ISSUED	0.12	R-1B	12	0	0	1	1	0.13
91	5373213701, 5373214000, 5373213801, 5373213802	956, 958, 960, 962 F AVE	FINALED	0.09	R-3	28	0	0	4	4	0.25
92	5373220801	941 & 943 F AVE	FINALED	0.08	R-3	28	0	0	1	1	0.00
93	5373311700	924 D AVE	ISSUED	0.12	R-3	28	0	0	2	2	0.02
94	5373322701, 5373322702	949 D AVE	FINALED	0.11	R-3	28	0	0	2	2	0.43
95	5373510200	1310 9TH ST	APPLIED	0.07	R-1A(E)	8	0	0	2	2	0.36
96	5373700600	1414 GLORIETTA BLVD	APPLIED	0.12	R-1A	8	0	0	1	1	0.07
97	5373810200	1020 CORONADO AVE	ISSUED	0.18	R-1A(CC-1)	6	0	0	1	1	0.09
98	5373810600	1060 CORONADO AVE	FINALED	0.21	R-1A(CC-1)	6	0	0	2	2	0.50
99	5373820800	110 ACACIA WAY	APPLIED	0.19	R-1A(CC-1)	6	0	0	1	1	0.06
100	5373920900	161 ALDER ST	FINALED	0.15	R-1A(CC-2)	6.5	0	0	1	1	0.19
101	5374040500	1030 PINE ST	FINALED	0.14	R-1A(CC-3)	7	0	0	1	1	0.40
102	5374120200	1021 OLIVE AVE	FINALED	0.14	R-1A	8	0	0	1	1	0.36
103	5374700400	1521 YNEZ PL	ISSUED	0.24	R-1A	8	0	0	1	1	0.00
104	5374810800	1110 PINE ST	FINALED	0.17	R-1A(CC-3)	7	0	0	1	1	0.35
105	5374900300	521 MARINA AVE	FINALED	0.20	R-1A(CC-2)	6.5	0	0	1	1	0.28
106	5374900400	531 MARINA AVE	APPLIED	0.19	R-1A(CC-2)	6.5	0	0	1	1	0.09
107	5375000600	550 MARINA AVE	FINALED	0.20	R-1A	8	0	0	1	1	0.45
108	5375520700	1118 LOMA AVE	APPLIED	0.09	R-1A	8	0	0	1	1	0.67
109	6150818300	3 THE POINT	FINALED	0.31	Custom Homes	1/4,000 square feet, max 1 per parcel	0	0	1	1	0.55
110	6150941600	36 BAHAMA BND	ISSUED	0.10	Village Residences	1/3,600 square feet, max 1 per parcel	0	0	2	2	0.40
TOTAL							0	0	146	146	

Affordable Housing Units Approved/Entitled/Under Construction/Completed

As mentioned previously, there are no affordable housing units (at very low, low, or moderate income levels) approved, entitled, under construction, or completed as of October 6, 2023, in the City's pipeline. The City wishes to encourage affordable housing in part through two programs designed to provide financial and other incentives to property owners that create accessory dwelling units (ADUs) and add kitchen facilities to existing carriage house units to meet the Census definition of a unit. More specifically, **Program H-1.A. Accessory Dwelling Units (ADUs)** and **Program H-4.A. Carriage House Program** detailed in **Section 8: Housing Plan** provides for 195 ADUs and 103 Carriage House conversions, respectively.

Under **Program H-1.A. Accessory Dwelling Units (ADUs)**, pursuant to California Government Code, Section 65583.1 and coordination with HCD, the City will credit a total of 195 units, 60% of which are anticipated to be affordable at lower income levels (low and very low), during the 6th Cycle period toward its RHNA requirement through the potential development of accessory dwelling units utilizing **Program H-1.A. Accessory Dwelling Units (ADUs)**.

The City proposes **Program H-4.A. Carriage House Program** to provide incentives to add kitchen facilities to at least 80% of the existing permitted carriage houses, or a total of 103 units (essentially converting these units to ADUs that meet the US Census definition of a residential unit), during the 6th cycle. The City estimates (pursuant to guidance from HCD), that 70% of the 103 units will be available at lower income levels with the implementation of **Program H-4.A. Carriage House Program**.

Approval of Housing Units Approved/Entitled/Under Construction

In the City of Coronado, it is highly unlikely for a residential or mixed-use development to not move forward after receiving planning entitlements. During the 5th cycle planning period, the overwhelming majority of projects involving residential development were completed or are currently under construction. In the very few cases where projects did not move forward, the City was informed by the developer of the decision not to build was based on changing market conditions (such as interest rate increases or increases in materials/labor costs). These are all factors unrelated to the City's regulations, housing programs, or development review process, and as such are factors outside of the control of the City.

Coronado is a substantially developed city with little, if any, vacant land available for development. Therefore, new residential developments that occur on infill sites tend to be smaller in size than large greenfield developments and are constructed in a single phase.

4. Accessory Dwelling Units

Pursuant to California Government Code, Section 65583.1, and coordination with HCD, the City will credit a total of 195 units during the 6th Cycle period toward its RHNA requirement through the potential development of accessory dwelling units utilizing **Program H-1.A. Accessory Dwelling Units (ADUs)** found in **Section 8: Housing Plan**. The City saw a notable increase in the production of ADUs following the enactment of new State laws passed in an effort to spur the development of such units. In 2018, the City reported a total of just 4 ADUs permitted. However, between 2019 and 2022, the City reported an average of nearly 16 ADUs permitted *each year* which is an increase of nearly 400%. The ADUs were reported in Table B of the Annual Progress Reports (APRs). **Table 7-4. ADU Permits Issued, Past 5 Years**, details the numbers of ADUs that the City permitted during the last 5 years.

Table 7-4. ADU Permits Issued, Past 5 Years

Year	Lower	Mod.	Above Mod.	Total
2018	0	0	4	4
2019	0	0	17	17
2020	0	0	12	12
2021 ¹	0	0	18	18
2022	0	0	16	16
TOTAL	0	0	67	67
Annual Average	0	0	13	13

¹5th Cycle for Coronado ended after 2020 with the 6th Cycle beginning in 2021.
Source: City of Coronado, 2018-2022 Annual Progress Reports

The HCD Sites Inventory Guidebook directs that the trend in ADU construction since the passage of the aforementioned state laws can be used to estimate new production. Furthermore, resources and incentives that will encourage the development of ADUs can support a projection of further growth to the trend since that time.

In 2020, the Center for Community Innovation at the University of California at Berkeley (UC Berkeley) undertook a comprehensive, statewide survey of ADUs, resulting in a document entitled “Implementing the Backyard Revolution: Perspectives of California’s ADU Homeowners”, released on April 22, 2021. Key takeaways include:

- Just under 20% of Bay Area ADUs are made available at no cost to the tenant.
- An additional 16% are rented to friends or family, presumably at a discounted rent, though the survey did not ask.
- Market-rate ADUs tend to rent at prices affordable to low and moderate income households in most markets.
- Tenants are often family members, caregivers, or family friends.

City staff participated in a number of calls with HCD staff between July and October 2023 to discuss the City’s methodology to meet the 6th cycle RHNA. The City anticipates an increase in lower- and moderate-income ADUs resulting from **Program H-1.A. Accessory Dwelling Units (ADUs)** which incentivizes building ADUs with affordable income restrictions. Pursuant to California Government Code, Section 65583.1, and coordination with HCD, the City will credit a total of 195 units, 60% of which are anticipated to be affordable at lower income levels (low and very low), during the 6th Cycle period toward its RHNA requirement through the potential development of accessory dwelling units utilizing **Program H-1.A. Accessory Dwelling Units (ADUs)** found in **Section 8: Housing Plan**.

Table 7-5. Potential ADU Production by Income Level, shows the breakdown of the City’s projected ADU development through the 6th cycle. The affordability assumptions are based on conversations with HCD staff, the UC Berkeley survey findings, and **Program H-1 A. Accessory Dwelling Units (ADUs)**.

Table 7-5. Potential ADU Production by Income Level

Income Level	Lower	Moderate	Above Moderate	Total
Projected Total Units¹	117	25	53	195

¹Figures arrived at thorough coordination between the City and State HCD including a group call on 8/15/23.

5. Carriage House Conversion

Carriage Houses are small apartments above a detached garage. Carriage Houses are very similar to ADUs with the exception that they do not feature kitchen facilities. In order to meet the US Census definition of a residential unit,

units must feature a kitchen facilities. The expense to add kitchen facilities in an existing space is more cost effective than building a residential unit.

The City conducted a study of existing Carriage Houses in November 2020. A total of 117 Carriage Houses were noted at this time. The City confirmed that an additional 3 Carriage Houses have been built since Nov. 2020, with another 9 currently going through the permitting process or under construction. This brings the total number of Carriage Houses within the City to 129. **Table 7-6. Carriage House Conversion Methodology** illustrates the calculation of potential carriage house conversions.

Table 7-6. Carriage House Conversion Methodology

Coronado Carriage House Count	
Number as of Coronado Carriage House Study (Completed Nov. 2020)	117
Finalized since Nov. 2020	3
Permitted/Under Construction	9
Total	129
Carriage House Conversion Program	80%
Projected Carriage House Conversions	103

The City proposes **Program H-4.A. Carriage House Program** to provide incentives to add kitchen facilities to at least 80% of the existing permitted carriage houses, or a total of 103 units (essentially converting these units to ADUs that meet the US Census definition of a residential unit), during the 6th cycle. The City estimates (pursuant to guidance from HCD), that 70% of the 103 units will be available at lower income levels with the implementation of **Program H-4.A. Carriage House Program**. The specific actions to implement this program include:

- Waiving fees to help incentivize the addition of a kitchen to the existing carriage houses with a low or moderate income covenant;
- Eliminating parking requirement for conversion with a very low or low income covenant;
- Encouraging the use of public transportation; and
- Annually monitoring conversions against goals and adjusting policies to bolster efforts as needed.

Table 7-7. Potential Carriage House Conversion by Income Level shows the breakdown of the City's projected carriage house conversion to be applied to the RHNA throughout the 6th cycle.

Table 7-7. Potential Carriage House Conversion by Income Level

Income Level	Lower	Moderate	Above Moderate	Total
Projected Total Units¹	72	0	31	103

¹Figures arrived at thorough coordination between the City and State HCD including a group call on 8/15/23.

6. Site Profiles

The site profiles provide details supporting the inclusion of all proposed opportunity sites. Each profile includes information such as:

- Acreage
- Zoning
- Density allowance,
- Proposed unit mix
- Current uses
- Owner interest
- Vacancies
- Amenities
- Other information

It is important to note that during a developer stakeholder meeting in September 2023, the attendees (developers) provided very strong support for the redevelopment potential of all sites and stated that residential development on all sites is very realistic.



Source: City of Coronado, ESRI



Harris & Associates



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Miles

Opportunity Site No. 1

City of Coronado Housing Element Update - Site Profiles

Opportunity Site No. 1 – 919 C Avenue

Site Acreage: 0.62 acres

Current Zoning: R-3 (Multifamily Residential at 28 du/ac)

Proposed Zoning: R-4 equivalent (40du/ac)

Total Unit Potential: 25

Realistic Capacity Development: 19

Proposed Unit Income Mix

Lower	Moderate	Above Moderate
19	0	0

Description of Site and Factors Promoting Development:

This 0.62-acre site is currently owned by the Parish of Christ Church. The Church has expressed interest in developing affordable housing. This allows for a strong assumption of lower-income housing. The Church would also like to retain the thrift store on the site.

The site is proposed to be rezoned at R-4 or 40 du/ac equivalent. The realistic capacity analysis for the R-4 zone indicates a 75% actual density based on recently approved projects. This 75% assumption of the total density capacity projects that 19 units will be developed.

The site's strong access to amenities, municipal services, and schools makes it an excellent candidate for lower-income units. The Orange Avenue Vons grocery store, Spreckels Park, Coronado High School, and Palm Academy for Learning are within ½ mile of the site. Coronado Middle and Coronado Village Elementary schools are just outside a ½ mile but still within close proximity.



Source: City of Coronado, ESRI



Opportunity Site No. 2

City of Coronado Housing Element Update - Site Profiles

Opportunity Site No. 2 – 517 Orange Avenue

Site Acreage: 0.08 acres

Current Zoning: R-4 (Multifamily Residential at 40 du/ac)

Proposed Zoning: No zone change

Total Unit Potential: 3 (3 lower-income units are replacing 2 above moderate-income units. 1 net new unit)

Realistic Capacity Development: 3

Proposed Unit Income Mix

Lower	Moderate	Above Moderate
3	0	(2)

Description of Site and Factors Promoting Development:

This site is a duplex property that was recently purchased by the City with plans to convert to affordable housing at the lower-income levels. City ownership, along with expressed plans for the site, provides a strong basis for the proposed unit mix.

The site is 0.08 acres in size and is zoned at R-4 with a maximum density of 40 du/ac. The site is an occupied, residential duplex with above market rate units and could be redeveloped under existing zoning with three low-income units. The potential redevelopment of the site would remove 2 above moderate units from the existing housing stock. However, Table 7-2 shows a 97-unit surplus of above moderate units. The City will follow all legal requirements for relocation and replacement housing, as well as follow all legal requirements under the California Surplus Land Act. In accordance with the Surplus Land Act, the City will advertise the property to affordable housing developers for potential redevelopment.

The site also has strong access to amenities, municipal services, public transportation, and schools which makes it another great candidate for lower-income units. These amenities include Smart & Final Extra! on B Ave. (or the projected grocery development on site 5), the Orange Avenue Vons grocery store, and Spreckels Park all of which are within ½ mile from the site. Coronado High, Coronado Middle, and Coronado Village Elementary Schools are also all within ½ mile from the site.



Source: City of Coronado, ESRI



Harris & Associates



0 0.01 0.01 Miles

Opportunity Site No. 3

City of Coronado Housing Element Update - Site Profiles

Opportunity Site No. 3 – 1224 10th Street

Site Acreage: 0.55 acres

Current Zoning: C (Commercial within Orange Avenue Corridor Specific Plan (OACSP))

Proposed Zoning: R-4 equivalent (40 du/ac with mixed-use within OACSP)

Total Unit Potential: 22

Realistic Capacity Development: 11

Proposed Unit Income Mix

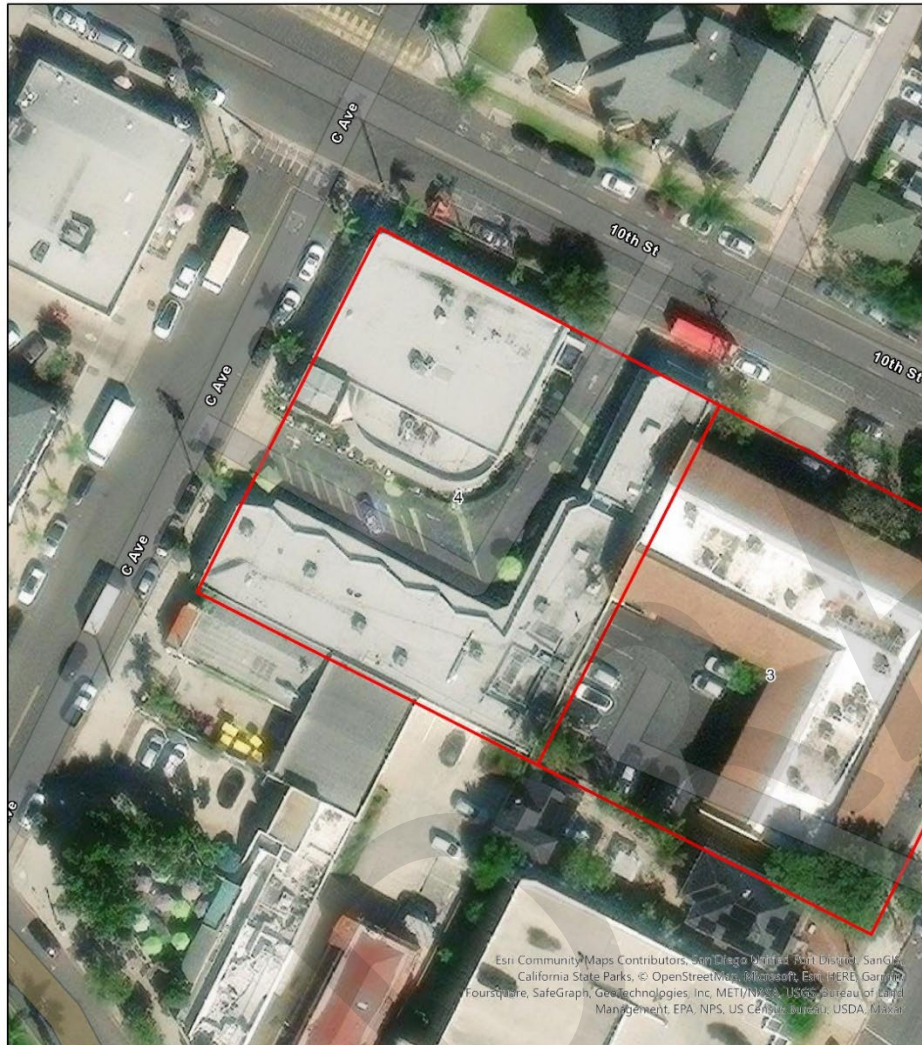
Lower	Moderate	Above Moderate
3	0	8

Description of Site and Factors Promoting Development:

This site is currently an office building at the corner of 10th Street and B Avenue. The City sees a strong possibility of mixed-use development potential with a mix of incomes.

The 0.55 acres site is proposed to be rezoned at R-4 or 40 du/ac. equivalent with an allowance for mixed-uses. A capacity of 50% is assumed

The site has great access to amenities, municipal services, and schools as well. The Orange Avenue Vons along with Rotary and Star Parks are within ½ mile. Coronado High School is also within ½ mile from the site. Coronado Village Elementary and Coronado Middle School are each just outside ½ mile but are convenient to future households at the site .



Source: City of Coronado, ESRI



Opportunity Site No. 4

City of Coronado Housing Element Update - Site Profiles

Opportunity Site No. 4 – 1001 C Avenue

Site Acreage: 0.57 acres

Current Zoning: C (Commercial within Orange Avenue Corridor Specific Plan (OACSP))

Proposed Zoning: R-4 equivalent (40 du/ac with mixed-use within OACSP)

Total Unit Potential: 22

Realistic Capacity Development: 11

Proposed Unit Income Mix

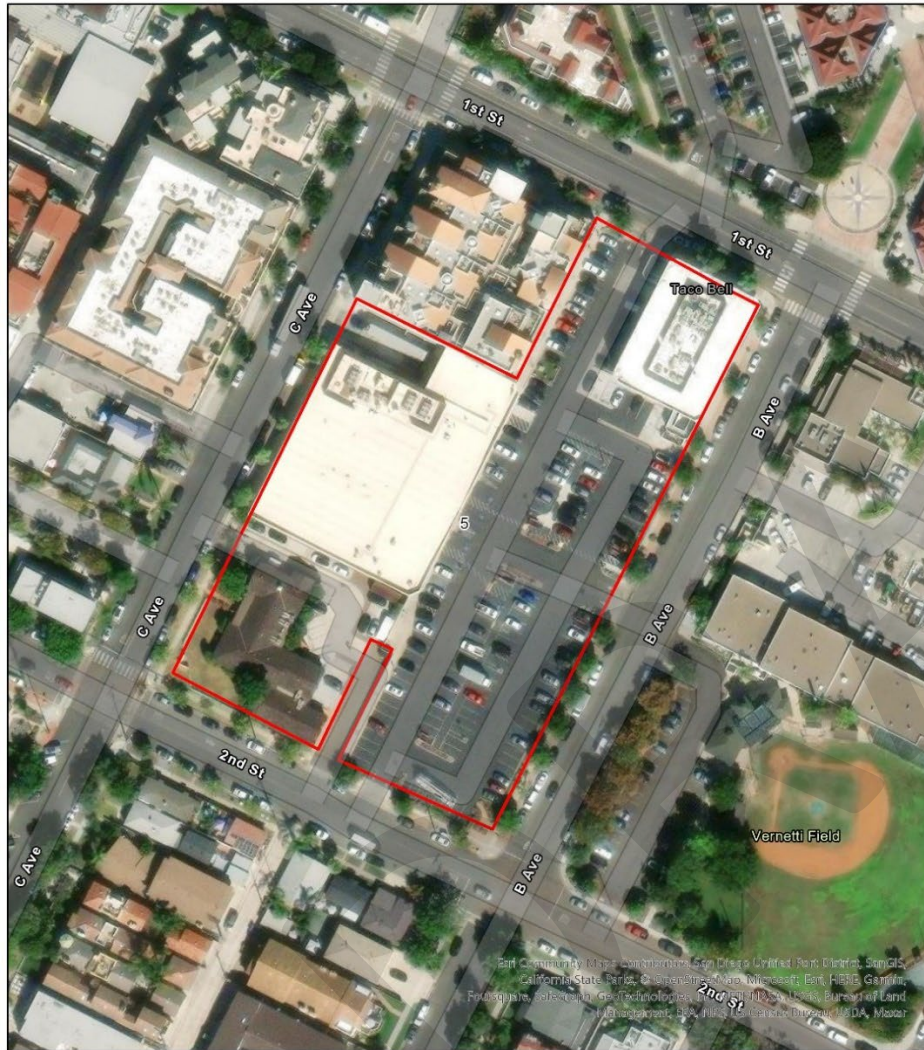
Lower	Moderate	Above Moderate
3	0	8

Description of Site and Factors Promoting Development:

This site is a retail property adjacent to Site 3 at the corner of 10th Street and C Avenue with strong mixed-use development potential and owner interest in developing units. A mixed unit income mix is projected for the site with 3 lower-income units due to the City's inclusionary housing requirements and affordable housing programs outlined in **Section 8: Housing Plan**.

The site is 0.57 acres in size and is proposed to be rezoned at R-4 or 40 du/ac. equivalent with an allowance for mixed-uses. A capacity of 50% is assumed.

The site also has great access to amenities, municipal services, and schools. The Orange Avenue Vons grocery store along with Rotary and Star Parks are within ½ mile. Coronado High School is also within ½ mile from the site. The Coronado Village Elementary and Coronado Middle Schools are each just outside ½ mile but are convenient to future households at the site.



Opportunity Site No. 5

City of Coronado Housing Element Update - Site Profiles

Opportunity Site No. 5 – 150 B Avenue

Site Acreage: 2.89 acres

Current Zoning: C (Commercial within Orange Avenue Corridor Specific Plan (OACSP))

Proposed Zoning: R-4 equivalent (40 du/ac with mixed-use within OACSP)

Total Unit Potential: 116

Realistic Capacity Development: 58

Proposed Unit Income Mix

Lower	Moderate	Above Moderate
15	0	43

Description of Site and Factors Promoting Development:

Site 5 is a group of properties with several retail and commercial uses, including a Smart & Final Extra!, Taco Bell, KFC, a Navy Federal Credit Union, and a one-story medical office building. The property owners have expressed interest in developing housing units on this site. The projected incomes for the units are 43 market rate units mixed with 15 total lower-income units.

The site totals 2.89 acres in size and is proposed to be rezoned at R-4 or 40 du/ac equivalent with an allowance for mixed-uses. A capacity of 58 units is assumed.

Local residents would like grocery use to continue on the site and City staff will work with the owner/developer to incorporate a grocery component. The site provides excellent amenities with Boney's Bayside Market, Centennial Park, and Harborview Park within ½ mile.



Source: City of Coronado, ESRI



0 0.01 0.02
Miles

Opportunity Site No. 6

City of Coronado Housing Element Update - Site Profiles

Opportunity Site No. 6 – 149 A Avenue

Site Acreage: 1.28 acres

Current Zoning: RPCD (Residential - Planned Community Development)

Proposed Zoning: Zoning equivalent to 60 du/ac

Total Unit Potential: 58

Realistic Capacity Development: 38

Proposed Unit Income Mix

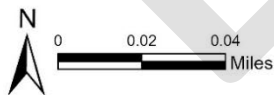
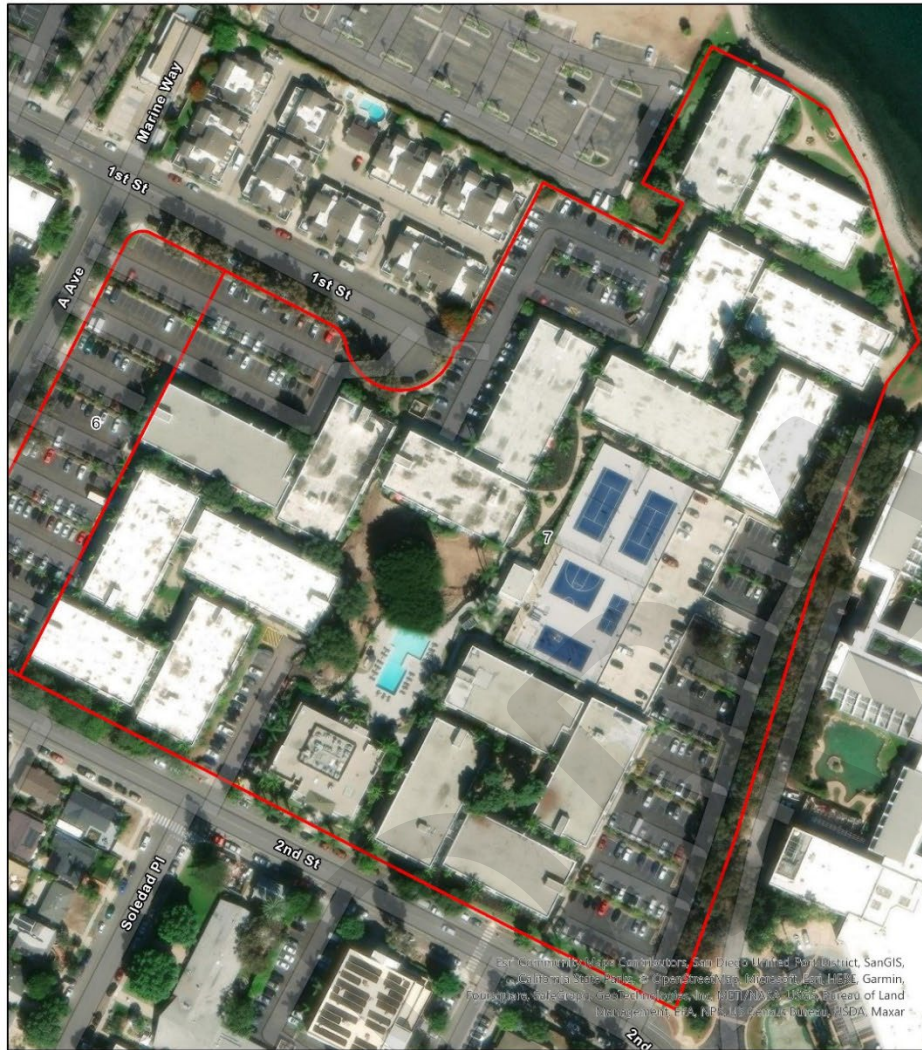
Lower	Moderate	Above Moderate
15	0	23

Description of Site and Factors Promoting Development:

This 1.28 acre site is currently a parking lot directly adjacent to Site 7 and has excellent development potential. The City is projecting 38 units with mixed incomes including 15 units for lower-income households.

Site 6 is proposed to be rezoned to allow for 60 du/ac equivalent. For the purposes of the unit calculation, however, 40 du/ac was still assumed as there are already 549 units on the adjacent Site 7. At 40 du/ac with a realistic capacity of 75% per the analysis in this section, the site can realistically accommodate 38 units.

The site also has great access to amenities with Smart & Final Extra! (or an anticipated grocery use on Site 5), Boney's Bayside Market, and Centennial and Tidelands Parks within ½ mile. The site also has very close access to the San Diego - Coronado Bridge along State Route 75.



Opportunity Site No. 7

City of Coronado Housing Element Update - Site Profiles

Opportunity Site No. 7 – 1515 2nd Street

Site Acreage: 12.66 acres

Current Zoning: RPCD (Residential - Planned Community Development)

Proposed Zoning: Zoning equivalent to 60 du/ac

Total Unit Potential: 570

Realistic Capacity Development: 167

Proposed Unit Income Mix

Lower	Moderate	Above Moderate
12	55	100

Description of Site and Factors Promoting Development:

Site 7 is a large, multifamily residential parcel that is home to the three story, 549-unit Bayside at Coronado Apartments. The 12.66 acre site contains underutilized space (as shown on the map) and parking lot space. The City projects that an additional 167 units could be developed on the site for mixed incomes, including 12 lower-income units and 55 moderate-income units.

The site is in close proximity to Smart & Final Extra! (a 5-10 minute walk) and Boney's Bayside Market – both are within ½ mile. Additionally, Centennial and Tideland Park are within ½ mile. The site also has very close access to the San Diego – Coronado Bridge along State Route 75.



Source: City of Coronado, ESRI



Opportunity Site No. 8

City of Coronado Housing Element Update - Site Profiles

Opportunity Site No. 8 – 700 Orange Ave.

Site Acreage: 1.58 acres

Current Zoning: Civic Use and R-4 Multifamily Residential

Proposed Zoning: R-4 equivalent (40 du/ac) with Civic Use

Total Unit Potential: 63

Realistic Capacity Development: 47

Proposed Unit Income Mix

Lower	Moderate	Above Moderate
47	0	0

Description of Site and Factors Promoting Development:

This 1.58 acre City-owned site currently houses both the City of Coronado Police Department and an underutilized AT&T Switching facility owned by Pacific Bell Telephone Company. The City projects that 47 lower-income units could be accommodated on the site. Housing for very low-income veterans is a potential affordable housing project. Because the City owns the majority of the site, a strong projection of 100% lower-income units, potentially for veterans, on the site is proposed.

The site is also an excellent candidate for lower-income units with access to amenities within ½ mile, including the Orange Avenue Vons, Spreckels Park, Coronado High, Coronado Middle, and Coronado Village Elementary Schools.



Opportunity Site No. 9

City of Coronado Housing Element Update - Site Profiles

Opportunity Site No. 9 – 201 6th Street

Site Acreage: 3.36 acres

Current Zoning: CU (Civic Use)

Proposed Zoning: R-4 equivalent (40 du/ac)

Total Unit Potential: 134

Realistic Capacity Development: 101

Proposed Unit Income Mix

Lower	Moderate	Above Moderate
67	34	0

Description of Site and Factors Promoting Development:

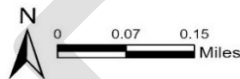
Site 9 is currently owned by the Coronado Unified School District and is a former school that closed to lower enrollment. The property currently houses a childcare and pre-K center. The School District has expressed an openness to develop housing for teachers. It is projected that there will be 67 lower-income units and 34 unit moderate-income units.

The site is 3.36 acres in size and with an R-4 equivalent zoning (with a maximum density of 40 du/ac at a 75% realistic capacity), 101 units are projected.

The site is a good candidate for affordable housing as it is within ½ mile of the Orange Avenue Vons, Bandell, and Sunset Parks, as well as Coronado High, Coronado Middle, and Coronado Village Elementary Schools.



Source: City of Coronado, ESRI



Opportunity Site No. 10

City of Coronado Housing Element Update - Site Profiles

Opportunity Site No. 10 – 3632 Tulagi Road

Site Acreage: 175.21 acres

Current Zoning: Military Zone (MZ)

Proposed Zoning: Military Zone (MZ)

Total Unit Potential: 374

Realistic Capacity Development: 374

Proposed Unit Income Mix

Lower	Moderate	Above Moderate
305	69	0

Description of Site and Factors Promoting Development:

Site 10 is owned and operated by the US Navy. It is important to note that the Navy, like other State and federal agencies, does not require development approvals or permits (from either the City or Coastal Commission) to develop. Environmental review is also not required. The Navy has obtained federal funding to build units to house 600 sailors.

Consistent with federal law, the US Department of Defense housing management manual establishes a "market-style" model as the standard for new construction projects. The model includes bedrooms with closets, at least two bathrooms (at least one for every two sailors), a living/dining room, a full kitchen, and a washer and dryer. Therefore, this new model will meet the US Census definition of a unit¹.

Site 10 is close to the Orange Street Vons as well as the City's schools with access to a nearby bus stop that is a 10-15 minute walk from the site. The Navy base also has its own amenities including various restaurants, Turner Field and CISM Field, a movie theater, and a large swimming pool. Glorietta Bay Park and Promenade are also near the site.

¹ The new standard for DoD housing development is as follows, "Consistent with federal law, the DoD housing management manual established a "market-style" model as the DoD standard for new construction projects. The model includes bedrooms with closets, at least two bathrooms (at least one for every two sailors), a living/dining room, a full kitchen, and a washer and dryer. This construction standard is intended to mirror modern university housing, or the type of housing commonly rented by young, single roommates in the private sector."

Per UploadGet180, 2015 - <http://uploadget180.weebly.com/blog/dod-housing-management-manual>

Military Times, 2012 - <https://ec.militarytimes.com/benefits-handbook/housing/base-housing/>

Whole Building Design Guide (WBDG), 2017 - <https://www.wbdg.org/building-types/unaccompanied-personnel-housing-barracks-1>

7. Sites Located in Specific Plan Areas

HCD's Site Inventory Guidebook requires further analysis for sites located in specific plans or master plan areas. There is one specific plan area in the City called the Orange Avenue Corridor Specific Plan Where five of the City's 10 opportunity sites are located. Of the City's total 110 sites, 10 are in the specific plan area.

The City adopted the Orange Avenue Corridor Specific Plan to preserve and enhance Downtown Coronado by addressing:

- Growing concerns about the downtown evolving into a tourist-serving district, and the desire for expanded retail opportunities for residents;
- The availability of convenient parking;
- Continued expansion of discounted retail on North Island;
- The ability of local businesses to compete with corporate establishments;
- The recent closure of the City's only movie theatre;
- The prospect of increasing traffic volumes; and
- The need for improved aesthetic, land use, pedestrian/bicycle, and vehicle connections.

The City also has the Coronado Cays Specific Plan area however it does not impact any of the proposed Opportunity Sites.

Pursuant to page 18 of HCD's Site Inventory Guidebook, the Housing Element must contain specific sites by parcel number (provided in **Table 7-8. Specific Plan Area Sites**, and in **Table 7-16. Sites Inventory**) and demonstrate that the sites are available and suitable for development within the planning period, including:

- Identify the date of approval of the plans and expiration date – the Orange Avenue Corridor Specific Plan was adopted on November 4, 2003, and amended four times with the most recent amendment in April 2014. The Specific Plan does not have an expiration date.
- Identify approved or pending projects within these plans that are anticipated in the planning period, including anticipated affordability based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability in the planning period of the units within the project – As discussed earlier, all approved or pending (Pipeline) projects in the City are a majority 1-5 unit developments that are at above moderate-income levels. The Pipeline sites within the specific plan are detailed in Table 7-8.
- Of the 10 sites located in the Orange Avenue Corridor Specific Plan, five are pending, approved, or permitted. More information about all 10 sites in the Orange Avenue Corridor Specific Plan area is provided in **Table 7-8. Specific Plan Area Sites**. Additional details about all 100 pending, approved, or permitted (Pipeline) developments, including affordability levels, are available in **Table 7-3. Entitled and Pending Development Applications**.
- The information for all sites within these Specific Plan areas is provided in **Table 7-8. Specific Plan Area Sites**. Sites that are not pending or approved are indicated with the status "Opportunity."
- Describe necessary approvals or steps for entitlements for new development (e.g., design review, site plan review, etc.) – general information is contained in **Section 3: Housing Constraints**, and site-specific information is provided in **Table 7-8**.
- Describe any development agreements, and conditions or requirements such as phasing or timing requirements that impact development in the planning period - this requirement does not apply. There is one development agreement with the Hotel del Coronado that has been built out and completed.

Table 7-8. Specific Plan Area Sites

Site No.	APN	Address	Area (ac)	Total Units (Net New)	Specific Plan Area	Specific Plan Adoption Date	Status	Necessary Steps for Entitlements	Development Agreements
2	5363810500	517 ORANGE AVE	0.08	1	Orange Avenue Corridor Specific Plan	2004	OPPORTUNITY	See Chapter 5	N/A
3	5374521300	1224 10TH ST	0.55	11	Orange Avenue Corridor Specific Plan	2004	OPPORTUNITY	See Chapter 5	N/A
4	5374521400	1001 C AVE	0.57	11	Orange Avenue Corridor Specific Plan	2004	OPPORTUNITY	See Chapter 5	N/A
5	5361022800, 5361023300, 5361023200, 5361022000, 5361023100	150 B AVE	2.89	58	Orange Avenue Corridor Specific Plan	2004	OPPORTUNITY	See Chapter 5	N/A
8	5370822500, 5370821500, 5370822700	700 ORANGE AVE	1.58	47	Orange Avenue Corridor Specific Plan	2004	OPPORTUNITY	See Chapter 5	N/A
32	5363021500	478 ORANGE AVE	0.12	2	Orange Avenue Corridor Specific Plan	2004	ISSUED	See Chapter 5	N/A
33	5363021800	456 ORANGE AVE	0.08	1	Orange Avenue Corridor Specific Plan	2004	ISSUED	See Chapter 5	N/A
34	5363023801, 5363023802, 5363023803, 5363023804, 5363023805	434 ORANGE AVE	0.16	4	Orange Avenue Corridor Specific Plan	2004	FINALED	See Chapter 5	N/A
44	5363810200	505 ORANGE AVE	0.05	1	Orange Avenue Corridor Specific Plan	2004	APPLIED	See Chapter 5	N/A
45	5363810900	543 ORANGE AVE Units 1-5	0.17	5	Orange Avenue Corridor Specific Plan	2004	ISSUED	See Chapter 5	N/A
46	5363811000	549-555 ORANGE AVE Units 6-10	0.16	5	Orange Avenue Corridor Specific Plan	2004	ISSUED	See Chapter 5	N/A

8. Infrastructure Availability – Site Access to Water, Sewer, and Dry Utilities

Water and Sewer

An analysis of water and sewer capacity was conducted by a licensed civil engineer with Harris and Associates by reviewing the 2020 Urban Water Management Plan for California American Water (CAW), San Diego County District, and 2015 City of Coronado Wastewater Master Plan Update, as described below. In summary, there is sufficient water supply and sewer collection and treatment capacity to meet the City's Regional Housing Need Allocation (RHNA) for the planning period.

The population of the City of Coronado was estimated to be 18,702 as of July 1, 2022, according to the US Census Bureau. The City of Coronado receives water supply from CAW, which purchases water from the City of San Diego. The City of San Diego's supply is primarily imported water with 93% purchased water from the San Diego County Water Authority and Metropolitan Water District (MWD). Additionally, the City of San Diego utilizes groundwater wells, recycled water, and surface water reservoirs that capture rainwater and runoff. In 2004, CAW entered into a 25-year water purchase contract with the City of San Diego that outlines the minimum and the maximum contract amount available to purchase as well as pricing and structure for any amount over the contract maximum. The minimum purchase amount is 60% of the average system delivery per customer per day and the maximum contract amount available is 120% of the average system delivery per customer per day. These volumes are calculated each fiscal year based on the prior 24 months of deliveries ending June 30th and the number of current customers as of June 30th.

CAW-San Diego County District's 2020 Urban Water Management Plan (UWMP) outlines water demand and supply through 2040. Based on the data provided in the 2020 UWMP, there is adequate water supply to meet average demands during normal years, single dry-year droughts, and multiple dry-year droughts. The supply and demand projections through 2040 indicate surplus water availability. CAW is also working aggressively to implement water conservation and efficiency programs and has a water shortage contingency plan for the future. CAW intends to pursue the use of recycled water from the City of Coronado Recycled Water Treatment Plant should it be developed. Preliminary studies show recycled water could offset approximately 1 MGD of irrigation demands, which is approximately 10% of future system demands.

A specific Water Master Plan for CAW-San Diego County District could not be found. However, based on the water supply contract that CAW has with the City of San Diego, and the drinking water projections through 2040 described in the 2020 Urban Water Management Plan, it is assumed that there will be sufficient water available to serve the new developments. All proposed sites are within developed portions of the water system and should be readily available adjacent to or in close proximity to each site. CAW is a subsidiary of American Water which is a large water and wastewater utility in the United States. Based on its size and technical capabilities, it is assumed that CAW has a full understanding of the delivery capabilities of the water distribution systems and is making capital improvement plans to address pressure or delivery issues.

The wastewater (sewer) collection and treatment analysis is based on the 2015 City of Coronado Wastewater Master Plan Update. The City of Coronado's existing wastewater collection system consists of approximately 40 miles of gravity pipelines ranging between 4 to 36 inches in diameter, 7 miles of sewer force mains ranging from 4 to 23 inches in diameter, 750 manholes, and 17 pump stations. Wastewater treatment and disposal are provided by the City of San Diego Metropolitan Wastewater Department (Metro system). The City has capacity rights to 3.25 million gallons per day (mgd) of Metro capacity, not including flows from the Navy, which compensates the City of San Diego directly, and contracts with the City to transport its flows. The combined flows are pumped via the Transbay Pump Station to the Metro system and conveyed to the Point Loma Wastewater Treatment Plant.

Coronado is predominately built out and therefore significant changes to the existing land use are not anticipated. Development that may occur would be in the form of conversions of existing properties to higher-density residential units within the existing land use classification or possibly small-scale redevelopment. This slight increase in the number of units available combined with an anticipated reduction in vacancy rates throughout the service area will allow for a small increase in population.

Coronado transfers 2.35 million gallons per day of sewage, including sewage from the Cays and Navy bases to the City of San Diego's Point Loma Treatment Plant. With the conversion from single-family or commercial to multi-family as the primary driver of new units, significant flow increases are not anticipated. The available Metro capacity is anticipated to be sufficient. In addition, the capacity evaluation performed for the Wastewater Master Plan did not identify projects with insufficient capacity. As with the water system, all proposed sites are within developed portions of the wastewater system and should be readily available adjacent or in close proximity to each site.

Government Code, Section 65589.7 (a) requires that "the housing element adopted by the legislative body and any amendments made to that element shall be immediately delivered to all public agencies or private entities that provide water or sewer services for municipal and industrial uses, including residential, within the territory of the legislative body. Each public agency or private entity providing water or sewer services shall grant a priority for the provision of these services to proposed developments that include housing units affordable to lower-income households." Pursuant to this requirement, the City of Coronado will immediately deliver the Housing Element to CAW. The City of Coronado will include a cover memo describing the Housing Element, including the City's housing needs and regional housing needs.

Dry Utilities

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. Additional dry utilities include telecommunications providers, cable providers, and solid waste disposal (EDCO Disposal Corporation).

9. Map of Sites

Maps of all sites included in the Sites Inventory are shown on Figures 7-1 through 7-6, Sites Inventory Maps.

10. Suitability of Sites for Moderate-Income Housing

AB 725 (2020) requires housing elements due after January 1, 2022 (metropolitan and suburban jurisdictions) to allocate 25% of their RHNA numbers for moderate- and above moderate-income housing to sites with zoning that allows at least four units of housing, with moderate-income sites capped at a density of 100 units per acre. The Sites Inventory was prepared in adherence to these requirements.

The following moderate-income units are credited toward the RHNA:

Potential ADUs: 25 units (per **Table 7-5. Potential ADU Production by Income Level**), will be applied to the RHNA after thorough coordination with State HCD and the City's strong commitment to **Program H-1.A. Accessory Dwelling Units (ADUs)** found in **Section 8: Housing Plan**.

All of the City's moderate-income units (after the alternative methods described earlier are factored in) are allocated to 3 sites, all of which allow at least four units of housing per parcel and none of which allow a density of 100 units per acre.

Two of the City's moderate-income unit sites (Sites 3 and 4) will be rezoned to R-4 equivalent allowing for 40 units per acre.

The third moderate-income site, Site 10, is owned by the US Navy and is not under the jurisdiction of the City. Therefore, no zoning changes are required nor possible. More specifically, the City zoning and land use designations do not apply to this property - the Navy is not required to obtain approvals and/or permits from the city/state to develop and is free to develop independently. Therefore, the constraints that developers face in developing housing are not a factor for property owned by the US military. As stated in this Section and in **Appendix B (AFFH)**, the Navy has obtained funding and has confirmed plans to build 374 units on Site 10.

The unit breakdown agreed upon for the Navy housing includes 305 lower-income units and 69 moderate-income units. An analysis of the sailors that would be housed at the site along with their expected income factored in this unit breakdown. Each sailor rank is given a specific monthly pay as well as a Basic Allowance for Subsistence (BAS) provided annually. The BAS can vary with a higher BAS given to enlisted members on duty at a permanent station and assigned to single (unaccompanied) Government quarters, which do not have adequate food storage or preparation facilities, and where a Government mess is not available, and the Government cannot otherwise make meals available. This higher rate referred to as BAS II, is twice the rate of standard enlisted BAS, and must be authorized by the Secretary of the Military Department. The breakdown of sailor ranks, and yearly pay plus BAS are as follows:

- E-1 – \$28,441.92 (BAS I) or \$33,872.64 (BAS II)
- E-2 – \$31,221.12 (BAS I) or \$36,651.84 (BAS II)
- E-3 – \$36,001.92 (BAS I) or \$41,432.64 (BAS II)
- E-4 – \$41,902.32 (BAS I) or \$47,333.04 (BAS II)

The planned Navy housing will be built according to Department of Defense development standards which now meet the Census definition of a unit (see the site profile for Site 10 in this section). According to representative from the Navy, these units will house 2 sailors per unit. However, E-4 sailors with more than four years of experience are not required to accept assignments to unaccompanied quarters and have the option to be assigned to private rooms. Given that, the possible sailor rank unit combinations per the Navy and their AMI for San Diego County are as follows:

- One (1) E-4 – Very Low
- Two (2) E-1s – Low
- Two (2) E-2s – Low
- Two (2) E-3s – Low
- Two (2) E-4s – Low or Moderate (could be Very Low if one (1) per unit)
- One (1) E-3 and one (1) E-4 – Low or Moderate

The projected income levels decided upon with coordination between the Navy, City, and the State HCD Enforcement Division yielded a breakdown of 305 total lower-income units (includes very low and low) and 69 moderate-income units. These units are projected to be built throughout the 6th Cycle with the City following up on this progress in accordance with **Program H-1.E: Track Navy Housing Development** found in **Section 8: Housing Plan**.

All of the City's above moderate-income units are allocated to 105 sites that are classified as pipeline sites that include units that are in the planning process, are approved, or are under construction. **Table 7-9. Suitability of Above Moderate and Moderate-Income Sites** shows sites that only contain moderate and above moderate-income units. The improvement-to-land value ratio helps give a snapshot of the current utilization status of the site. Typically, improvement to land value ratios under 1.00 indicate that a site is underutilized as the land is more valuable than what is built on it.

Table 7-9. Suitability of Above Moderate and Moderate-Income Sites

Site No.	Address	APN	Area (ac)	Current Zoning	Proposed Rezoning	Permitted Density	Density Realism	Net Units of Capacity				Existing Use	I:LV	Reason for Selection
								Lower	Mod.	Above Mod.	Total			
Opportunity Sites								420	158	182	760			
3	1224 10TH ST	5374521300	0.55	C	R-4 MU	40	50%	3	0	8	11	Generic Commercial Office/Retail 1-3 Stories	0.47	Owner interest in mixed-use.
4	1001 C AVE	5374521400	0.57	C	R-4 MU	40	50%	3	0	8	11	Generic Commercial Office/Retail 1-3 Stories	0.47	Owner interest in mixed-use.
5	150 B AVE	5361022800, 5361023300, 5361023200, 5361022000, 5361023100	2.89	C	R-4 MU	40	50%	15	0	43	58	Neighborhood Shopping Center	0.12	Owner interest in mixed-use.
6	149 A AVE	5361101900	1.28	RPCD	60 du/ac	60	75%	15	0	23	38	Vacant Residential - Generic	0.00	Underutilized parking lot.
7	1515 2ND ST	5361101700	12.7	RPCD	60 du/ac	60	75%	12	55	100	167	61 Units And Up Generic	2.99	City projects adding units.
9	201 6TH ST	5360100500, 5364110100, 5364110200, 5364110300, 5364110400, 5364110500, 5364110600, 5364110700, 5364110800, 5364110900, 5364111000, 5364111100	3.36	CU	R-4	40	75%	67	34	0	101	School District	0.00	School District interested in teacher housing.
10	3632 TULAGI RD	5377000200	175	N/A	N/A	N/A	N/A	305	69	0	374	Military Base	0.00	US Navy site as determined by Navy and HCD.
Pipeline Sites								0	0	146	146			
11	311 1ST ST	5360200400	0.2	R-1A(BF)	N/A	6	N/A	0	0	1	1	Single Family Residence	0.23	Entitled/Proposed
12	409 1ST ST	5360200700	0.19	R-1A(BF)	N/A	6	N/A	0	0	1	1	Single Family Residence - Generic	0.09	Entitled/Proposed
13	715 1ST ST	5360402500	0.16	R-1A(BF)	N/A	6	N/A	0	0	1	1	Single Family Residence	0.10	Entitled/Proposed
14	150 PALM AVE	5360630900	0.11	R-1B	N/A	12	N/A	0	0	1	1	Single Family Residence W/Granny Flat	0.99	Entitled/Proposed
15	512 1ST ST	5360710300	0.09	R-1A(E)	N/A	8	N/A	0	0	1	1	Single Family Residence	0.35	Entitled/Proposed
16	121 G AVE	5360813300	0.17	R-1A	N/A	8	N/A	0	0	1	1	Single Family Residence W/Granny Flat	0.18	Entitled/Proposed
17	200 H AVE	5361311000	0.16	R-1B	N/A	12	N/A	0	0	1	1	Mills Act (Single Fam Owner Occupied)	0.91	Entitled/Proposed
18	213 H AVE	5361320300	0.13	R-1B	N/A	12	N/A	0	0	2	2	Single Family Residence W/Granny Flat	0.43	Entitled/Proposed
19	250 B AVE	5361621700	0.15	R-3	N/A	28	N/A	0	0	2	2	2 - 4 Units - Generic	0.73	Entitled/Proposed
20	345 ALAMEDA BLVD	5361910600	0.16	R-1B	N/A	12	N/A	0	0	1	1	Duplex - Generic	0.38	Entitled/Proposed

Site No.	Address	APN	Area (ac)	Current Zoning	Proposed Rezoning	Permitted Density	Density Realism	Net Units of Capacity				Existing Use	I:LV	Reason for Selection
								Lower	Mod.	Above Mod.	Total			
21	1221 4TH ST	5362321400	0.07	R-1B	N/A	12	N/A	0	0	2	2	Single Family	0.23	Entitled/Proposed
22	360 B AVE	5362321600	0.12	R-1B	N/A	12	N/A	0	0	1	1	Single Family Residence W/Granny	1.16	Entitled/Proposed
23	321 B AVE	5362410500	0.13	R-1B	N/A	12	N/A	0	0	1	1	Single Family	0.14	Entitled/Proposed
24	365 GLORIETTA PL	5362421400	0.15	R-1B	N/A	12	N/A	0	0	1	1	Single Family	0.07	Entitled/Proposed
25	354 GLORIETTA BLVD	5362522700	0.08	R-1A	N/A	8	N/A	0	0	1	1	Single Family	0.10	Entitled/Proposed
26	1519 4TH ST	5362525700	0.13	R-1B	N/A	12	N/A	0	0	3	3	2 - 4 Units - Generic	0.09	Entitled/Proposed
27	470 COUNTRY CLUB LN	5362600500	0.29	R-1A(CC-1)	N/A	6	N/A	0	0	1	1	Single Family Residence	2.12	Entitled/Proposed
28	461 COUNTRY CLUB LN	5362601900	0.25	R-1A(CC-1)	N/A	6	N/A	0	0	1	1	Single Family Residence	0.09	Entitled/Proposed
29	441 COUNTRY CLUB LN	5362602100	0.19	R-1A(CC-1)	N/A	6	N/A	0	0	1	1	Single Family Residence	0.07	Entitled/Proposed
30	431 COUNTRY CLUB LN	5362602200	0.19	R-1A(CC-1)	N/A	6	N/A	0	0	1	1	Single Family Residence	0.11	Entitled/Proposed
31	476 ALAMEDA BLVD	5362602800	0.23	R-1A(CC-1)	N/A	6	N/A	0	0	1	1	Single Family Residence	0.09	Entitled/Proposed
32	478 ORANGE AVE	5363021500	0.12	R-4	N/A	40	N/A	0	0	2	2	Duplex - Generic	0.07	Entitled/Proposed
33	456 ORANGE AVE	5363021800	0.08	R-4	N/A	40	N/A	0	0	1	1	Duplex - Generic	0.14	Entitled/Proposed
34	434 ORANGE AVE	5363023801, 5363023802, 5363023803, 5363023804, 5363023805	0.16	R-4	N/A	40	N/A	0	0	4	4	Condos Attached	0.38	Entitled/Proposed
35	1309 5TH ST	5363213000	0.08	R-1B	N/A	12	N/A	0	0	1	1	Single Family Residence	0.45	Entitled/Proposed
36	408 GLORIETTA BLVD	5363300600	0.16	R-1A	N/A	8	N/A	0	0	1	1	Single Family Residence	0.10	Entitled/Proposed
37	430 GLORIETTA BLVD	5363301600	0.16	R-1A(CC-1)	N/A	6	N/A	0	0	1	1	2 - 4 Units - Generic	0.33	Entitled/Proposed
38	520 J AVE	5363411400	0.15	R-1A	N/A	8	N/A	0	0	1	1	Single Family Residence W/Granny Flat	0.45	Entitled/Proposed
39	524 I AVE	5363422400	0.15	R-1A(E)	N/A	8	N/A	0	0	1	1	Single Family Residence W/Granny Flat	0.28	Entitled/Proposed
40	517 I AVE	5363510400	0.13	R-1A(E)	N/A	8	N/A	0	0	1	1	Single Family Residence	0.07	Entitled/Proposed
41	521 H AVE	5363520400	0.17	R-1B	N/A	12	N/A	0	0	1	1	Single Family Residence - Generic	0.87	Entitled/Proposed
42	556 G AVE	5363521701, 5363521702, 5363521703, 5363521704	0.16	R-3	N/A	28	N/A	0	0	4	4	Unknown	0.00	Entitled/Proposed
43	546 G AVE	5363522801, 5363522802, 5363522803, 5363522804	0.16	R-3	N/A	28	N/A	0	0	4	4	Unknown	0.00	Entitled/Proposed
44	505 ORANGE AVE	5363810200	0.05	R-4	N/A	40	N/A	0	0	1	1	Single Family Residence - Generic	0.24	Entitled/Proposed
45	543 ORANGE AVE Units 1-5	5363810900	0.17	R-4	N/A	40	N/A	0	0	5	5	Generic Medical/Dental Office	0.04	Entitled/Proposed
46	549-555 ORANGE AVE Units 6-10	5363811000	0.16	R-4	N/A	40	N/A	0	0	5	5	2 - 4 Units - Generic	0.07	Entitled/Proposed
47	203 6TH ST	5364210200	0.13	R-1A(CC-1)	N/A	6	N/A	0	0	0	0	Single Family Residence	0.12	Entitled/Proposed
48	620 COUNTRY CLUB LN	5364240200	0.25	R-1A(CC-1)	N/A	6	N/A	0	0	2	2	2 - 4 Units - Generic	9.00	Entitled/Proposed
49	649 I AVE	5364410900	0.14	R-1B	N/A	12	N/A	0	0	1	1	Single Family Residence	0.21	Entitled/Proposed
50	633 Adella Ln	5364824600	0.1	R-1B	N/A	12	N/A	0	0	1	1	Single Family Residence	0.68	Entitled/Proposed
51	1601 MIGUEL AVE	5364903900	0.24	R-1A	N/A	8	N/A	0	0	2	2	2 - 4 Units - Generic	0.42	Entitled/Proposed
52	1617 MIGUEL AVE	5364904300	0.17	R-1A(CC-1)	N/A	6	N/A	0	0	1	1	Single Family Residence	0.11	Entitled/Proposed
53	657 MARGARITA AVE	5365001200	0.13	R-1A(CC-1)	N/A	6	N/A	0	0	2	2	Single Family Residence	0.23	Entitled/Proposed
54	632 GLORIETTA BLVD	5365003100	0.12	R-1A(CC-1)	N/A	6	N/A	0	0	1	1	Single Family Residence W/Granny Flat	0.21	Entitled/Proposed
55	636 GLORIETTA BLVD	5365003200	0.11	R-1A(CC-1)	N/A	6	N/A	0	0	1	1	Single Family Residence W/Granny Flat	3.39	Entitled/Proposed
56	711 BALBOA AVE	5370230300	0.18	R-1A(CC-1)	N/A	6	N/A	0	0	1	1	Single Family Residence - Generic	3.17	Entitled/Proposed
57	820 CORONADO AVE	5370310300	0.17	R-1A(CC-1)	N/A	6	N/A	0	0	1	1	Single Family Residence W/Granny Flat	0.22	Entitled/Proposed
58	860 BALBOA AVE	5370320800	0.18	R-1A(CC-1)	N/A	6	N/A	0	0	1	1	Single Family Residence W/Granny Flat	0.23	Entitled/Proposed
59	810 BALBOA AVE	5370321300	0.16	R-1A(CC-1)	N/A	6	N/A	0	0	1	1	Single Family Residence - Generic	1.43	Entitled/Proposed
60	840 CABRILLO AVE	5370331000	0.18	R-1A(CC-1)	N/A	6	N/A	0	0	1	1	Single Family Residence	0.06	Entitled/Proposed
61	727 ALAMEDA BLVD	5370510300	0.21	R-1A	N/A	8	N/A	0	0	1	1	Single Family Residence - Generic	1.33	Entitled/Proposed
62	740 I AVE	5370522100	0.08	R-1A(E)	N/A	8	N/A	0	0	1	1	Single Family Residence	0.11	Entitled/Proposed
63	741 G AVE	5370710600	0.16	R-3	N/A	28	N/A	0	0	4	4	5 - 15 Units Generic	0.59	Entitled/Proposed
64	756, 758, 760, AND 762 F AVE	5370711800	0.16	R-3	N/A	28	N/A	0	0	3	3	Single Family Residence - Generic	0.84	Entitled/Proposed
65	711 F AVE	5370720300	0.11	R-3	N/A	28	N/A	0	0	1	1	Single Family Residence - Generic	0.11	Entitled/Proposed

Site No.	Address	APN	Area (ac)	Current Zoning	Proposed Rezoning	Permitted Density	Density Realism	Net Units of Capacity				Existing Use	I:LV	Reason for Selection
								Lower	Mod.	Above Mod.	Total			
66	761 B AVE	5371010900	0.18	R-1A(E)	N/A	8	N/A	0	0	1	1	Single Family Residence W/Granny Flat	0.28	Entitled/Proposed
67	816 SAN LUIS REY AVE	5371401900	0.12	R-1A	N/A	8	N/A	0	0	1	1	Single Family Residence	0.37	Entitled/Proposed
68	820 San Luis Rey	5371402000	0.12	R-1A	N/A	8	N/A	0	0	1	1	Single Family Residence W/Granny Flat	0.31	Entitled/Proposed
69	1304 GLORIETTA BLVD	5371402700	0.14	R-1A(CC-1)	N/A	6	N/A	0	0	1	1	Single Family Residence	0.25	Entitled/Proposed
70	747 GUADALUPE AVE	5371521200	0.09	R-1A(CC-1)	N/A	6	N/A	0	0	1	1	Single Family Residence - Generic	0.36	Entitled/Proposed
71	1152 GLORIETTA BLVD	5371710100	0.14	R-1A(CC-1)	N/A	6	N/A	0	0	1	1	Single Family Residence	0.06	Entitled/Proposed
72	820 J AVE	5372111600	0.16	R-1A(E)	N/A	8	N/A	0	0	1	1	Single Family Residence W/Granny Flat	0.18	Entitled/Proposed
73	848 I AVE	5372121600	0.16	R-1A(E)	N/A	8	N/A	0	0	1	1	Single Family Residence	0.10	Entitled/Proposed
74	515 9TH ST	5372211800	0.09	R-1B	N/A	12	N/A	0	0	1	1	Single Family Residence	0.33	Entitled/Proposed
75	839 G AVE	5372310700	0.11	R-3	N/A	28	N/A	0	0	3	3	Single Family Residence	0.08	Entitled/Proposed
76	845 G AVE	5372310800	0.16	R-3	N/A	28	N/A	0	0	3	3	5 - 15 Units Generic	0.26	Entitled/Proposed
77	876 E AVE	5372330900	0.16	R-3	N/A	28	N/A	0	0	3	3	2 - 4 Units - Generic	0.75	Entitled/Proposed
78	846 D AVE	5372412301, 5372412302	0.07	R-3	N/A	28	N/A	0	0	2	2	Condos Detached	0.56	Entitled/Proposed
79	1115 9TH ST	5372513100	0.19	R-3/P	N/A	28	N/A	0	0	1	1	Common Area, Recreation Facility For Develop	0.00	Entitled/Proposed
80	900 CORONADO AVE	5372710200	0.17	R-1A(CC-1)	N/A	6	N/A	0	0	1	1	Vacant Residential - Generic	0.00	Entitled/Proposed
81	910 BALBOA AVE	5372721500	0.19	R-1A(CC-1)	N/A	6	N/A	0	0	2	2	Vacant Residential - Generic	0.00	Entitled/Proposed
82	130 ACACIA WAY	5372810100	0.17	R-1A(CC-1)	N/A	6	N/A	0	0	1	1	Single Family Residence W/Granny Flat	0.17	Entitled/Proposed
83	151 CAROB WAY	5372811000	0.17	R-1A(CC-1)	N/A	6	N/A	0	0	1	1	Single Family Residence W/Granny Flat	0.16	Entitled/Proposed
84	910 COUNTRY CLUB LN	5372910600	0.26	R-1A(CC-1)	N/A	6	N/A	0	0	1	1	Single Family Residence W/Granny Flat	0.79	Entitled/Proposed
85	960 COUNTRY CLUB LN	5372911100	0.24	R-1A(CC-2)	N/A	6.5	N/A	0	0	1	1	Single Family Residence	0.18	Entitled/Proposed
86	841 COUNTRY CLUB LN	5372920100	0.25	R-1A(CC-1)	N/A	6	N/A	0	0	1	1	Single Family Residence	0.60	Entitled/Proposed
87	910 ALAMEDA BLVD	5372920500	0.35	R-1A(CC-1)	N/A	6	N/A	0	0	1	1	Single Family Residence	0.06	Entitled/Proposed
88	945 I AVE	5373110900	0.2	R-1A(E)	N/A	8	N/A	0	0	1	1	Single Family Residence W/Granny Flat	0.43	Entitled/Proposed
89	503 10TH ST	5373111300	0.11	R-1A(E)	N/A	8	N/A	0	0	1	1	Single Family Residence W/Granny Flat	0.42	Entitled/Proposed
90	953 G AVE	5373210800	0.12	R-1B	N/A	12	N/A	0	0	1	1	2 - 4 Units - Generic	0.13	Entitled/Proposed
91	956, 958, 960, 962 F AVE	5373213701, 5373214000, 5373213801, 5373213802	0.09	R-3	N/A	28	N/A	0	0	4	4	Condos Detached	0.25	Entitled/Proposed
92	941 & 943 F AVE	5373220801	0.08	R-3	N/A	28	N/A	0	0	1	1	Unknown	0.00	Entitled/Proposed
93	924 D AVE	5373311700	0.12	R-3	N/A	28	N/A	0	0	2	2	Single Family Residence	0.02	Entitled/Proposed
94	949 D AVE	5373322701, 5373322702	0.11	R-3	N/A	28	N/A	0	0	2	2	Condos Attached	0.43	Entitled/Proposed
95	1310 9TH ST	5373510200	0.07	R-1A(E)	N/A	8	N/A	0	0	2	2	Single Family Residence - Generic	0.36	Entitled/Proposed
96	1414 GLORIETTA BLVD	5373700600	0.12	R-1A	N/A	8	N/A	0	0	1	1	Single Family Residence	0.07	Entitled/Proposed
97	1020 CORONADO AVE	5373810200	0.18	R-1A(CC-1)	N/A	6	N/A	0	0	1	1	Single Family Residence	0.09	Entitled/Proposed
98	1060 CORONADO AVE	5373810600	0.21	R-1A(CC-1)	N/A	6	N/A	0	0	2	2	2 - 4 Units - Generic	0.50	Entitled/Proposed
99	110 ACACIA WAY	5373820800	0.19	R-1A(CC-1)	N/A	6	N/A	0	0	1	1	Single Family Residence	0.06	Entitled/Proposed
100	161 ALDER ST	5373920900	0.15	R-1A(CC-2)	N/A	6.5	N/A	0	0	1	1	Single Family Residence W/Granny Flat	0.19	Entitled/Proposed
101	1030 PINE ST	5374040500	0.14	R-1A(CC-3)	N/A	7	N/A	0	0	1	1	2 - 4 Units - Generic	0.40	Entitled/Proposed
102	1021 OLIVE AVE	5374120200	0.14	R-1A	N/A	8	N/A	0	0	1	1	2 - 4 Units - Generic	0.36	Entitled/Proposed
103	1521 YNEZ PL	5374700400	0.24	R-1A	N/A	8	N/A	0	0	1	1	Vacant Residential - Generic	0.00	Entitled/Proposed
104	1110 PINE ST	5374810800	0.17	R-1A(CC-3)	N/A	7	N/A	0	0	1	1	Single Family Residence	0.35	Entitled/Proposed
105	521 MARINA AVE	5374900300	0.2	R-1A(CC-2)	N/A	6.5	N/A	0	0	1	1	Single Family Residence	0.28	Entitled/Proposed
106	531 MARINA AVE	5374900400	0.19	R-1A(CC-2)	N/A	6.5	N/A	0	0	1	1	Single Family Residence	0.09	Entitled/Proposed
107	550 MARINA AVE	5375000600	0.2	R-1A	N/A	8	N/A	0	0	1	1	2 - 4 Units - Generic	0.45	Entitled/Proposed

Site No.	Address	APN	Area (ac)	Current Zoning	Proposed Rezoning	Permitted Density	Density Realism	Net Units of Capacity				Existing Use	I:LV	Reason for Selection
								Lower	Mod.	Above Mod.	Total			
108	1118 LOMA AVE	5375520700	0.09	R-1A	N/A	8	N/A	0	0	1	1	Mills Act (Other Than Singl Fam Owner Occupied)	0.67	Entitled/Proposed
109	3 THE POINT	6150818300	0.31	Custom Homes	N/A	1/4,000 square feet, max 1 per parcel	N/A	0	0	1	1	Single Family Residence W/Granny Flat	0.55	Entitled/Proposed
110	36 BAHAMA BND	6150941600	0.1	Village Residences	N/A	1/3,600 square feet, max 1 per parcel	N/A	0	0	2	2	Single Family Residence W/Granny Flat	0.40	Entitled/Proposed

D. Sites to Accommodate Low- and Very Low-Income RNHA

1. Sites Used in Previous Planning Periods' Housing Elements

Legal Requirements

Per Assembly Bill 1397 and as stated in the Sites Inventory Guidebook (Part B, page 11), sites that were used in the previous Planning Periods' Housing Elements are required to satisfy certain conditions to be designated for lower-income units in the current Planning Period's Sites Inventory. Any non-vacant sites included in the 5th Cycle Housing Element and any vacant sites included in both the 4th and 5th Cycle Housing Elements must meet the following criteria in order to be eligible to be counted toward the City's lower-income housing capacity, the following must apply:

The sites must be designated in the site inventory (**Table 7-16. Sites Inventory**); and Page 12 of the HCD Housing Element Sites Inventory Guidebook also requires that if sites have been used in previous housing elements, the Housing Element must include *"a program in the housing element requiring rezoning within 3 years of the beginning of the planning period to allow residential use by right at specified densities (see Step 2) for housing developments in which at least 20% of the units are affordable to lower-income households. This program can be an overlay on these specific sites. Please be aware that the intent of this requirement is to further incentivize the development of housing on sites that have been available over one or more planning periods. The application of the requirement should not be used to further constrain the development of housing. As such, housing developments that do not contain the requisite 20% would still be allowed to be developed according to the underlying (base) zoning but would not be eligible for "by right" processing. However, the jurisdiction would have to make findings on the approval of that project pursuant to No Net Loss Law (Government Code section 65863) and proceed to identify an alternative site or sites pursuant to that law. Sites where zoning already permits residential "use by right" as set forth in Government Code section 65583.2 (i) at the beginning of the planning period would be considered to meet this requirement."*

HCD defines "use by right" as meaning the jurisdiction shall not require:

- A conditional use permit.
- A planned unit development permit.
- Other discretionary, local-government review or approval that would constitute a "project" as defined in Section 21100 of the Public Resources Code (California Environmental Quality Act "CEQA").

There are no vacant sites designated for lower-income units in the 6th Cycle Sites Inventory that were included in the 5th Cycle Housing Element Sites Inventory.

Non-Vacant, Lower-Income Sites Used in a Previous Planning Period

Site 2 is a *non-vacant* site designated for lower-income units in the City's 6th Cycle Sites Inventory that was identified in the 5th Cycle Housing Element Sites Inventory. Site 2 is a duplex owned by the City and houses two market-rate units. The City plans to offer the site to affordable housing developers to redevelop the site to the maximum unit density of 3 units and to restrict the units for lower-income households. If an affordable housing developer does not submit a proposal to redevelop the site, the City will explore opportunities to either redevelop the site into three lower-income units or will comprehensively rehabilitate the existing structure and restrict residency to lower income households. The site is currently zoned R-4 for 40 units per acre. The City-owned site will be subject to design review that does not constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code (i.e., the California Environmental Quality Act), and does not require a conditional use permit, a planned unit development permit, or other discretionary review, regardless of the affordability level of the units. In other words, this site currently allows by-right residential development and satisfies the requirements to be included in the Sites Inventory. **Table 7-10. Lower-Income Sites Used in the Prior Planning Period** provides additional details the one site.

Table 7-10. Lower-Income Sites Used in the Prior Planning Period

Site No.	Address	Area (ac)	Current Zoning	Permitted Density	Density Realism	Net Units of Capacity				I:LV	Notes
						Lower	Mod.	Above Mod.	Total		
2	517 ORANGE AVE	0.08	R-4	40	75%	3	0	(2)	1	0.13	City-owned occupied, market rate duplex. City plans to redevelop to 3 units. All restricted to lower-income tenants.

2. Zoning Appropriate to Accommodate Low- and Very Low-Income RNHA

The HCD Sites Inventory Guidebook restricts the designation of sites for lower-income units to properties allowing at least 30 units per acre (for a “jurisdiction in a metropolitan county,” the designation that applies to the City).

The Sites Inventory identifies 489 total potential lower-income housing units on 10 sites that are suitable for lower-income housing development, based on the criteria established by State law and HCD, with special considerations described below. These units are attributed to sites that:

Have zoning with a minimum residential density that allows for at least 30 dwelling units per acre.

Sites 1, 3, 4, 5, and 9 all currently have zoning with maximum densities below 30 du/ac. Not all of these zoning designations currently allow for residential, however. The breakdown of all current zones are as follows.

- R-3 (Site 1) – Multiple Family Residential at 28 du/ac. Residential currently allowed. R-4 (Multiple Family Residential at 40 du/ac) is proposed at Site 1.
- C (Sites 3, 4, and 5) – Commercial within the Orange Avenue Corridor Specific Plan. Residential is not currently allowed. Each of these sites has an R-4 or 40 du/ac equivalent zoning proposed with mixed-use capabilities. A capacity of 50% is assumed at these sites
- CU (Site 9) – Civic Use. Residential is not currently allowed. R-4 (Multiple Family Residential at 40 du/ac) is proposed at Site 9 with strong housing interest from the current School District Owners for teachers on the island.

Site 10 is owned by the US Navy and the City has no zoning authority or jurisdiction on the site. Therefore, there are no maximum densities. The lower-income units on Site 10 reflect documentation and correspondence from the US Navy staff.

Program H-1.G. General Plan Update Program sets forth guidelines to rezone each of those sites with densities equivalent to the R-4 level, which is a maximum density of 40 units per acre.

Senate Bill 6 – Middle Class Housing Act of 2022 (SB6) signed into law on September 28, 2022, allows for residential development on property zoned for commercial use if a project meets certain criteria and requirements which are listed as follows (Rutan & Tucker, 2022). This legislation could be utilized at the commercially zoned sites listed above.

- The density for the housing development shall meet or exceed the applicable density deemed appropriate to accommodate housing for lower income households in that jurisdiction.
- The housing development shall be subject to local zoning, parking, design, and other ordinances, local code requirements, and procedures applicable to the processing and permitting of a housing development in a zone that allows for the density described above. If more than one zoning designation allows for the prescribed density, the applicable zoning standards shall be for the closest parcel allowing residential use at that density.

- The project site must be 20 acres or less and must comply with all other objective local requirements of the parcel, including any applicable or approved sustainable community strategy or alternative plan.
- The project must not be on a site or adjoined to any site where more than one-third of the square footage on the site is dedicated to industrial use.
- A “skilled and trained workforce” must be used to construct all work and prevailing wage must be paid.

Details on lower-income sites are provided in **Table 7-16. Sites Inventory**.

3. Size of Sites

The HCD Sites Inventory Guidebook restricts the designation of sites for lower-income units to sites that are between 0.5 and 10 acres in size. The sites with lower-income units satisfy the following requirements:

- Minimum parcel size of 0.5 acre - all sites with the exception of Site 2 meet this criteria. Site 2 is owned by the City of Coronado with plans to redevelop an existing market-rate duplex into a new 3-unit project for lower-income households. This site is 0.08 acres in size and designated for lower-income units due to the City’s commitment to lower-income housing and the fact that the site is owned and controlled by the City itself.
- Maximum parcel size of 9.99 acres – all sites with the exception of Sites 7 and 10 meet this criteria. Site 7 is a large apartment complex that is currently underutilized and represents an excellent redevelopment opportunity according to the developer stakeholder interviewed in September 2023. The site profile for Site 7 includes an aerial map illustrating the layout showing parking lots, tennis courts and common areas. The site is currently zoned RPCD (Residential - Planned Community Development) which does not specify a maximum density. However, the code asks for a Precise Development Plan to be submitted and processed with the application. Given the site’s development potential and flexible density requirements, this 12.66 acre Site is included in the Sites Inventory. Site 10 is a large, Federally owned parcel operated by the US Navy. The City has no zoning authority or jurisdiction on the site. The development of sailor housing on the site will most likely take place on a small portion of the parcel as a whole. It is important to note that the Navy has obtained funding and has plans to build 374 units on the site. The lower-income units on Site 10 were negotiated with correspondence from the US Navy and HCD Enforcement Division. **Program H-1.E: Track Navy Housing in Section 8: Housing Plan** details how the City will keep HCD informed of the Navy units as development and occupancy occurs.

All other Opportunity Sites sizes are as follows:

- Site 1 – 0.62 acres
- Site 3 – 0.55 acres
- Site 4 – 0.57 acres
- Site 5 – 2.89 acres
- Site 6 – 1.28 acres
- Site 8 – 1.58 acres
- Site 9 – 3.36 acres

Details on lower-income sites are available in **Table 7-16. Sites Inventory**.

E. Housing Capacity Analysis/Past Housing Production

1. 5th Cycle Housing Production and Density

During the 5th Cycle Housing Element Planning Period, the City issued building permits for approximately 403 residential units, as summarized in **Table 7-11. 5th Cycle Housing Units with Issued Permits by Affordability**. 100% of the permits issued were for above moderate-income units. It should be noted that prior to Redevelopment Dissolution in 2012, the City facilitated the development of multiple affordable housing units. In 2010 alone, 10 affordable housing units were brought online. However, following Dissolution, the low- and moderate-income tax increment set aside ceased to exist, leaving the City with only its affordable housing in-lieu fee as a local funding source for affordable housing.

Table 7-11. 5th Cycle Housing Units with Issued Permits by Affordability

Permitted Units Issued by Affordability										
Income Levels	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units
Lower	0	0	0	0	0	0	0	0	0	0
Moderate	0	0	0	0	0	0	0	0	0	0
Above Moderate	27	28	49	38	43	59	34	55	70	403
Total Units	27	28	49	38	43	59	34	55	70	403

The City of Coronado has a history of 1-5 unit developments throughout its residential areas. This is evident in the City's 5th cycle development history and current Pipeline sites with 100% of units available to above moderate-income households. In order to move forward and meet the RHNA allocations, plans and adjustments will have to be made in the form of a suite of programs identified in **Section 8: Housing Plan** of this Housing Element Update.

Three of the ten Opportunity Sites (Sites 1, 8 and 9) are proposed to be rezoned to R-4 or equivalent with 40 units per acre. Two of the ten Opportunity Sites (Sites 6 and 7) are proposed to be rezoned to allow for 60 units per acre. Site 2 is already zoned for R-4 and Site 10 cannot be rezoned as it is a Navy base. The sites currently zoned C (Commercial within Orange Avenue Corridor Specific Plan) (Sites 3, 4 and 5) will include a housing overlay. A capacity of 50% is assumed at these sites. See **Program H-1.F. General Plan Update Program** in **Section 8: Housing Plan** for more information on the proposed rezoning.

R-4 is a multiple-family residential zoning district in the City of Coronado that allows 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 and a minimum three thousand and five hundred (3,500) square foot lot or building site. The density is forty (40) dwelling units per acre.

The City will also amend the Zoning Ordinance to establish zoning that allows for development of 60 du/ac. This projected rezone only applies to Sites 6 and 7 which currently contain a high-density apartment complex (549 units) and an adjacent, underutilized parking lot. The current 549 unit development on Site 7 already eclipses 40 du/ac of realized density. This leads the City to project more units and propose a 60 du/ac density on Sites 6 and 7. See **Program H-1.F. General Plan Update Program** in **Section 8: Housing Plan** for more information on the proposed rezoning.

Multiple residential projects on properties with R-4 zoning have been completed in recent years. As shown in **Table 7-12. Pipeline R-4 Development Projects**, Pipeline developments built or proposed in R-4 (40 unit per acre zones) have averaged 30.23 units per acre, or 75.57% of the permitted density. With this clear trend of R-4 development in the last 2-3 years, the Sites Inventory realistic capacity factor has been set at 75% for all sites zoned or set to be rezoned to R-4 or a 40 du/ac equivalent or 60 du/ac equivalent.

Table 7-12. Pipeline R-4 Development Projects

Site No.	Pipeline / Built	Project Name / Address	APN	Area (ac)	Year Completed/ Last Status	Zoning		Max Den	I:LV Ratio	Income Category				Real. Den. (du/ac)	Real. Den. as % of Perm. Den
						Existing	Proposed			Lower	Mod	Above Mod	Total		
R-4															
30	Pipeline	478 ORANGE AVE	5363021500	0.12	2022	R-4	N/A	40	0.07	0	0	3	3	24.23	60.58%
31	Pipeline	456 ORANGE AVE	5363021800	0.08	2021	R-4	N/A	40	0.14	0	0	2	2	25.01	62.53%
32	Pipeline	434 ORANGE AVE	5363023801, 5363023802, 5363023803, 5363023804, 5363023805	0.16	2021	R-4	N/A	40	0.28	0	0	5	5	31.10	77.76%
44	Pipeline	505 ORANGE AVE	5363810200	0.05	2022	R-4	N/A	40	0.24	0	0	2	2	38.69	96.74%
45	Pipeline	543 ORANGE AVE Units 1-5	5363810900	0.17	2023	R-4	N/A	40	0.04	0	0	5	5	30.12	75.31%
46	Pipeline	549-555 ORANGE AVE Units 6-10	5363811000	0.16	2023	R-4	N/A	40	0.07	0	0	5	5	32.21	80.53%
R-4 SUBTOTALS			5	0.12				40				22		30.23	75.57%

2. Housing Potential Assumptions and Realistic Capacity

Sites with a proposed development are included if the developer:

- Has either applied and/or received entitlement approval or has expressed interest in developing a site; and
- Is expected to receive a permit or certificate of occupancy after the beginning of the City's RHNA Projection Period (i.e., June 30, 2020).

In these cases, projected site densities are based on owner-proposed development densities. Recent development trends in the City were analyzed in order to determine a realistic density for sites. **Table 7-12. Pipeline R-4 Development Projects**, and the surrounding narrative summarizes the analysis of Pipeline R-4 developments in the City.

For sites without a currently proposed development, projected densities were estimated using a combination of several factors that are dependent on a site's unique characteristics, including:

- The ownership and projected development scenario;
- The extent the site is underutilized (existing density is less than allowable density); and
- The size of the site.

Many of the Opportunity Sites in the Sites Inventory were added because of owner interest in developing housing units. In addition to these factors, the City applied a Realistic Capacity Factor to all sites without a currently proposed development. The methodology utilized for the factors listed is as follows:

A **Mixed-Use Factor** of 50% of the maximum density of the R-4 zone (40 du/ac) as part of a housing overlay (as described in **Program H-1.F. General Plan Update Program in Section 8: Housing Plan**:

- Site 3 – Current office, potential mixed-use site.
- Site 4 – Current retail, potential mixed-use site.
- Site 5 – Current Smart & Final (retail), potential mixed-use site

A **Realistic Capacity Factor** for Sites 1, 2, 6, 7, 8, and 9.

As shown in **Table 7-3. Entitled and Pending Development Applications**, and **Table 7-12. Pipeline R-4 Development Projects**, actual Pipeline projects achieve densities equal to 75% of maximum density on average. Site 1, a site owned by a local church with strong property owner interest in developing affordable housing, will contain an affordable housing overlay but remain calculated using the 75% realistic capacity factor.

The City believes that the combination of these factors provides realistic estimates of potential development on the sites. Actual densities will ultimately depend on property owners and developers and may exceed 75% allowable density.

Projected housing development counts are net of any existing residential units on the sites. These “net potential units” are shown for each site in the Housing Element Sites Inventory in **Table 7-16** at the end of this section. Sites 2 and 7 have existing housing units at the present time. However, only Site 2, the location of an existing duplex with 2 market rate units may involve removing existing units. The City intends to offer the site to affordable housing developers to redevelop into 3 units, all of which will be restricted to lower-income tenants. Therefore, two market rate units may be replaced by three lower-income units.

Five of the 10 Opportunity Sites are either currently zoned or will be rezoned to an R-4 or 40 du/ac equivalent level with two others being rezoned to a 60 du/ac equivalent level. Additionally, a housing overlay may be added to 3 non-residential sites where commercial uses are anticipated to continue in some capacity along with new residential units. See the following breakdown of the sites’ current zoning and their proposed zoning:

- R-3 (Site 1) – Multiple Family Residential at 28 du/ac. Residential currently allowed. R-4 (Multiple Family Residential at 40 du/ac) is proposed at Site 1.
- C (Sites 3, 4, and 5) – Commercial within the Orange Avenue Corridor Specific Plan. Residential is not currently allowed. Each of these sites has an R-4 or 40 du/ac equivalent zoning proposed with mixed-use capabilities. A capacity of 50% is assumed at these sites.
- RPCD (Sites 6 and 7) – Residential Planned Community Development. This zone allows for residential with the processing of a precise development plan. Multiple Family Residential at 60 du/ac is proposed at both of these sites.
- CU (Site 9) – Civic Use. Residential is not currently allowed. R-4 (Multiple Family Residential at 40 du/ac) is proposed at Site 9 with strong housing interest from the current School District Owners for teachers on the island.

Program H-1.G. General Plan Update Program sets forth guidelines to rezone each of those sites to the R-4 level with a maximum density of 40 units per acre or a 40 du/ac equivalent and a 60 du/ac equivalent through rezoning or the use of a housing overlay.

All Pipeline Sites in the Sites Inventory are based on owner-proposed development densities and the factors listed were not utilized. **Table 7-3. Entitled and Pending Development Applications**, also lists all of the Pipeline Sites with their current zoning and densities.

3. Housing Potential Methodology –Mixed-Uses

No sites in the City’s Sites Inventory are currently zoned for mixed-use. However, a housing overlay will be added to the following sites:

- Site 3 – Current office including a family practice physician, potential mixed-use site.
- Site 4 – Current retail including Swaddee Thai Restaurant, Nado Republic Italian Restaurant, and Nado Gelato Cafe, potential mixed-use site.
- Site 5 – Current Smart & Final (retail), potential mixed-use site.

Each of these sites are currently zoned C (Commercial within Orange Avenue Corridor Specific Plan). **Program H-1.F. General Plan update Program** found in **Section 8: Housing Plan** details the City’s program and commitment to rezoning these sites in a way that best promotes affordable unit development.

The total number and percentage of Opportunity Sites with an added housing overlay and the corresponding number of units assigned to these sites are shown in **Table 7-13. Housing Overlay Sites and Potential Units**. More specifically, these Opportunity Sites represent 9.7% of potential units at all income levels and approximately 4.3% of potential lower-income units in the Sites Inventory.

Table 7-13. Housing Overlay Sites and Potential Units

Sites/Units	Total Opportunity Sites (All Zones)	Total Lower Income	Projected Mixed-Use Opportunity Sites	Percent of Total	Projected Mixed Use Lower-Income	Percent of Total Lower-Income
Sites	10	10	3	30.0%	3	30.0%
Potential Units	829	489	80	9.7%	21	4.3%

The realistic residential development potential on Opportunity Sites was calculated pursuant to the methodology described in the prior section of this section.

F. Vacant Sites (Including Suitability for Lower-Income Housing)

There are no vacant sites included in the Sites Inventory.

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G. Non-Vacant Sites (Including Suitability for Lower-Income Housing)

The Sites Inventory identifies 10 Opportunity Sites along with 100 total Pipeline sites which are also not vacant as defined by California Government Code. Non-vacant sites have various existing uses including parking lots, low-density residential, retail, and office. To assess the likelihood of non-vacant sites redeveloping into residential uses during the 6th Cycle Housing Element planning period, the City referred to expressed owner interest in developing housing or sites that are currently underutilized.

It should be noted that the City met with Coastal Development Group (CDG), a developer active in the City with a proposed multi-family project in process, on September 28, 2023, as part of the Stakeholder outreach process. The City provided the developer with a review of the Opportunity Sites proposed in the Housing Element. CDG was supportive of the Opportunity Sites, indicating substantial redevelopment potential, and specifically identifying Sites 6 (149 A. Avenue) & 7 (1515 2nd Street) in particular as having “phenomenal” redevelopment potential. As a large, multifamily residential parcel that is home to the three story, 549-unit Bayside at Coronado Apartments, CDG identified this site as having the most tremendous redevelopment potential. Furthermore, Sites 3 (1224 10th Street) & 4 (1001 C. Avenue) were also identified as having significant redevelopment potential and likely to garner interest from developers, Site 8 as a great location and lot size, and Sites 1 (919 C. Avenue) and 5 (150 B. Avenue) as good candidates for redevelopment as well.

The following section addresses the legal requirements outlined in California Government Code, Section 65583.2(g)(1) in more detail. It is not possible for the City to include an analysis of existing leases or other contracts, as this information is not publicly available. California Government Code, Section 65583.2(g)(1), states that, for non-vacant sites, the City shall specify the additional development potential for each site within the planning period and shall provide an explanation of the methodology used to determine the development potential. An explanation of development potential along with the projected unit methodology can be found in **Table 7-14. Suitability of Lower-Income Sites**, and in the Site Profiles earlier in this section. As a reminder, all Opportunity Sites contain lower-income units, all lower-income sites are Opportunity Sites, and all sites in the Site Inventory are Non-Vacant.

Table 7-14. Suitability of Lower-Income Sites

Site No.	Address	APN	Area (ac)	Current Zoning	Proposed Rezoning	Permitted Density	Density Realism	Net Units of Capacity				Existing Use	I:LV	Reason for Selection
								Lower	Mod.	Above Mod.	Total			
Opportunity Sites								489	158	180	827			
1	919 C AVE	5373423400	0.62	R-3	R-4	40	75%	19	0	0	19	Church Rectory, Prkg & Other Church Related	2.23	Owner interest in mixed-use.
2	517 ORANGE AVE	5363810500	0.08	R-4	R-4	40	75%	3	0	(2)	1	Duplex - Generic	0.13	City Owned. Planned conversion to lower income.
3	1224 10TH ST	5374521300	0.55	C	R-4 MU	40	50%	3	0	8	11	Generic Commercial Office/Retail 1-2 Stories	0.47	Underutilized office space. Projected mixed-use.
4	1001 C AVE	5374521400	0.57	C	R-4 MU	40	50%	3	0	8	11	Generic Commercial Office/Retail 1 Story	0.47	Underutilized retail space. Projected mixed-use.
5	150 B AVE	5361022800, 5361023300, 5361023200, 5361022000, 5361023100	2.89	C	R-4 MU	40	50%	15	0	43	58	Neighborhood Shopping Center	0.12	Owner interest in mixed-use.
6	149 A AVE	5361101900	1.28	RPCD	60 du/ac	60	75%	15	0	23	38	Vacant Residential - Generic	0.00	Owner interest in mixed-use.
7	1515 2ND ST	5361101700	12.7	RPCD	60 du/ac	60	75%	12	55	100	167	61 Units And Up Generic	2.99	Underutilized parking lot.
8	700 ORANGE AVE	5370822500, 5370821500, 5370822700	1.58	R-4	R-4	40	75%	47	0	0	47	Unknown	0.00	City owned. Interest in adding units.
9	201 6TH ST	5360100500, 5364110100, 5364110200, 5364110300, 5364110400, 5364110500, 5364110600, 5364110700, 5364110800, 5364110900, 5364111000, 5364111100	3.36	CU	R-4	40	75%	67	34	0	101	Unknown	0.00	School District interested in teacher housing.
10	3632 TULAGI RD	5377000200	175	N/A	N/A	N/A	N/A	305	69	0	374	Unknown	0.00	US Navy site as determined by Navy and HCD.

California Government Code, Section 65583.2(g)(3), requires that existing residential units on non-vacant sites be replaced with units affordable to the same or lower-income level when demolished. More specifically, replacement housing must be provided for the following types of non-vacant sites:

- Sites that currently have residential uses; and
- Sites that had residential uses within the past 5 years, which have been vacated or demolished that:
 - Are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower income;
 - Are or were subject to any other form of rent or price control through a public entity's valid exercise of its police power; or
 - Are or were occupied by low or very low-income households.

No units with income restrictions, nor that are occupied by lower-income households, are planned to be demolished. However, Site 2 involves the potential demolition of above market rate units only with three lower income units replacing these existing units.

Table 7-15. Sites with Planned Replaced Units, breaks down these 34 sites showing the net new calculation of the moderate-income level only units.

Table 7-15. Sites with Planned Replaced Units

Site No.	APN	Address	Existing/ Demo. Units	Projected Development Units				Net New Units			
				Lower	Mod.	Above Mod.	Total	Lower	Mod.	Above Mod.	Total
2	5363810500	517 ORANGE AVE	2	3	0	0	3	3	0	(2)	1
12	5360200700	409 1ST ST	1	0	0	2	2	0	0	1	1
16	5360813300	121 G AVE	1	0	0	2	2	0	0	1	1
19	5361621700	250 B AVE	2	0	0	4	4	0	0	2	2
28	5362601900	461 COUNTRY CLUB LN	1	0	0	2	2	0	0	1	1
29	5362602100	441 COUNTRY CLUB LN	1	0	0	2	2	0	0	1	1
32	5363021500	478 ORANGE AVE	1	0	0	3	3	0	0	2	2
33	5363021800	456 ORANGE AVE	1	0	0	2	2	0	0	1	1
34	5363023801, 5363023802, 5363023803, 5363023804, 5363023805	434 ORANGE AVE	1	0	0	5	5	0	0	4	4
44	5363810200	505 ORANGE AVE	1	0	0	2	2	0	0	1	1
47	5364210200	203 6TH ST	1	0	0	1	1	0	0	0	0
52	5364904300	1617 MIGUEL AVE	1	0	0	2	2	0	0	1	1
57	5370310300	820 CORONADO AVE	1	0	0	2	2	0	0	1	1
58	5370320800	860 BALBOA AVE	1	0	0	2	2	0	0	1	1
60	5370331000	840 CABRILLO AVE	1	0	0	2	2	0	0	1	1
64	5370711800	756, 758, 760, AND 762 F AVE	1	0	0	4	4	0	0	3	3
65	5370720300	711 F AVE	1	0	0	2	2	0	0	1	1
72	5372111600	820 J AVE	1	0	0	2	2	0	0	1	1
75	5372310700	839 G AVE	1	0	0	4	4	0	0	3	3
76	5372310800	845 G AVE	1	0	0	4	4	0	0	3	3
80	5372710200	900 CORONADO AVE	1	0	0	2	2	0	0	1	1
82	5372810100	130 ACACIA WAY	1	0	0	2	2	0	0	1	1
83	5372811000	151 CAROB WAY	1	0	0	2	2	0	0	1	1
85	5372911100	960 COUNTRY CLUB LN	1	0	0	2	2	0	0	1	1
87	5372920500	910 ALAMEDA BLVD	1	0	0	2	2	0	0	1	1
89	5373111300	503 10TH ST	1	0	0	2	2	0	0	1	1
90	5373210800	953 G AVE	1	0	0	2	2	0	0	1	1
92	5373220801	941 & 943 F AVE	1	0	0	2	2	0	0	1	1
93	5373311700	924 D AVE	1	0	0	3	3	0	0	2	2
97	5373810200	1020 CORONADO AVE	1	0	0	2	2	0	0	1	1
99	5373820800	110 ACACIA WAY	1	0	0	2	2	0	0	1	1
100	5373920900	161 ALDER ST	1	0	0	2	2	0	0	1	1
101	5374040500	1030 PINE ST	1	0	0	2	2	0	0	1	1
103	5374700400	1521 YNEZ PL	1	0	0	2	2	0	0	1	1
TOTAL			36	3	0	78	81	3	0	42	45

H. Senate Bill 1333 Requirements – “No Net Loss”

Recent modifications to housing element law adopted through SB 1333, known as the “No Net Loss” provision, require that the City maintain adequate capacity to accommodate the remaining unmet portion of its RHNA target for each of the income categories throughout the 8-year Housing Element Planning Period. The City must also monitor housing production as the planning period progresses and ensure that the City does not reduce the housing capacity below what is needed to meet its RHNA target by income level through either of the following methods:

- Adoption of reductions in allowable residential densities for sites identified in the Sites Inventory through community plan update/amendment or rezoning.
- Approval of development or building permits for sites identified in the inventory that authorize the construction or development of fewer units (by income level) than identified as possible in the inventory.

In order to address the “No Net Loss” provisions, the City completed the following steps in preparing the Sites Inventory:

- Evaluated the need to reduce the estimates of site housing capacity based on topography, environmental features, site acreage, and expectations for mixed-use development. Where deemed appropriate, the City applied such reductions.

- Further reduced estimated site housing capacity to ensure estimates are conservative, ranging between 50% and 75% of the net potential housing units, based on coordination with HCD and site-specific zoning and units' designated income levels.
- Identified sufficient sites with housing capacity to provide a reasonable capacity buffer (15% of gross RHNA numbers for the lower-income levels and 15% for the moderate-income level) above the City's RHNA targets to ensure that the City maintains adequate capacity to meet its targets.

The Housing Plan includes **Program H-1.C. Mid-Cycle Review Program** to maintain and update the Sites Inventory on an annual basis in connection with the preparation of the Annual Progress Report to ensure that the City maintains sufficient housing capacity.

I. Assembly Bill 1486 City-Owned Land

AB 1486, signed into State law in 2019, expands surplus property requirements for State and local government agencies. The bill includes amendments to State Law pertaining to Housing Elements to require that jurisdictions include government-owned sites that are zoned for residential use (both vacant and non-vacant) in the Sites Inventory.

In compliance with this requirement, the Sites Inventory includes two City owned sites. The City considers these publicly owned sites to be a significant potential source of lower-income housing development:

- Site 2 – Small, City Owned duplex parcel with a planned conversion to 3 lower-income units.
- Site 8 – Majority City owned Police Department site with plans to develop 47 lower-income units.

Section C.6, Site Profiles, provides detailed information on these sites.

State law has established requirements and procedures for non-exempt surplus properties and the City will follow these laws and procedures in the process of planning for residential uses on the identified public-owned sites. More specifically, **Section 8: Housing Plan** contains **Program H-4.D. AB 1486 City-Owned Land**. The City will follow all requirements of the Surplus Land Act, Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5, including holding a public hearing designating the properties as “surplus properties” under California Law. The City will also conduct an analysis to determine, based on market conditions, if selling or leasing the properties would maximize the development of affordable units. The City will then send a Notice of Availability to all required parties regarding the availability of City owned land available for purchase or lease. It is the City’s intent to facilitate the development of 100 percent affordable housing projects on vacant or underutilized City-owned sites. The City will also coordinate with the public entities that own a site (or sites) to ensure that the legally mandated surplus property process is followed.

For the purposes of this Sites Inventory (and consistent with the provisions of AB 1486), the following types of City-owned sites are not included in the inventory:

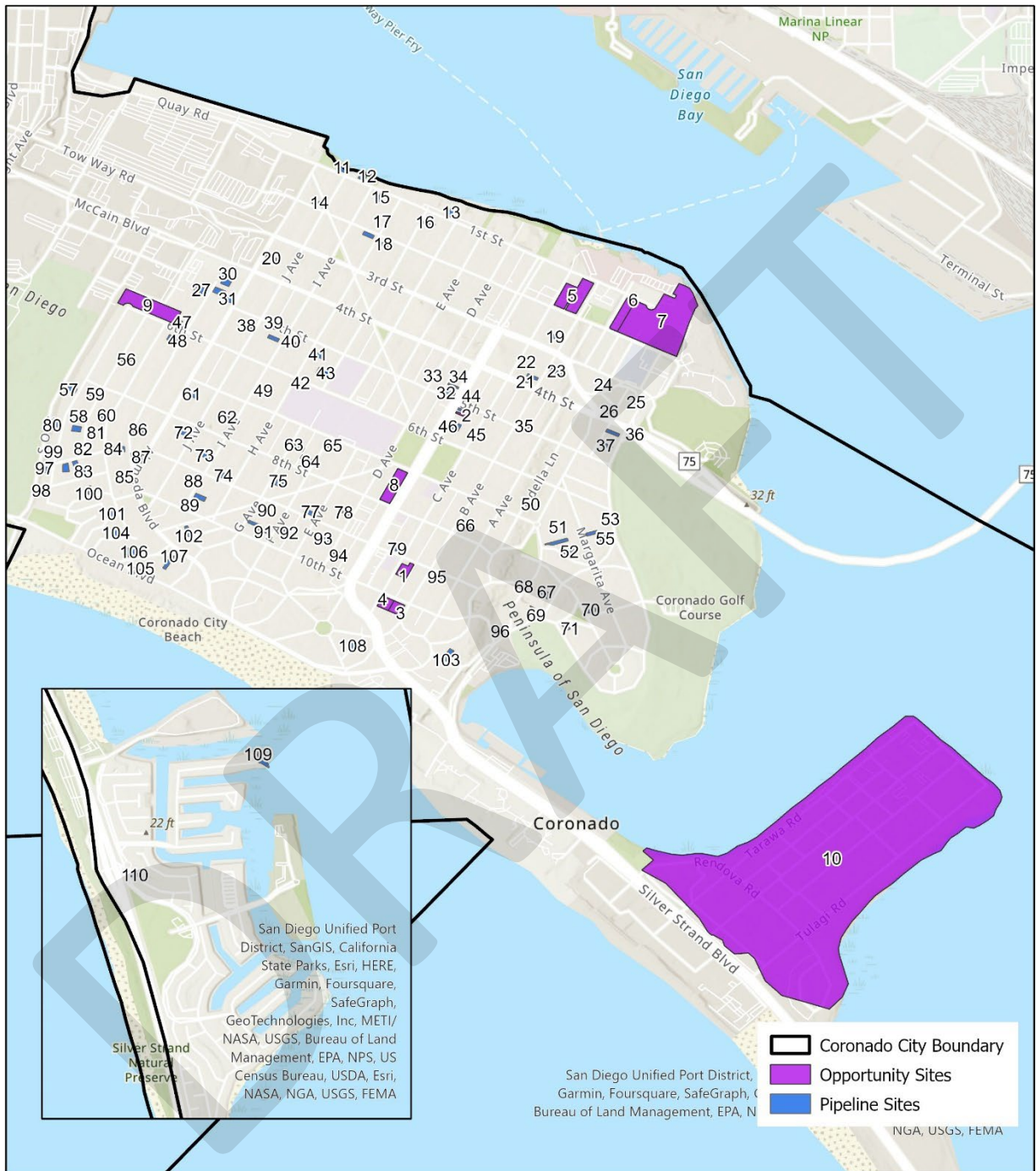
- Sites that are needed for existing or planned City use, including stormwater drainage, water storage, and delivery.
- Sites that have not been identified as potentially surplus and suitable for sale.
- Sites that have been acquired by the City in relation to a legal claim.
- Sites that are subject to a right-of-way easement that would need to be vacated by action of the City Council prior to potential housing permitting and development.

J. Summary

As stated above, through its Sites Inventory, the City has identified 110 sites adequate for development of housing that have the following characteristics:

- Alternative Methods to meet the RNHA include ADU Potential (**Program H-1.A. Accessory Dwelling Units (ADUs)**) and Carriage House Conversion (**Program H-4.A. Carriage House Program**) Programs yielding 195 and 103 units, respectively.
 - The 195 potential ADU units project 117 lower-income units with the 103 potential Carriage House Conversions projecting 72 lower-income units.
- Sites Inventory (Including Opportunity Sites and Pipeline sites) that is reasonably developable within the planning period for at least 975 net housing units.
 - 10 Opportunity Sites make up 827 units, including 489 lower-income units.
 - Site 10 contains 374 total units for Navy housing. These housing units were determined by HCD Enforcement Division in coordination with the US Navy and the City of Coronado.
- 100 Pipeline (proposed/entitled/built) sites make up 146 above moderate-income units.
 - Each identified site is adjacent to developed land and/or is the subject of a proposed housing development project.
 - Based on the review of the documentation outlined in this section, each site has sufficient utility supply available and is accessible to support housing development.

Figure 7-1. Sites Inventory Maps



0 0.4 0.8 Miles

Inventory Sites

City of Coronado Sites Inventory

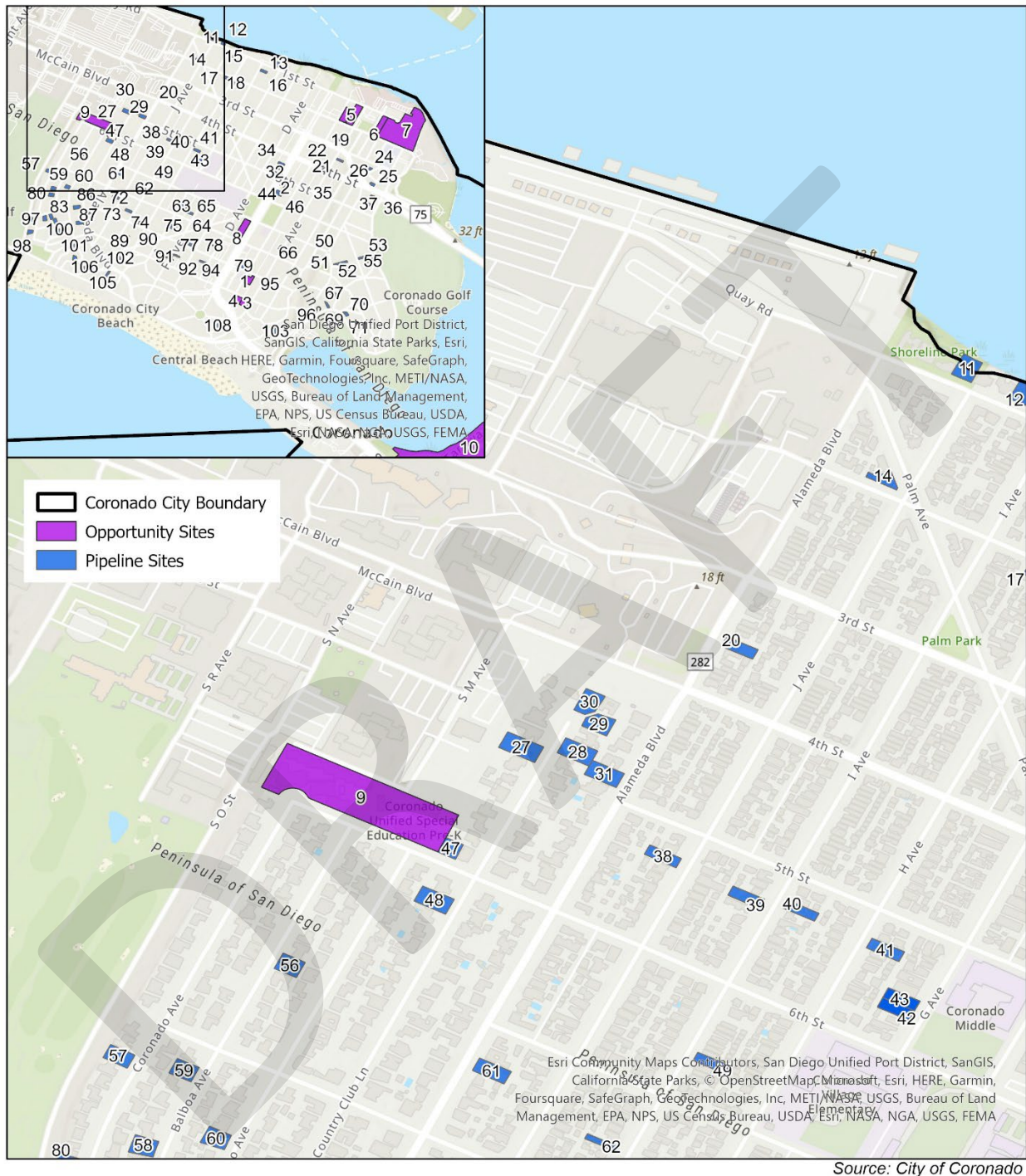
Table 7-16. Sites Inventory

Site No.	Address	APN	Area (ac)	Current Zoning	Proposed Rezoning	Permitted Density	Realistic Capacity	Net Units of Capacity			
								Lower	Mod.	Above Mod.	Total
Opportunity Sites								489	158	180	827
1	919 C AVE	5373423400	0.62	R-3	R-4	40	75%	19	0	0	19
2	517 ORANGE AVE	5363810500	0.08	R-4	R-4	40	75%	3	0	(2)	1
3	1224 10TH ST	5374521300	0.55	C	R-4 MU	40	50%	3	0	8	11
4	1001 C AVE	5374521400	0.57	C	R-4 MU	40	50%	3	0	8	11
5	150 B AVE	5361022800, 5361023300, 5361023200, 5361022000, 5361023100	2.89	C	R-4 MU	40	50%	15	0	43	58
6	149 A AVE	5361101900	1.28	RPCD	R-6	60	75%	15	0	23	38
7	1515 2ND ST	5361101700	12.7	RPCD	R-6	60	75%	12	55	100	167
8	700 ORANGE AVE	5370822500, 5370821500, 5370822700	1.58	R-4	R-4	40	75%	47	0	0	47
9	201 6TH ST	5360100500, 5364110100, 5364110200, 5364110300, 5364110400, 5364110500, 5364110600, 5364110700, 5364110800, 5364110900, 5364111000, 5364111100	3.36	CU	R-4	40	75%	67	34	0	101
10	3632 TULAGI RD	5377000200	175	N/A	N/A	N/A	N/A	305	69	0	374
Pipeline Sites								0	0	146	146
11	311 1ST ST	5360200400	0.2	R-1A(BF)	N/A	6	N/A	0	0	1	1
12	409 1ST ST	5360200700	0.19	R-1A(BF)	N/A	6	N/A	0	0	1	1
13	715 1ST ST	5360402500	0.16	R-1A(BF)	N/A	6	N/A	0	0	1	1
14	150 PALM AVE	5360630900	0.11	R-1B	N/A	12	N/A	0	0	1	1
15	512 1ST ST	5360710300	0.09	R-1A(E)	N/A	8	N/A	0	0	1	1
16	121 G AVE	5360813300	0.17	R-1A	N/A	8	N/A	0	0	1	1
17	200 H AVE	5361311000	0.16	R-1B	N/A	12	N/A	0	0	1	1
18	213 H AVE	5361320300	0.13	R-1B	N/A	12	N/A	0	0	2	2
19	250 B AVE	5361621700	0.15	R-3	N/A	28	N/A	0	0	2	2
20	345 ALAMEDA BLVD	5361910600	0.16	R-1B	N/A	12	N/A	0	0	1	1
21	1221 4TH ST	5362321400	0.07	R-1B	N/A	12	N/A	0	0	2	2
22	360 B AVE	5362321600	0.12	R-1B	N/A	12	N/A	0	0	1	1
23	321 B AVE	5362410500	0.13	R-1B	N/A	12	N/A	0	0	1	1
24	365 GLORIETTA PL	5362421400	0.15	R-1B	N/A	12	N/A	0	0	1	1
25	354 GLORIETTA BLVD	5362522700	0.08	R-1A	N/A	8	N/A	0	0	1	1
26	1519 4TH ST	5362525700	0.13	R-1B	N/A	12	N/A	0	0	3	3
27	470 COUNTRY CLUB LN	5362600500	0.29	R-1A(CC-1)	N/A	6	N/A	0	0	1	1
28	461 COUNTRY CLUB LN	5362601900	0.25	R-1A(CC-1)	N/A	6	N/A	0	0	1	1
29	441 COUNTRY CLUB LN	5362602100	0.19	R-1A(CC-1)	N/A	6	N/A	0	0	1	1
30	431 COUNTRY CLUB LN	5362602200	0.19	R-1A(CC-1)	N/A	6	N/A	0	0	1	1
31	476 ALAMEDA BLVD	5362602800	0.23	R-1A(CC-1)	N/A	6	N/A	0	0	1	1
32	478 ORANGE AVE	5363021500	0.12	R-4	N/A	40	N/A	0	0	2	2
33	456 ORANGE AVE	5363021800	0.08	R-4	N/A	40	N/A	0	0	1	1
34	434 ORANGE AVE	5363023801, 5363023802, 5363023803, 5363023804, 5363023805	0.16	R-4	N/A	40	N/A	0	0	4	4
35	1309 5TH ST	5363213000	0.08	R-1B	N/A	12	N/A	0	0	1	1
36	408 GLORIETTA BLVD	5363300600	0.16	R-1A	N/A	8	N/A	0	0	1	1
37	430 GLORIETTA BLVD	5363301600	0.16	R-1A(CC-1)	N/A	6	N/A	0	0	1	1
38	520 J AVE	5363411400	0.15	R-1A	N/A	8	N/A	0	0	1	1
39	524 I AVE	5363422400	0.15	R-1A(E)	N/A	8	N/A	0	0	1	1
40	517 I AVE	5363510400	0.13	R-1A(E)	N/A	8	N/A	0	0	1	1

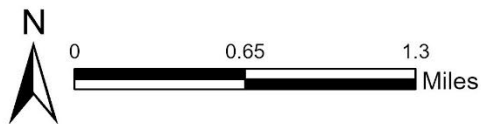
Site No.	Address	APN	Area (ac)	Current Zoning	Proposed Rezoning	Permitted Density	Realistic Capacity	Net Units of Capacity			
								Lower	Mod.	Above Mod.	Total
41	521 H AVE	5363520400	0.17	R-1B	N/A	12	N/A	0	0	1	1
42	556 G AVE	5363521701, 5363521702, 5363521703, 5363521704	0.16	R-3	N/A	28	N/A	0	0	4	4
43	546 G AVE	5363522801, 5363522802, 5363522803, 5363522804	0.16	R-3	N/A	28	N/A	0	0	4	4
44	505 ORANGE AVE	5363810200	0.05	R-4	N/A	40	N/A	0	0	1	1
45	543 ORANGE AVE Units 1-5	5363810900	0.17	R-4	N/A	40	N/A	0	0	5	5
46	549-555 ORANGE AVE Units 6-10	5363811000	0.16	R-4	N/A	40	N/A	0	0	5	5
47	203 6TH ST	5364210200	0.13	R-1A(CC-1)	N/A	6	N/A	0	0	0	0
48	620 COUNTRY CLUB LN	5364240200	0.25	R-1A(CC-1)	N/A	6	N/A	0	0	2	2
49	649 I AVE	5364410900	0.14	R-1B	N/A	12	N/A	0	0	1	1
50	633 Adella Ln	5364824600	0.1	R-1B	N/A	12	N/A	0	0	1	1
51	1601 MIGUEL AVE	5364903900	0.24	R-1A	N/A	8	N/A	0	0	2	2
52	1617 MIGUEL AVE	5364904300	0.17	R-1A(CC-1)	N/A	6	N/A	0	0	1	1
53	657 MARGARITA AVE	5365001200	0.13	R-1A(CC-1)	N/A	6	N/A	0	0	2	2
54	632 GLORIETTA BLVD	5365003100	0.12	R-1A(CC-1)	N/A	6	N/A	0	0	1	1
55	636 GLORIETTA BLVD	5365003200	0.11	R-1A(CC-1)	N/A	6	N/A	0	0	1	1
56	711 BALBOA AVE	5370230300	0.18	R-1A(CC-1)	N/A	6	N/A	0	0	1	1
57	820 CORONADO AVE	5370310300	0.17	R-1A(CC-1)	N/A	6	N/A	0	0	1	1
58	860 BALBOA AVE	5370320800	0.18	R-1A(CC-1)	N/A	6	N/A	0	0	1	1
59	810 BALBOA AVE	5370321300	0.16	R-1A(CC-1)	N/A	6	N/A	0	0	1	1
60	840 CABRILLO AVE	5370331000	0.18	R-1A(CC-1)	N/A	6	N/A	0	0	1	1
61	727 ALAMEDA BLVD	5370510300	0.21	R-1A	N/A	8	N/A	0	0	1	1
62	740 I AVE	5370522100	0.08	R-1A(E)	N/A	8	N/A	0	0	1	1
63	741 G AVE	5370710600	0.16	R-3	N/A	28	N/A	0	0	4	4
64	756, 758, 760, AND 762 F AVE	5370711800	0.16	R-3	N/A	28	N/A	0	0	3	3
65	711 F AVE	5370720300	0.11	R-3	N/A	28	N/A	0	0	1	1
66	761 B AVE	5371010900	0.18	R-1A(E)	N/A	8	N/A	0	0	1	1
67	816 SAN LUIS REY AVE	5371401900	0.12	R-1A	N/A	8	N/A	0	0	1	1
68	820 San Luis Rey	5371402000	0.12	R-1A	N/A	8	N/A	0	0	1	1
69	1304 GLORIETTA BLVD	5371402700	0.14	R-1A(CC-1)	N/A	6	N/A	0	0	1	1
70	747 GUADALUPE AVE	5371521200	0.09	R-1A(CC-1)	N/A	6	N/A	0	0	1	1
71	1152 GLORIETTA BLVD	5371710100	0.14	R-1A(CC-1)	N/A	6	N/A	0	0	1	1
72	820 J AVE	5372111600	0.16	R-1A(E)	N/A	8	N/A	0	0	1	1
73	848 I AVE	5372121600	0.16	R-1A(E)	N/A	8	N/A	0	0	1	1
74	515 9TH ST	5372211800	0.09	R-1B	N/A	12	N/A	0	0	1	1
75	839 G AVE	5372310700	0.11	R-3	N/A	28	N/A	0	0	3	3
76	845 G AVE	5372310800	0.16	R-3	N/A	28	N/A	0	0	3	3
77	876 E AVE	5372330900	0.16	R-3	N/A	28	N/A	0	0	3	3
78	846 D AVE	5372412301, 5372412302	0.07	R-3	N/A	28	N/A	0	0	2	2
79	1115 9TH ST	5372513100	0.19	R-3/P	N/A	28	N/A	0	0	1	1
80	900 CORONADO AVE	5372710200	0.17	R-1A(CC-1)	N/A	6	N/A	0	0	1	1
81	910 BALBOA AVE	5372721500	0.19	R-1A(CC-1)	N/A	6	N/A	0	0	2	2
82	130 ACACIA WAY	5372810100	0.17	R-1A(CC-1)	N/A	6	N/A	0	0	1	1
83	151 CAROB WAY	5372811000	0.17	R-1A(CC-1)	N/A	6	N/A	0	0	1	1
84	910 COUNTRY CLUB LN	5372910600	0.26	R-1A(CC-1)	N/A	6	N/A	0	0	1	1
85	960 COUNTRY CLUB LN	5372911100	0.24	R-1A(CC-2)	N/A	6.5	N/A	0	0	1	1
86	841 COUNTRY CLUB LN	5372920100	0.25	R-1A(CC-1)	N/A	6	N/A	0	0	1	1
87	910 ALAMEDA BLVD	5372920500	0.35	R-1A(CC-1)	N/A	6	N/A	0	0	1	1
88	945 I AVE	5373110900	0.2	R-1A(E)	N/A	8	N/A	0	0	1	1
89	503 10TH ST	5373111300	0.11	R-1A(E)	N/A	8	N/A	0	0	1	1
90	953 G AVE	5373210800	0.12	R-1B	N/A	12	N/A	0	0	1	1
91	956, 958, 960, 962 F AVE	5373213701, 5373214000, 5373213801, 5373213802	0.09	R-3	N/A	28	N/A	0	0	4	4
92	941 & 943 F AVE	5373220801	0.08	R-3	N/A	28	N/A	0	0	1	1
93	924 D AVE	5373311700	0.12	R-3	N/A	28	N/A	0	0	2	2
94	949 D AVE	5373322701, 5373322702	0.11	R-3	N/A	28	N/A	0	0	2	2
95	1310 9TH ST	5373510200	0.07	R-1A(E)	N/A	8	N/A	0	0	2	2
96	1414 GLORIETTA BLVD	5373700600	0.12	R-1A	N/A	8	N/A	0	0	1	1
97	1020 CORONADO AVE	5373810200	0.18	R-1A(CC-1)	N/A	6	N/A	0	0	1	1
98	1060 CORONADO AVE	5373810600	0.21	R-1A(CC-1)	N/A	6	N/A	0	0	2	2
99	110 ACACIA WAY	5373820800	0.19	R-1A(CC-1)	N/A	6	N/A	0	0	1	1
100	161 ALDER ST	5373920900	0.15	R-1A(CC-2)	N/A	6.5	N/A	0	0	1	1

Site No.	Address	APN	Area (ac)	Current Zoning	Proposed Rezoning	Permitted Density	Realistic Capacity	Net Units of Capacity			
								Lower	Mod.	Above Mod.	Total
101	1030 PINE ST	5374040500	0.14	R-1A(CC-3)	N/A	7	N/A	0	0	1	1
102	1021 OLIVE AVE	5374120200	0.14	R-1A	N/A	8	N/A	0	0	1	1
103	1521 YNEZ PL	5374700400	0.24	R-1A	N/A	8	N/A	0	0	1	1
104	1110 PINE ST	5374810800	0.17	R-1A(CC-3)	N/A	7	N/A	0	0	1	1
105	521 MARINA AVE	5374900300	0.2	R-1A(CC-2)	N/A	6.5	N/A	0	0	1	1
106	531 MARINA AVE	5374900400	0.19	R-1A(CC-2)	N/A	6.5	N/A	0	0	1	1
107	550 MARINA AVE	5375000600	0.2	R-1A	N/A	8	N/A	0	0	1	1
108	1118 LOMA AVE	5375520700	0.09	R-1A	N/A	8	N/A	0	0	1	1
109	3 THE POINT	6150818300	0.31	Custom Homes	N/A	1/4,000 square feet, max 1 per parcel	N/A	0	0	1	1
110	36 BAHAMA BND	6150941600	0.1	Village Residences	N/A	1/3,600 square feet, max 1 per parcel	N/A	0	0	2	2

Figure 7-2. Sites Inventory North-West



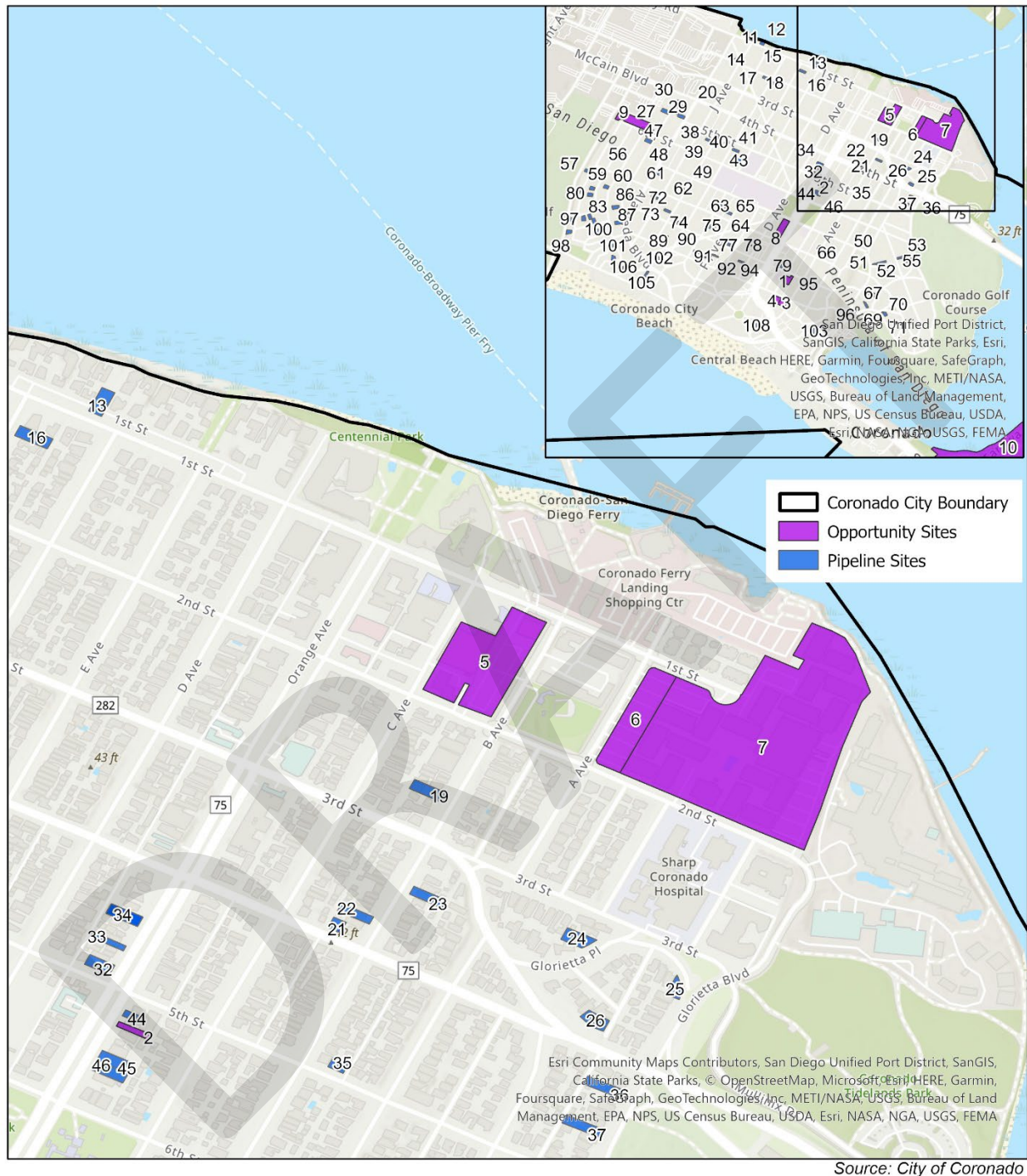
Source: City of Coronado



Inventory Sites North-West

City of Coronado Sites Inventory

Figure 7-3. Sites Inventory North-East



Harris & Associates

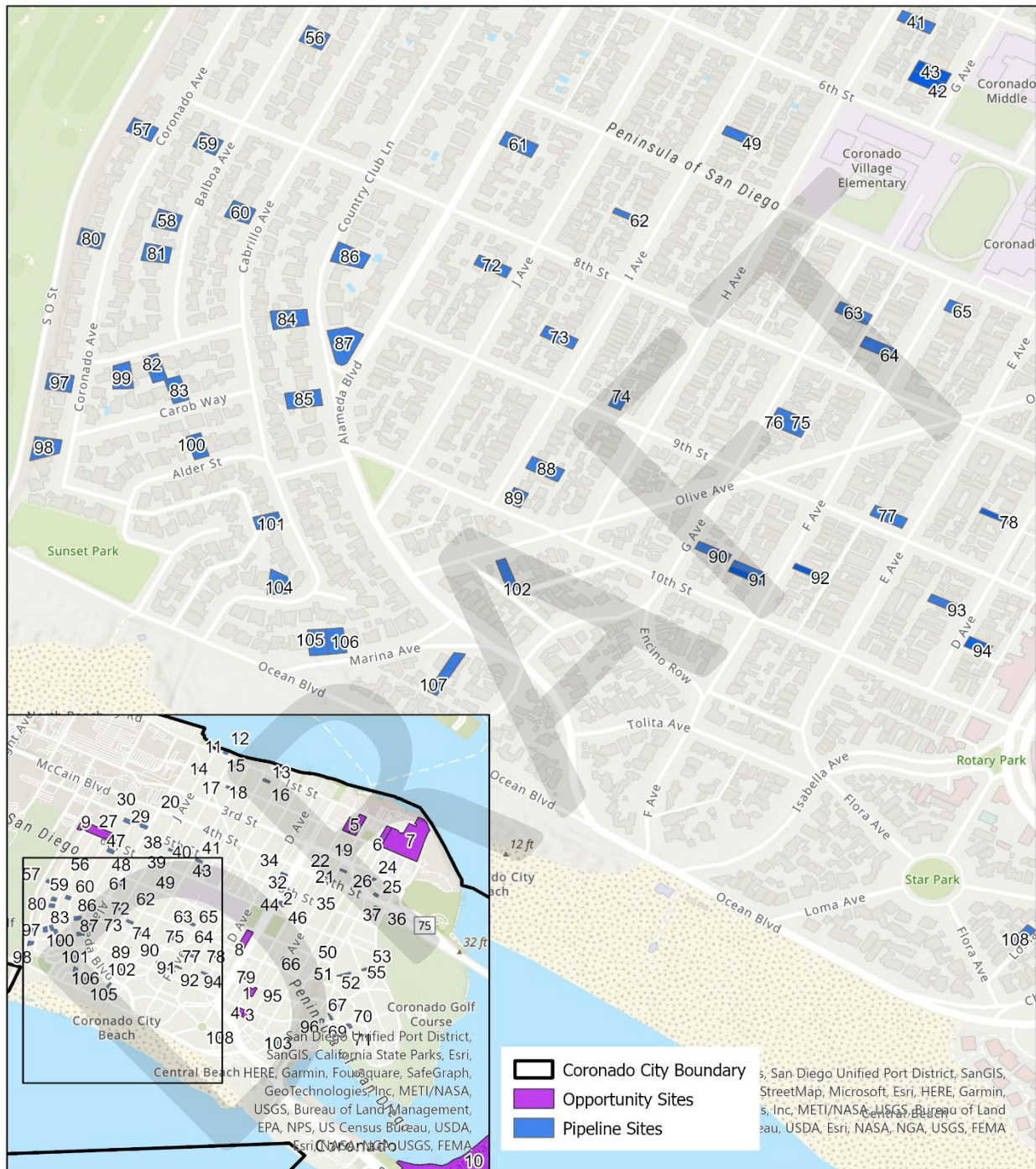


0 0.65 1.3 Miles

Inventory Sites North-East

City of Coronado Sites Inventory

Figure 7-4. Sites Inventory South-West

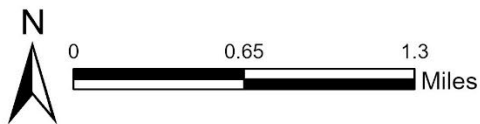
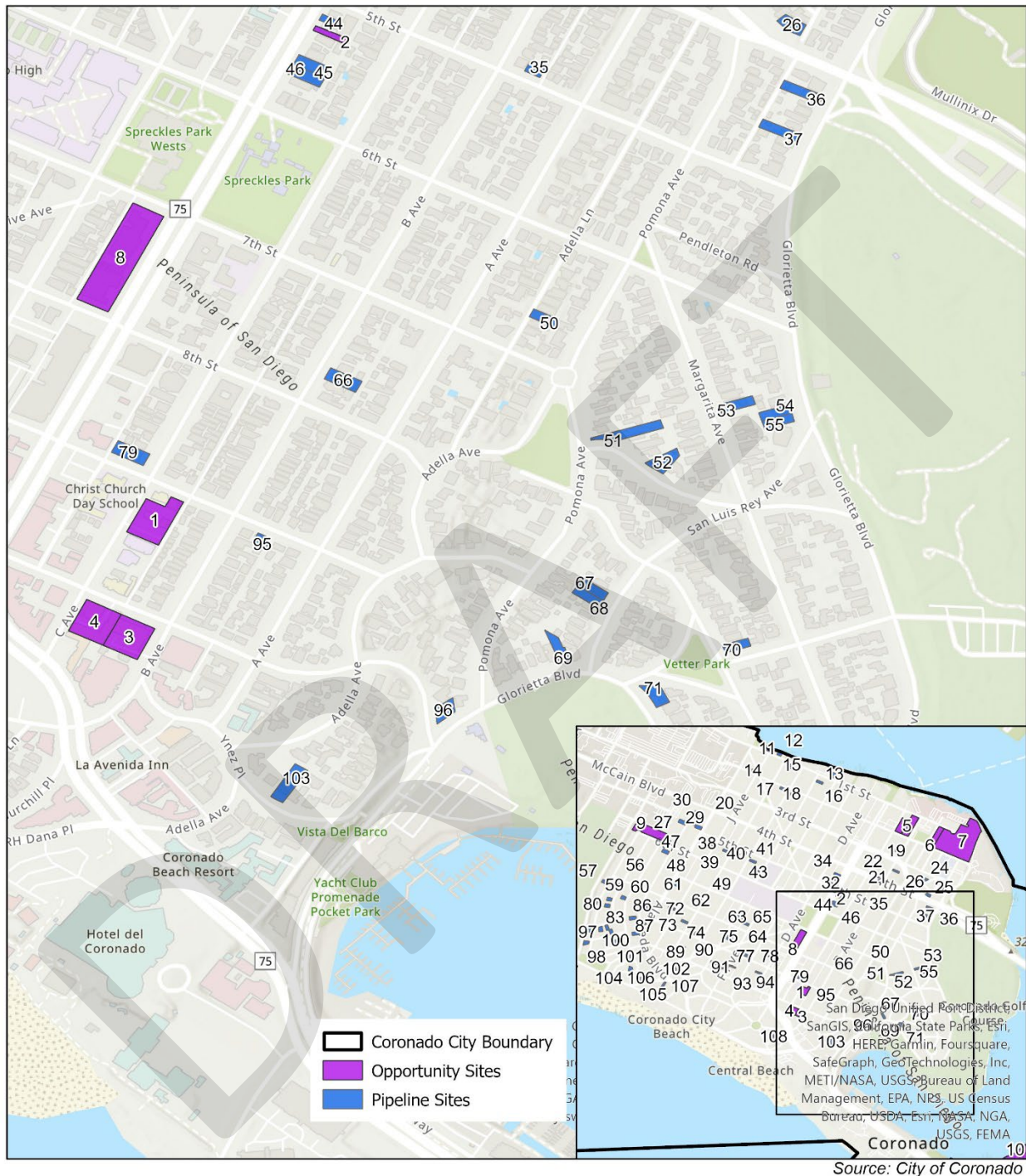


0 0.65 1.3
Miles

Inventory Sites South-West

City of Coronado Sites Inventory

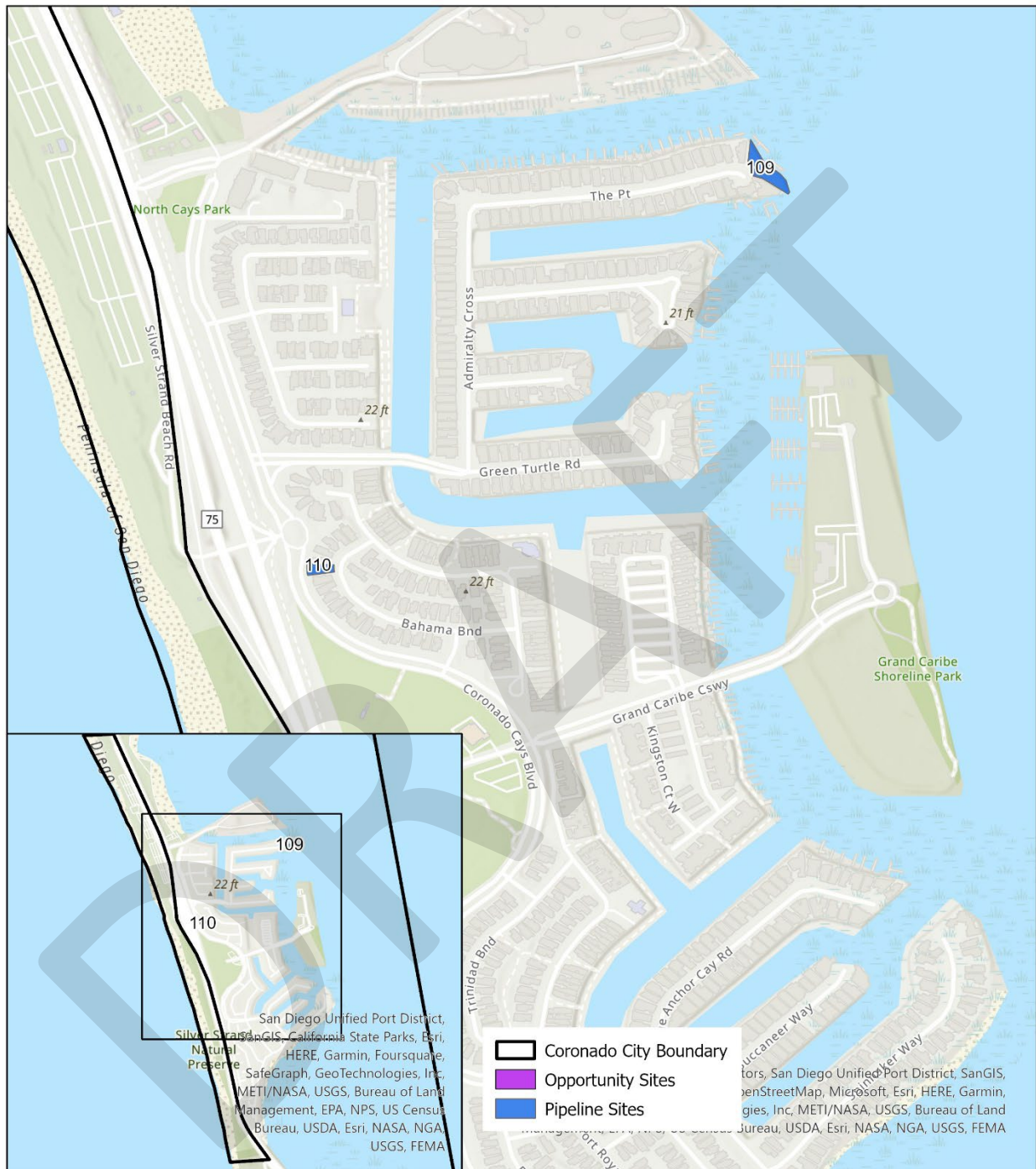
Figure 7-5. Sites Inventory South-East



Inventory Sites South-East

City of Coronado Sites Inventory

Figure 7-6. Sites Inventory The Cays



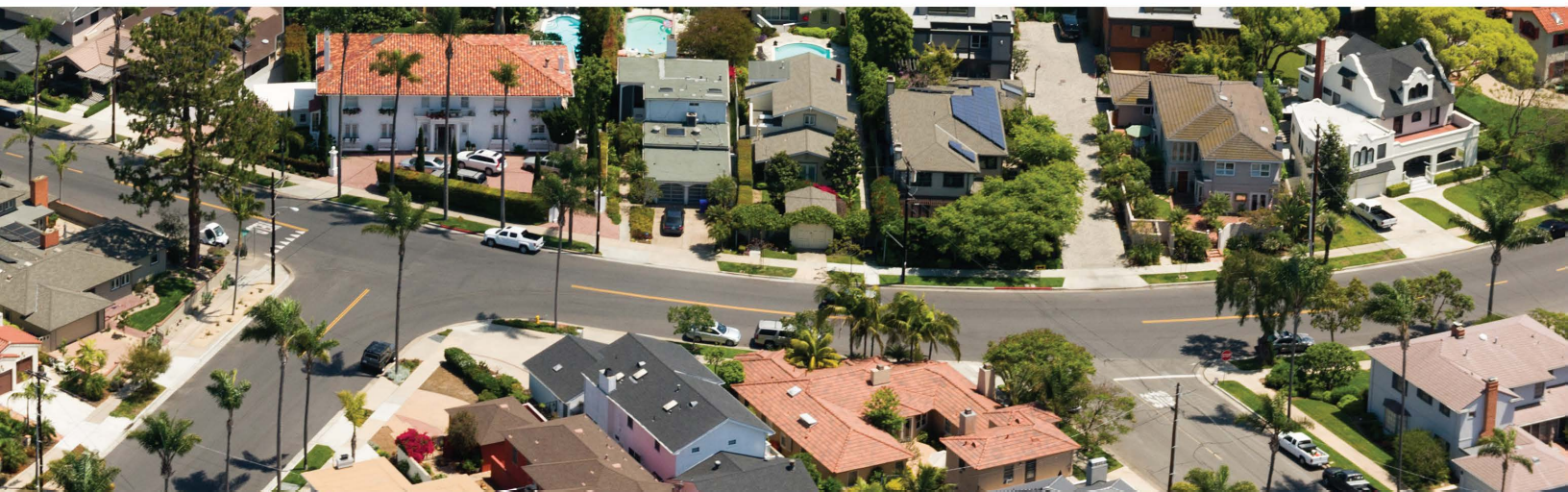
0 0.65 1.3
Miles

Inventory Sites The Cays

City of Coronado Sites Inventory



Section 8: Housing Plan



Section 8: Housing Plan

The City of Coronado's (City or Coronado) overall objective is to ensure that housing is available to current and future Coronado residents of all income levels. The goals of this Housing Element are formulated based on the findings of the Community Profile, Housing Constraints, Sites Inventory, and Affirmatively Furthering Fair Housing sections of this document, in addition to input from the City Council, Planning Commission, City staff, and members of the public.

California Government Code (GOV) Section 65583(c) requires a program that sets forth a schedule of actions that the local government is undertaking or intends to undertake during the 6th Cycle Planning Period to implement the programs and achieve the goals and policies of the Housing Element. The Housing Plan describes the specific goals, policies, and programs to assist City decision-makers in achieving the long-term housing objectives outlined in the Coronado Housing Element. These goals, policies, and programs further the City's overall housing policy goal to inspire a more diverse, sustainable, and balanced community through the implementation of strategies and programs that will result in economically and socially diversified housing choices that preserve and enhance the special character of Coronado.

The goals of this Housing Element are the foundation of the programs and actions the City desires to achieve over the 6th Cycle Planning Period. The City has identified the following overall housing goals for the 2021-2029 Housing Element Update:

- **Housing Goal #1:** Provide a broad range of housing opportunities to increase the housing options available to individuals.
- **Housing Goal #2:** Provide a broad range of affordable housing opportunities that serve the needs of people who work and live in Coronado.
- **Housing Goal #3:** Provide equal housing opportunities that are accessible to all segments of the Coronado community.
- **Housing Goal #4:** Encourage 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.
- **Housing Goal #6:** Promote environmentally sound policies and practices in residential development to reduce exposure to environmental hazards for all residents, including people of color.

The policies are specific statements that will guide decision-making. Policies serve as directives to developers, builders, service providers, decision-makers, and others who will initiate or review new development projects or seek to provide housing-related services in the City. Some policies stand alone as directives, but others require that additional actions be taken. These additional actions are listed as "programs."

The programs are the core of the City's housing strategy. Programs translate goals and policies into actions. These include ongoing programs, procedural changes, Zoning Ordinance changes, and other actions that implement the housing policies and help achieve housing goals. Each program identifies the funding source, responsible party, and time frame for implementation.

A. Goals, Policies, and Programs

1. Goal H-1: Provide a broad range of housing opportunities to increase the housing options available to individuals.

Policies

- **Housing Policy 1.1:** Maintain a balanced mixture of land use designations that contribute 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.

Implementation Program/Schedule of Action	Potential Funding	Funding/Responsible
GOAL H-1: A BROAD RANGE OF HOUSING OPPORTUNITIES TO INCREASE THE HOUSING OPTIONS AVAILABLE TO INDIVIDUALS.		
H-1.A. Accessory Dwelling Units (ADUs) Over the 6th Cycle Planning Period, the City will encourage the creation of approximately 195 ADUs at the following income levels: <ul style="list-style-type: none"> • 60 Very Low-Income Units • 57 Low-Income Units • 25 Moderate Units • 53 Above Moderate Units Specific actions to implement this program include: <ul style="list-style-type: none"> • Adding a dedicated webpage to the City's housing website that identifies the incentives for ADUs, including affordable ADUs; • Making print materials available at the Community Development Department Counter; • Waiving parking requirements for ADUs with an extremely low or very low affordability covenant; • Expanding/extending fee waivers for ADUs with a low or moderate affordability covenant beyond State law; and • Annually monitoring ADU permit approvals and adjusting policies to bolster efforts as needed. <u>Measurable Outcomes:</u> Number of ADUs identified in the housing element created at the varying income levels as assigned and ability to help the City meet the 6 th cycle RHNA. <u>Schedule of Action:</u> The City will complete within one year of certification, by the end of FY 24-25.	General Fund	City of Coronado Community Development
H-1.B. Technical Assistance to Developers The City will provide administrative support to developers who express interest in accessing state and federal funding as well as potential tax credits for the development of housing intended for individuals with low to moderate incomes. Specific actions to implement the program include: <ul style="list-style-type: none"> • Developing and posting an overview of the available incentives/concessions for developers on the City's website with updates performed as needed to provide current and accurate information; • Prioritizing developer projects that include affordable units over other development applications; • Advising developers on how to maximize density bonus and/or seek waivers and concessions under State density bonus regulations; • Dedicating staff to assist with affordable housing entitlement, permit, and fee processes and offering pre-application meetings upon request; 	None Required	City of Coronado Community Development

Implementation Program/Schedule of Action	Potential Funding	Funding/Responsible
GOAL H-1: A BROAD RANGE OF HOUSING OPPORTUNITIES TO INCREASE THE HOUSING OPTIONS AVAILABLE TO INDIVIDUALS.		
<ul style="list-style-type: none"> Conducting an annual outreach meeting with housing developers each year to discuss sites identified in the Housing Element sites inventory that are available, density bonuses, and other incentives. <p><u>Measurable Outcomes:</u> Increased affordable housing production, improved developer engagement, streamlined permit processing, increased utilization of density bonuses, and increased housing stock.</p> <p><u>Schedule of Action:</u> Annually after Housing Element certification and by December 31 of each year.</p>		
<p>H-1.C. Mid-Cycle Review Program</p> <p>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 monitor the success and implementation of the Housing Element and meet 6th cycle RHNA goals. The City will maintain a residential sites inventory during the 2021-2029 planning period and continue to monitor development trends to ensure continued ability to meet the RHNA as sites identified in this Housing Element are being redeveloped. Specific actions to implement this program include:</p> <ul style="list-style-type: none"> Monitoring housing production to determine the geographic distribution of units, especially lower-income units; Monitoring ADU development trends to determine if increased efforts are necessary to promote ADU development, particularly in high-resource areas; Monitoring RHNA progress and remaining sites capacity including No Net Loss provisions; Submit the Housing Element Annual Progress Report to the California Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR) by April 1; and Preparing a mid-term evaluation to present to the City Council in December 2025 to review the progress of meeting the stated goals and objectives of the HEU and adjusting programs that are not on track to meeting their stated objectives by December 2026. <p><u>Measurable Outcomes:</u> Transparent housing production data, promotion of ADU development, RHNA compliance and progress towards the City's RHNA target, timely reporting of housing development efforts, and data-driven decision-making when it comes to housing production.</p> <p><u>Schedule of Action:</u> Annual monitoring with APR to be submitted by April 1 of each year; Conduct a mid-cycle review by December 2025. Adopt alternative strategies as needed by December 2026.</p>	General Fund	City of Coronado Community Development
<p>H-1.D. Compliance with SB 1087</p> <p>In accordance with Chapter 727, Statutes of 2005 (SB 1087), the City of Coronado must transmit its adopted Housing Element and any subsequent amendments to its local water and sewer service providers.</p>	None Required	City of Coronado Community Development

Implementation Program/Schedule of Action	Potential Funding	Funding/Responsible
GOAL H-1: A BROAD RANGE OF HOUSING OPPORTUNITIES TO INCREASE THE HOUSING OPTIONS AVAILABLE TO INDIVIDUALS.		
<ul style="list-style-type: none"> This legislation facilitates collaboration between the City and these service providers in the evaluation of new residential projects. Furthermore, this cooperation effort with local service providers will aid in prioritizing water and sewer services for upcoming residential developments, including those designed to be affordable for lower-income households. <p>The City will submit its approved Housing Element to local water and sewer providers for their assessment and inclusion in the review process for new residential projects.</p> <p><u>Measurable Outcomes:</u> Increase in the overall housing stock within the City as a result of streamlining the review process and addressing any constraints identified by water and sewer providers.</p> <p><u>Schedule of Action:</u> Upon certification of the Housing Element, targeting by the summer of 2024.</p>		
<p>H-1.E. Track Navy Housing Development</p> <p>The City will work with the Navy to report new units to the Department of Finance (DOF) and monitor the affordability mix across the units as development and occupancy occur.</p> <p>Specific actions to implement this program include:</p> <ul style="list-style-type: none"> Providing HCD with information from the Navy as it is received regarding planned housing that has been approved to be built as well as information on the timing of the construction and unit affordability by household income category; Consult with the Navy on an annual basis regarding the Navy's progress towards building the 374 planned housing units and, if necessary, make adjustments during the planning period once a year to determine the # number of units that the City will be reporting to the DOF on behalf of the Navy; Reporting the units on the City's Annual Progress Report once built; and Be prepared to identify additional adequate sites across assumed RHNA levels should the Department of Defense provide the City written notice that they intend to construct fewer than 374 housing units or that the schedule has been substantially delayed such that no housing construction will be commenced during the current planning period. <p><u>Measurable Outcomes:</u> Increased number of affordable housing units developed by the Navy to help the City meet RHNA goals across affordability categories, reporting to DOF the number of units developed by the Navy.</p> <p><u>Schedule of Action:</u> Annually (timing to be based on the DOF deadline for reporting units).</p>	None Required	City of Coronado Community Development
<p>H-1.F. General Plan Update Program</p> <p>The City will update its <u>Land Use Element</u> and other elements of the General Plan and amend the Zoning Ordinance by the end of FY 24-25 to update the Zoning Code to be consistent with State laws enacted over the past eight years. Specific actions to implement this program include:</p>	None Required	City of Coronado Community Development

Implementation Program/Schedule of Action	Potential Funding	Funding/Responsible
GOAL H-1: A BROAD RANGE OF HOUSING OPPORTUNITIES TO INCREASE THE HOUSING OPTIONS AVAILABLE TO INDIVIDUALS.		
<ul style="list-style-type: none"> Introducing a housing overlay that allows non-residential sites where commercial uses are anticipated to continue in some capacity along with new residential units added. As part of Section 7: Sites Inventory, the City has identified Sites 3, 4, and 5 as opportunity sites that are currently zoned Commercial within the Orange Avenue Corridor Specific Plan; residential is not currently allowed. Each of these sites has an R-4 or 40 du/ac equivalent zoning proposed with mixed-use capabilities. A capacity of 50% is assumed at these sites. These overlays will offer flexibility in land use and development standards, including the possibility of mixed-use projects as well as 100% residential projects. Establishing zoning overlays to allow for multifamily residential in both residential and nonresidential areas (which may include properties designated for religious institutions and schools) to provide flexibility in land use and development standards, including mixed-use developments. These flexible standards shall be directed toward meeting the physical, social, and economic needs of the community. Amend Zoning Ordinance to establish zoning that allows for development of 60 du/ac. This will be implemented on opportunity Sites 6 & 7 which are currently zoned as R-4. Increasing densities and/or other development standards required for Housing Element sites to meet densities required by State law. <p><u>Measurable Outcomes:</u> Increased affordable housing production and housing stock.</p> <p><u>Schedule of Action:</u> Upon completion of the General Plan update by June 30, 2024.</p>		

2. Goal H-2: Provide a broad range of affordable housing opportunities that serve the needs of people who work and live in Coronado.

Policies

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

Implementation Program/Schedule of Action	Potential Funding	Funding/Responsible
GOAL H-2: AFFORDABLE HOUSING OPPORTUNITIES THAT SERVE THE NEEDS OF PEOPLE WHO WORK AND LIVE IN CORONADO.		
<p>H-2.A. Pursue State and Federal Funding for Affordable Housing</p> <p>The City will annually review Federal and State housing financing and subsidy programs for their potential availability to Coronado. When financing opportunities are known and affordable housing projects that qualify for funding are proposed, the City will reach out to affordable developer stakeholders to identify projects and/or opportunities to include on grant applications and work to secure the funding. Such grants may include, but are not limited to:</p> <ul style="list-style-type: none"> • Grants awarded by the San Diego Association of Governments (SANDAG) • Section 811 funding for supportive housing for extremely low-income residents provided by the Department of Housing and Urban Development (HUD) • Local Housing Trust Fund Program through the California State Department of Housing and Community Development (HCD) • The State Infill Infrastructure Grant (HCD) • The State Multifamily Housing Program (HCD) • The State Permanent Local Housing Allocation Program (HCD) <p>The goal of this program is to increase the amount of funding available for affordable housing projects.</p> <p><u>Measurable Outcomes:</u> Increased funding for the City to use in the development of affordable housing within the City and supporting at least one (1) grant application annually for affordable housing funding for proposed projects.</p> <p><u>Schedule of Action:</u> By May of each year starting in 2024, the City will review available notices of funding availability for State and federal grants and will support one (1) grant application per year.</p> <p><i>Disclaimer – completing the tasks and activities referenced in this program will be dependent upon the City receiving an application for an affordable housing project; available local, State, and federal funding sources; as well as the amount and level of qualifying criteria.</i></p>	None Required	City of Coronado Community Development
<p>H-2.B. Local Funding for Affordable Housing</p> <p>The City will revise the amount collected for in-lieu fees, with the purpose of increasing the overall fee beyond the current fee of \$7,000. The City shall continue to allocate housing in-lieu fees for extremely low-, very low-, low-, and moderate-income housing for the City's housing programs, which may include new construction, acquisition, and rehabilitation of affordable housing, as well as other housing programs like security deposit assistance or an emergency housing assistance.</p> <p><u>Measurable Outcomes:</u> Increased funding to support affordable housing.</p> <p><u>Schedule of Action:</u> Housing in-lieu fee increase by June 30, 2025; As funding is available, the City will engage developers via an RFQ/RFP process to determine qualification for affordable housing projects (when a sufficient subsidy amount is amassed through the collection of fees).</p>	Commercial linkage fees, housing in-lieu fees	City of Coronado Community Development

Implementation Program/Schedule of Action	Potential Funding	Funding/Responsible
GOAL H-2: AFFORDABLE HOUSING OPPORTUNITIES THAT SERVE THE NEEDS OF PEOPLE WHO WORK AND LIVE IN CORONADO.		
<p>To increase transparency for developers, the City shall also provide information on available funds during the annual developer meeting held once a year, per Program H-1.B of this Housing Element. The information provided shall include available funds and a projection for the following 3 years.</p> <p><u>Measurable Outcomes:</u> Increased utilization of local funding by developers.</p> <p><u>Schedule of Action:</u> Annually by December 31. This program addresses the need for certainty for affordable housing developers. By knowing what is and may be available for them in the future, developers can make better-informed decisions.</p>		
<p>H-2.C. Facilitate Equitable Access to Affordable Housing for Underrepresented Residents</p> <p>The City shall coordinate with affordable housing property managers and housing advocates once a year to discuss ways to improve referrals to available affordable housing units, including outreach to nonprofits serving the region, particularly in the Village Core (Census Tract 108) and Coronado East (Census Tract 216) areas. In addition, the City shall continue to maintain the City's webpage and published notices that inform advocates and residents of the City's subsidized housing units.</p> <p><u>Measurable Outcomes:</u> Effective and increased utilization of affordable housing units by residents most in need, including those located in the Village Core (Census Tract 108) and Coronado East (Census Tract 216) areas.</p> <p><u>Schedule of Action:</u> By June 30 of each calendar year, starting in 2025.</p>	None Required	City of Coronado Community Development
<p>H-2.D. Mortgage Credit Certificate Program</p> <p>Homeownership serves as a valuable resource for fostering a thriving community. The Mortgage Credit Certificate (MCC) initiative aids first-time homebuyers with low to moderate incomes. Administered by the County of San Diego, this program enables eligible first-time homeowners to claim a federal income tax credit, equal to as much as 20 percent of the yearly interest paid on their mortgage. Specific actions to implement this program include:</p> <ul style="list-style-type: none"> • Making available program marketing materials at the beginning of each year by the end of March; and • Coordinating with San Diego County on program distribution annually. <p><u>Measurable Outcomes:</u> Increased utilization of the program by residents of the City.</p> <p><u>Schedule of Action:</u> Ongoing, throughout the planning period.</p>	Federal Tax Credit; County CDBG and HOME allocations	City of Coronado Community Development
<p>H-2.E. Housing Choice Voucher Program</p> <p>The San Diego County Housing Authority administers the 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. Specific actions to implement this program include:</p> <ul style="list-style-type: none"> • Continuing to assist in the dissemination of information on the Housing Choice Vouchers program on the City website and refer interested households and landlords to the County. 	HUD Section 8 Allocation	City of Coronado Community Development

Implementation Program/Schedule of Action	Potential Funding	Funding/Responsible
GOAL H-2: AFFORDABLE HOUSING OPPORTUNITIES THAT SERVE THE NEEDS OF PEOPLE WHO WORK AND LIVE IN CORONADO.		
<p><u>Measurable Outcomes:</u> Increased utilization of the program by residents of the City.</p> <p><u>Schedule of Action:</u> Ongoing throughout the planning period.</p>		
<p>H-2.F. Down Payment and Closing Costs Assistance Program</p> <p>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. Specific actions to implement this program include:</p> <ul style="list-style-type: none"> Continuing to advertise County programs on the City website; Providing program information at public counters; and Supporting 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><u>Measurable Outcomes:</u> Increased utilization of the program by residents of the City resulting in increased reporting of home ownership.</p> <p><u>Schedule of Action:</u> Ongoing throughout the planning period.</p>	Federal Tax Credit; County CDBG and HOME allocations	City of Coronado Community Development
<p>H-2. G. Regional Collaboration on Affordable Housing</p> <p>The City will reach out to the Housing Authority of the County of San Diego (HACSD) to schedule a meeting to discuss the feasibility of establishing inter-jurisdictional affordable housing programs, such as regional housing trusts. The discussion will include potential funding and benefits that may be available for regional organizations. Additionally, the City will continue to provide information on the City's website regarding San Diego County Housing Program resources featuring information that lists local housing programs provided by San Diego County, non-profit organizations, and federally funded programs.</p> <p><u>Measurable Outcomes:</u> Increased funding made available to further the development of affordable housing within the City.</p> <p><u>Schedule of Action:</u> By June 30 of each calendar year, starting in 2025.</p> <p><u>Measurable Outcomes:</u> Effective use of regional resources to help increase the development of affordable housing within the City.</p> <p><u>Schedule of Action:</u> Ongoing throughout the planning period.</p>	None Required	City of Coronado Community Development and City Manager & City Council
<p>H-2.H. Assist with the Development of Affordable Housing</p> <p>The City is committed to utilizing several methods to expand opportunities for the development of affordable housing. Specific actions to implement this program include:</p> <ul style="list-style-type: none"> Allocate funds in the Affordable Housing Special Revenue Fund (in-lieu fees) when a sufficient amount has been amassed and advertise the availability of the funding for 	Affordable Housing Special Reserve Fund	City of Coronado Community Development

Implementation Program/Schedule of Action	Potential Funding	Funding/Responsible
GOAL H-2: AFFORDABLE HOUSING OPPORTUNITIES THAT SERVE THE NEEDS OF PEOPLE WHO WORK AND LIVE IN CORONADO.		
<p>affordable housing units, with a focus on units for extremely low and very low-income households, with a goal of increasing affordable housing units. This may be accomplished by coordinating with local affordable housing developers on Site 8, which currently houses the City's police department to reconfigure the site to include an extremely low/very low income project for veterans;</p> <ul style="list-style-type: none"> • Encourage qualified housing developers to pursue new construction and acquisition/rehabilitation of affordable housing in the City with a goal to facilitate two (2) new affordable housing projects within the 6th Planning Cycle; • Proactively meet with affordable housing developers and/or qualified entities on an annual basis to identify potential development opportunities; • During these meetings, the City will provide information on potential sites and communicate with the development community on the City's goal to provide quality housing affordable to lower-income and special needs households; • Reduce parking requirements from two (2) spaces per unit to one (1) space per affordable unit; and • Provide letters of support and technical assistance to affordable housing developers in their applications for State and federal funding, aiming to assist two affordable housing projects in securing external funding over the 6th Planning Cycle, provided that the projects are applied for in the 6th Planning Cycle period, and proposed projects align with the City's General Plan and other applicable plans. <p><u>Measurable Outcomes:</u> See specific actions above. Actions shall result in increased numbers of affordable housing over the 6th Planning Cycle.</p> <p><u>Schedule of Action:</u> Annual outreach to developers and qualified entities by December 31, starting in 2025. Provide assistance as requested by developers and qualified entities.</p>		
<p>H-2.I. Advertise Available Resources</p> <ul style="list-style-type: none"> • Publish affordable housing funding opportunities available to developers and property owners on the City's website; • Disseminate them via targeted email notifications, and post them on City social media accounts; • Address funding, state laws, and City incentives to encourage housing production as a part of the annual outreach meeting described in Program H-1.B. <p><u>Measurable Outcomes:</u> Increased developer interest in the development of affordable housing in the City.</p> <p><u>Schedule of Action:</u> By December 31, 2024, and annually by December 31 thereafter.</p>	None Required	City of Coronado Community Development

Implementation Program/Schedule of Action	Potential Funding	Funding/Responsible
GOAL H-2: AFFORDABLE HOUSING OPPORTUNITIES THAT SERVE THE NEEDS OF PEOPLE WHO WORK AND LIVE IN CORONADO.		
<p>H-2.J. Faith Based Properties</p> <p>Under this program, the City will compile a list of properties that contain facilities operated by faith-based organizations to provide information on state law changes that streamline affordable housing development on properties owned by religious organizations. The City will proactively reach out to churches and affordable housing developers to provide information on state law, city ordinances, and the list of opportunity sites.</p> <p>City staff will connect interested organizations with local affordable housing developers.</p> <p><u>Measurable Outcomes:</u> Increased development of affordable housing.</p> <p><u>Schedule of Action:</u> Contact religious organizations by June 30, starting in 2025.</p> <p><u>Measurable Outcomes:</u> Increased utilization of faith-based organizations to increase the development of affordable housing.</p> <p><u>Schedule of Action:</u> End of FY 2024-25 and updates will occur by the end of every fiscal year.</p>	None Required	City of Coronado Community Development
<p>H-2.K. Amend Density Bonus Ordinance</p> <p>The City amended its Density Bonus Ordinance in 2023 to ensure compliance with State Law, as amended. The City has updated all related policies, programs, and procedures to ensure compliance with statutory provisions. City staff will review legislative changes by March 1 of each year, starting in 2025, to determine if the Density Bonus Ordinance needs to be updated to reflect changes in State law.</p> <p><u>Measurable Outcomes:</u> Increased awareness of current density bonus requirements/incentives, increased use of density bonus, increased development of affordable housing, and reduction in costs to develop affordable housing.</p> <p><u>Schedule of Action:</u> Ongoing.</p>	General Fund	City of Coronado Community Development
<p>H-2.L. Housing Choices</p> <p>The City will commit to perform the following actions to increase housing choices within residential areas:</p> <ul style="list-style-type: none"> • ADUs – Under Program H-1.A. Accessory Dwelling Units (ADUs), the City will encourage the creation of approximately 195 ADUs through a variety of incentives including fee waivers and reducing/eliminating parking requirements for ADUs with affordability restrictions. • Carriage Houses – Under Program H-4.A. Carriage House Program, the City will encourage the conversion of 103 Carriage Houses across varying income levels through a variety of incentives including fee waivers and reducing/eliminating parking requirements for carriage houses with affordability restrictions. • Meet with Coronado Unified School District and Christ Church to discuss affordable housing on these identified sites. 	None Required	City of Coronado Community Development

Implementation Program/Schedule of Action	Potential Funding	Funding/Responsible
GOAL H-2: AFFORDABLE HOUSING OPPORTUNITIES THAT SERVE THE NEEDS OF PEOPLE WHO WORK AND LIVE IN CORONADO.		
<ul style="list-style-type: none"> Pursue adoption of the General Plan update and associated zoning amendments (as described in the Sites Inventory section of the Housing Element) to incentivize development opportunities for a range of housing choices. Provide links on the City's website to resources for landlord education, fair housing (LASSD), and County housing assistance programs. <p><u>Measurable Outcomes:</u> Increased affordable housing choices and awareness about County programs providing choices for affordable housing.</p> <p><u>Schedule of Action:</u> Starting on June 30, 2024, and ongoing throughout the planning period.</p>		

3. Goal H-3: Affirmatively further fair housing and provide equal housing opportunities that are accessible to all segments of the Coronado community.

Policies

- **Housing Policy 3.1:** Discourage discrimination of and promote fair housing for all people regardless of race, color, ancestry, religion, national origin, sex, sexual orientation, age, disability/medical condition, familial status, marital status, or source of income in the sale, rental, or financing of housing.
- **Housing Policy 3.2:** Encourage and facilitate the 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.
- **Housing Policy 3.4:** Increase housing opportunity and mobility.
- **Housing Policy 3.5:** Collaborate with community advocates to share information on the status of displacement risk in the community and work together to mitigate it.

Implementation Program/Schedule of Action	Potential Funding	Funding/Responsible
GOAL H-3: AFFIRMATIVELY FURTHER FAIR HOUSING AND PROVIDE EQUAL HOUSING OPPORTUNITIES THAT ARE ACCESSIBLE TO ALL SEGMENTS OF THE CORONADO COMMUNITY.		
<p>H.3-A. Assistance to Extremely Low-Income Households</p> <p>The City will proactively research information on the feasibility of grant funding, incentives, and other methods to assist extremely low-income households earning less than 30 percent of the County Area Median Income. More specifically, the City will commit to outreach to developers and qualified entities to understand what the requirements of creating extremely low-income units would be (i.e., land requirements, subsidies, scoring for low-income housing tax credits, grant funding) to identify potential opportunities. Given the Navy's presence on the island, City staff will focus on the feasibility of a veterans housing project on Site 8. Proactive research will include seeking out affordable housing developers active in the San Diego region with experience completing extremely low-income housing projects for veterans, and meeting with those developers to discuss Site 8 opportunities and funding sources. With regard to the sites identified in the Housing Element, specific actions taken during the planning period will include:</p> <ul style="list-style-type: none"> • <i>Developer Meetings:</i> Conduct one outreach meeting per year with affordable housing developers and providers to discuss available funding sources (City, State, and federal), sites identified in the Housing Element sites inventory that are available, developer needs, and opportunities for affordable housing projects. Outreach will include experienced developers with recent affordable housing project experience that includes units affordable to extremely low-income households and households with special needs. • <i>Community Education:</i> Provide community education about the importance of affordable housing, with an emphasis on veterans, seniors, teachers, first responders, and tourism workers. Provide case study examples of well-designed projects. Ensure that neighborhood engagement initiatives welcome both homeowners and renting households. • <i>Assistance to Developers:</i> Emphasize funding for housing developments affordable to extremely low-income households and feasible incentives and regulatory concessions to encourage the development of different housing types (including multifamily and single-room occupancy projects). • <i>Technical Assistance:</i> Provide technical assistance to developers regarding the City's lower-income sites, funding opportunities, as well as housing overlays on commercial properties that allow for mixed-use development on some sites and density bonus incentives (make the availability for technical assistance known to developers at the outreach meeting referenced above). <p><u>Funding Alerts:</u> City staff will continue to receive regular alerts and communications about State and federal funding opportunities (from HCD, HUD, and other entities) for affordable housing</p>	General Fund	City of Coronado Community Development

Implementation Program/Schedule of Action	Potential Funding	Funding/Responsible
GOAL H-3: AFFIRMATIVELY FURTHER FAIR HOUSING AND PROVIDE EQUAL HOUSING OPPORTUNITIES THAT ARE ACCESSIBLE TO ALL SEGMENTS OF THE CORONADO COMMUNITY.		
<p>development, including extremely low-income housing units. As opportunities are presented, City staff will apply for or support a minimum of one (1) grant application for affordable housing (including extremely low-income housing units) each year that the City is eligible for grant opportunities or if such a project is proposed. To date, grant opportunities for cities have been limited to SB 2, LEAP, and Permanent Local Housing Allocation (PLHA). The remainder of available grants require developers to apply for specific projects (meeting stringent criteria) rather than local jurisdictions. City staff will meet with the County Housing & Community Improvement Department each year to identify additional funding opportunities for affordable housing activities.</p> <p><u>Measurable Outcomes:</u> Increased development of low-income housing, at least one annual outreach meeting with developers, and a goal of supporting at least one (1) submitted grant application annually for affordable housing funding.</p> <p><u>Schedule of Action:</u> Research will commence by June 30, 2024. Meetings with developers to be held annually by December 31 starting in 2024. Community education is to commence after the first annual developer meeting and when the potential for funding/projects is known by City staff.</p>		
<p>H-3.B. Housing Opportunities for Persons with Special Needs</p> <p>To increase housing opportunities for identified groups, such as persons with disabilities, persons experiencing homelessness, extremely low-income households, seniors, people of color, and the local critical workforce, the City will:</p> <ul style="list-style-type: none"> • Meet with County staff and service providers serving special needs populations for annual meetings to discuss and propose potential solutions regarding community housing needs and how Coronado can support these efforts. • Provide links to the above-mentioned entities' websites regarding services to special needs and linguistically isolated groups to the above-mentioned organizations on the City's website to connect individuals and families to resources. • Meet with affordable housing developers annually as referenced in previous programs. • During these meetings, the City will provide information on potential sites and communicate with the development community on the City's goal to provide quality housing affordable to lower-income and special needs households. • Give priority to processing and expedited review for projects providing housing to all targeted communities including special needs housing. • Strengthen the City's relationship with the local fair housing provider (LASSD) and explore ways to expand services and mutually pursue additional funding resources for that expansion. 	None Required	City of Coronado Community Development

Implementation Program/Schedule of Action	Potential Funding	Funding/Responsible
GOAL H-3: AFFIRMATIVELY FURTHER FAIR HOUSING AND PROVIDE EQUAL HOUSING OPPORTUNITIES THAT ARE ACCESSIBLE TO ALL SEGMENTS OF THE CORONADO COMMUNITY.		
<ul style="list-style-type: none"> Consider and develop financial and regulatory incentives for non-profit housing corporations, private developers, and public agencies to increase affordable housing for identified groups. Incentives may include: Reduced parking for studio and one-bedroom units with affordable multifamily projects (considered on a case-by-case basis); Reduce covered parking requirements for affordable developments; Opportunity for deferred or reduced fees for affordable units (beyond inclusionary housing requirements), and Development impact fee waivers for City fees for 100% affordable housing projects. <p><u>Measurable Outcomes:</u> Increased housing opportunities for special needs groups through the use of funding for development, expedited permitting, and increased use of incentives to reduce the cost of development.</p> <p><u>Schedule of Action:</u> Meetings annually by December 31, starting in 2024. Other actions are ongoing throughout the planning period.</p>		
<p>H-3.C. Senior Housing and Assisted Living Units</p> <ul style="list-style-type: none"> The City encourages developers to provide senior housing and assisted living units through processing assistance, reduction in parking standards, density bonus allowances, adjustments to development standards, streamlining the review process, and deferring fees to certificates of occupancy. The City will assess the reduction of such standards for projects on a case-by-case basis. As funding is available, the 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, Zoning, and other applicable plans. <p><u>Measurable Outcomes:</u> Increased development of Senior Housing and Assisted Living Units.</p> <p><u>Schedule of Action:</u> Ongoing throughout the planning period.</p>	General Fund	City of Coronado Community Development
<p>H-3.D. Accessible Housing Design</p> <p>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.</p> <ul style="list-style-type: none"> The City will educate the public and developers on incorporating accessible design into construction design. Educational materials will be made available via the City's website and Community Development Counter. 	General Fund	City of Coronado Community Development

Implementation Program/Schedule of Action	Potential Funding	Funding/Responsible
GOAL H-3: AFFIRMATIVELY FURTHER FAIR HOUSING AND PROVIDE EQUAL HOUSING OPPORTUNITIES THAT ARE ACCESSIBLE TO ALL SEGMENTS OF THE CORONADO COMMUNITY.		
<ul style="list-style-type: none"> 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. <p><u>Measurable Outcomes:</u> New development and rehabilitation of existing developments to accommodate the accessibility of individuals with disabilities and seniors.</p> <p><u>Schedule of Action:</u> Ongoing throughout the planning period with educational materials to be updated and made available annually within the first (3) months of the year.</p>		
<p>H-3.E. Affirmatively Further Fair Housing</p> <p>Under AB 686, the City will affirmatively further fair housing by taking meaningful actions that overcome patterns of segregation and foster inclusive communities, free from barriers that restrict access to opportunity based on protected classes, as defined by State law. A summary of AFFH findings from Appendix B: Affirmatively Furthering Fair Housing identified the following AFFH issues:</p> <ul style="list-style-type: none"> Lack of Affordable Housing Moderate Segregation Lack of Community Support for Affordable Housing Housing Mobility Fair Housing Enforcement and Outreach Capacity Lack of Regional and Local Cooperation <p>Specific actions to implement the program and address the AFFH findings include conducting the following actions and activities during the planning period:</p> <ul style="list-style-type: none"> Partner with organizations to review housing discrimination complaints, assist in dispute resolution, and refer complainants to appropriate state or federal agencies; Email blast and social media posts advertising fair housing workshops being held by the City's Fair Housing Provider, Legal Aid Society of San Diego (LASSD); Posting information about fair housing on the City's website including: Contact information for Legal Aid Society of San Diego Up-to-date affordable housing resources and locations; Continue participating in the Urban County's CDBG-funded Fair Housing Program. The County of San Diego contracts with the Legal Aid Society of San Diego (LASSD) as the Fair Housing Program Administrator. LASSD provides fair housing services including education activities, outreach, and referrals; 	General Fund	City of Coronado Community Development

Implementation Program/Schedule of Action	Potential Funding	Funding/Responsible
GOAL H-3: AFFIRMATIVELY FURTHER FAIR HOUSING AND PROVIDE EQUAL HOUSING OPPORTUNITIES THAT ARE ACCESSIBLE TO ALL SEGMENTS OF THE CORONADO COMMUNITY.		
<ul style="list-style-type: none"> Continue providing material at the City Hall Community Development Department counter, the Coronado Public Library, and the Coronado Senior Center; Encourage the County to implement an annual outreach program that includes County presentations to the Coronado Real Estate Association, an annual article in a local Coronado publication, and information placed, and continually available, on the City website; and Continue referring complaints and requests for services to the appropriate agencies. <p><u>Measurable Outcomes:</u> Increased outreach resulting in increased engagement with the residents of Coronado regarding resources available to address high costs of housing and rehabilitation of existing housing stock.</p> <p><u>Schedule of Action:</u> Ongoing, address new policy, program, and action objectives within 24 months of Housing Element certification.</p>		
<p>H-3.F. Funding to Support Fair Housing</p> <p>The City shall continue to support local nonprofit organizations for fair housing counseling, education, and outreach efforts and shall provide information on fair housing services at City Hall, the library, the City website, and other community facilities on an ongoing basis with an annual update.</p> <p><u>Measurable Outcomes:</u> Maintenance of funding provided by the City to support fair housing efforts.</p> <p><u>Schedule of Action:</u> Ongoing information with annual updates to be made by the end of each year.</p>	None Required	City of Coronado Community Development
<p>H-3.G. Analysis of Impediments to Fair Housing</p> <p>The City shall continue to implement the actions included in the San Diego County's Analysis of Impediments to Fair Housing Choice (AI). The 2020 AI identified five actions in Coronado for residents:</p> <ul style="list-style-type: none"> Density Bonus (H-2.K. Amend Density Bonus Ordinance) Accessory Dwelling Units (Program H-1.A) Transitional/Supportive Housing (H-5.B. Supportive Housing and Low Barrier Navigation Centers) Farmworker/Employee Housing (H-5.E. Update Farmworker and Employee Housing Zoning) LBNC and ES Capacity and Parking Standards (H-5.D. Compliance with AB 139 Requirements – Emergency Shelters, H-5.B. Supportive Housing and Low Barrier Navigation Centers, and H-2.H. Assist with the Development of Affordable Housing) <p>The City will continue to address these impediments through the programs identified in this section.</p> <p><u>Measurable Outcomes:</u> Reduction in identified impediments to fair housing.</p> <p><u>Schedule of Action:</u> To be completed by the end of FY 24-25.</p>	Affordable Housing funds and possibly others	City of Coronado Community Development

Implementation Program/Schedule of Action	Potential Funding	Funding/Responsible
GOAL H-3: AFFIRMATIVELY FURTHER FAIR HOUSING AND PROVIDE EQUAL HOUSING OPPORTUNITIES THAT ARE ACCESSIBLE TO ALL SEGMENTS OF THE CORONADO COMMUNITY.		
H-3.H. Collaboration with Community-Based Organizations The City will compile a list of local organizations and reach out to inquire about possible collaborations for housing programs. The City will hold a meeting with local organizations once per year to provide information on existing affordable housing legislation, and existing programs and resources and obtain input from organizations on needs and potential opportunities to create additional affordable housing units. This will help the City cooperate with community-based organizations that provide services or information about services to any special needs groups. <u>Measurable Outcomes:</u> Annual meeting held with local organizations, increased improvement on existing programs and proposed programs on the 6 th cycle Housing Element update. <u>Schedule of Action:</u> To be completed within 12 months of the Housing Element certification.	None Required	City of Coronado Community Development
H-3.I. Housing Mobility The City will increase housing mobility through: <ul style="list-style-type: none"> • Exploring how partnerships with other housing authorities from different jurisdictions can offer families the opportunity to move across city or county lines to access better schools, jobs, and services; • Hold at least (1) one meeting a year to explore ways to expand outreach efforts and information on SB 329, providing rental assistance recipients with the choice to use their housing voucher in any neighborhood, rather than being restricted to areas with lower rents, giving them more flexibility and mobility; and • Reach out and provide information at least once per year to landlords in higher-opportunity areas to educate them on the use and benefits of housing vouchers and encourage their participation in housing voucher programs, ensuring that families have access to suitable housing options. <u>Measurable Outcomes:</u> Increased participation from landlords to offer usage of housing choice vouchers and increased housing choice for low-income residents in the City. <u>Schedule of Action:</u> Program to be implemented within one year of Housing Element certification, with meetings with LASSD and landlords to be held annually within the first (3) three months of the year and ongoing annually thereafter.	General Fund	City of Coronado Community Development
H-3.J. Multi-Modal Mobility Enhancement The City will increase transportation options for residents across all resource levels by continuing to operate the free summer shuttle, subsidized paratransit services via MTS year-round, and/or utilizing the City's six-month pilot program that offers door-to-door, on-demand electric vehicle shuttles for movement around the island. <u>Measurable Outcomes:</u> Increased access to transportation that increases access to housing choice.	General Fund	City of Coronado Community Development

Implementation Program/Schedule of Action	Potential Funding	Funding/Responsible
GOAL H-3: AFFIRMATIVELY FURTHER FAIR HOUSING AND PROVIDE EQUAL HOUSING OPPORTUNITIES THAT ARE ACCESSIBLE TO ALL SEGMENTS OF THE CORONADO COMMUNITY.		
<u>Schedule of Action:</u> Beginning in March 2024 and ongoing throughout the planning period.		

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4. Goal H-4: Conservation and maintenance of Coronado's housing stock, neighborhoods, and history.

Policies

- **Housing Policy 4.1:** Educate the public regarding the need for property maintenance and rehabilitation, code enforcement, 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 maintain code limits on vacation rentals and implement the Condominium Conversion Ordinance to moderate the impact on the City's rental housing stock and existing tenants.

Implementation Program/Schedule of Action	Potential Funding	Funding/Responsible
GOAL H-4: CONSERVATION AND MAINTENANCE OF CORONADO'S HOUSING STOCK, NEIGHBORHOODS, AND HISTORY.		
<p>H-4.A. Carriage House Program</p> <p>Over the 6th cycle planning period, the City will encourage the conversion of 103 Carriage Houses into units at the following income levels:</p> <ul style="list-style-type: none"> • 57 Very Low Income • 15 Low Income • 31 Above Moderate Income <p>Specific actions to implement this program include:</p> <ul style="list-style-type: none"> • Waiving fees to help incentivize the addition of a kitchen to the existing carriage houses with a low or moderate-income covenant; • Eliminating parking requirement for conversion with a very low- or low-income covenant; • Encouraging the use of public transportation; and • Annually monitoring conversions against goals and adjusting policies to bolster efforts as needed. <p><u>Measurable Outcomes:</u> Conversion of 103 Carriage houses at the AMI levels identified in the Housing Element update.</p> <p><u>Schedule of Action:</u> The City will implement the program within one year of Housing Element certification.</p>	Federal Tax Credit	City of Coronado Community Development
<p>H-4.B. Maintain Funding Mechanisms to Administer the City's Affordable Housing Resources</p> <p>The City of Coronado has the following affordable housing properties:</p> <ul style="list-style-type: none"> • 225 Orange Avenue - 6 units consisting of two-bedroom townhouse units. Available to very low- and low-income tenants • 406-430 Orange Avenue - 7 units consisting of 2 one-bedroom apartments and 15 two-bedroom apartments. • 445-451 Orange Avenue - 3 units consisting of 1 one-bedroom house and 2 two-bedroom houses. Available to very low- and low-income tenants. • 560-566 G Avenue - 4 units consisting of two-bedroom apartments. Available to very low- and low-income tenants. • 840 G Avenue - 1 unit consisting of two-bedroom apartments. Available to very low- and low-income tenants. • 308-330 Orange Avenue (Del Island) - 29 units consisting of studios, one-bedroom and two-bedroom apartments. • 450 Orange Avenue - 12 units consisting of one studio, 5 one-bedroom townhouse units, and six 2-bedroom townhouse units. 	General Fund and Successor Agency	City of Coronado Community Development

Implementation Program/Schedule of Action	Potential Funding	Funding/Responsible
GOAL H-4: CONSERVATION AND MAINTENANCE OF CORONADO'S HOUSING STOCK, NEIGHBORHOODS, AND HISTORY.		
<ul style="list-style-type: none"> • 525 Orange Avenue - 16 units consisting of 12 one-bedroom apartments and 4 studios. Available to very low-income tenants. • 550 Orange Avenue - 30 units consisting of one-bedroom apartments. Available to very low- and low-income senior tenants, aged 55 and over. • 924 Orange Avenue - 11 units consisting of a single room with a shared bath at the end of the hall. Available to very low, low, and moderate-income tenants. • 1212 and 1226 9th Street - 9 units consisting of studios, one-bedroom apartments, and one-bedroom house. Available to very low- and low-income tenants. • 415 F Avenue (Patio Laguna) - 23 units consisting of studios, one bedroom, two bedrooms, and 1 three-bedroom unit. Available to very low, low, and moderate-income tenants. <p>Due to the dissolution of Coronado's Redevelopment Agency (CRA), the City of Coronado has undertaken the role of "Successor Agency" to carry out the responsibilities and obligations of the former redevelopment agency concerning the existing affordable housing units in Coronado. Previously, the CRA 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.</p> <p>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.</p> <p><u>Measurable Outcomes:</u> Maintenance of affordability covenants of the City's affordable housing properties identified above.</p> <p><u>Schedule of Action:</u> Ongoing throughout the planning period.</p>		
<p>H-4.C. Home Repair Program</p> <p>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.</p> <ul style="list-style-type: none"> • The City of Coronado will continue to advertise County programs on the 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. <p><u>Measurable Outcomes:</u> Increased number of City residents utilizing the home repair program.</p> <p><u>Schedule of Action:</u> Ongoing throughout the planning period.</p>	Federal Tax Credit; County CDBG and HOME allocations	City of Coronado Community Development

Implementation Program/Schedule of Action	Potential Funding	Funding/Responsible
GOAL H-4: CONSERVATION AND MAINTENANCE OF CORONADO'S HOUSING STOCK, NEIGHBORHOODS, AND HISTORY.		
<p>H-4.D. AB 1486 City-Owned Land</p> <p>Sites 2 and 8 are owned by the City and the City will follow all legal requirements of the California Surplus Land Act. When the City of Coronado designates a property as "surplus land" in accordance with the State Surplus Land Act, the Coronado City Council will formally declare it as surplus during a public hearing. After this declaration, the City will issue a Notice of Availability to eligible entities, which includes the California Department of Housing and Community Development (HCD), any local public entity within the jurisdiction where the surplus land is situated, and developers who have informed HCD of their intent to develop affordable housing on such surplus local land. The City will work with interested developers who respond to the Notice of Availability to help facilitate the development of affordable housing.</p> <p><u>Measurable Outcomes:</u> Increased utilization of city-owned land for affordable housing including the development of Sites 2 (City Owned duplex parcel with a planned conversion to 3 lower-income units) and 8 (majority City-owned Police Department site with plans to develop 47 lower-income units) as identified in the Sites Inventory (Section 7) of the Housing Element.</p> <p><u>Schedule of Action:</u> The City will issue the Notice of Availability within one year of Housing Element certification for Site 2 and will make efforts to coordinate with the City Police Department and experienced mixed-use affordable housing developers regarding Site 8 by the end of FY 24/25.</p>	General Fund	City of Coronado Community Development

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

Policies

- **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 above state law, 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.

C.3 Stakeholder Meetings

This section contains the minutes from the stakeholder meetings held on September 25, 2023, and September 28, 2023.

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**City of Coronado
Housing Element Update**

MINUTES

Name of Meeting: Community and Housing Advocates Stakeholder Meeting
Date of Meeting: Monday, September 25, 2023
Time: 11:00 am
Location: Virtual
Subject: Coronado 6th Cycle Housing Element

Distribution: Email
Date issued: Monday, September 25, 2023

Attendees:

1. Hitta Mosesman, Harris & Associates
2. Kelly Morgan, Harris & Associates
3. Jesse Brown, City of Coronado
4. Christ Church Peace and Justice Committee
5. Arete Development

Introductions of Attendees (Hitta Mosesman)

Focus Group Discussion Exploring Housing Solutions in Coronado. The questions and participants responses were as follows.

Solutions to Meet RHNA (All)

Current Projects

- Arete Development – Completed 407 unit AH development with 270 set aside for perm-supportive housing for unhoused individuals, making at or below 30% AMI and balance of units at 40-60% AMI. Second component of 81 units of veterans, 50% prioritized to unhoused vets and other 50% to low income vets. Currently working on downtown San Diego 200 unit projects of which both will be at or below 60% AMI, 30-60% AMI with some set aside for per-supportive housing, likely 20-35% set aside for unhoused. No current initiatives in Coronado.
- Christ Church Peace and Justice Committee – Church is anticipating receipt of funding from Trinity Church Wall Street to help further development of housing and other uses on Church properties throughout the San Diego region.

Challenges and Constraints

- Constraints to affordable housing development include availability of land, density, and height limits.
- Parking requirements.
- There is a need for more affordable housing options in the City, with an emphasis on senior and workforce housing for first responders (police, fire), seniors (very low, low income on social security and tourism workers).
- Short term rentals are a concern and the percentage of housing that are second homes.
- Trend of multifamily zoned lots redeveloped with one large single-family home.
- Opposition to affordable housing from community members may hinder the opportunity for further development.

Opportunities and Suggested Solutions

- Increasing the use of mixed-use zoning. The City should allow mixed use housing (ex. Christ Church interested in developing affordable housing on their property while retaining thrift shop on the premises).
- The City could look at a potential tax on second or vacant homes and use for affordable housing.
- Community education about what affordable housing really means and recent State laws that apply to all jurisdictions is needed.
- Tenant protections.
- Reduction on parking requirements.
- Recommended ADU policies – allow new ADUs on all new residential.
- Increasing outreach on and incentivizing the development of accessory dwelling units (ADUs).
- Consider subsidies for the cost of tuck under parking (like in Imperial Beach) and pursue grants for the cost of parking.
- Develop smaller square footage units but with livability.
- Support for City pilot program to provide free door to door shuttle for 6 months.
- Streamlining entitlements, increasing density and height limits for affordable housing developments, and providing parking concessions for affordable housing developments.
- Obtain regular input from developers on City's entitlement process.



**City of Coronado
Housing Element Update**

MINUTES

Name of Meeting: Market Rate Developers Stakeholder Meeting
Date of Meeting: Thursday, September 28, 2023
Time: 9:00 am
Location: Virtual
Subject: Coronado 6th Cycle Housing Element

Distribution: Email
Date issued: Wednesday, September 27, 2023

Attendees:

1. Hitta Mosesman, Harris & Associates
2. Kelly Morgan, Harris & Associates
3. Jesse Brown, City of Coronado
4. Coastal Development Group

Purpose of Meeting: To discuss the challenges in housing development and opportunities for new housing.

Introductions of Attendees (Hitta Mosesman)

Focus Group Discussion Exploring Housing Solutions in Coronado. The questions and participants responses were as follows.

Solutions to Meet RHNA (All)

Current Projects

- Project on Orange Ave. - bought 3 lots to build 12 units. Would go to 24 units if able to build affordable; paid the in-lieu fee.

Challenges and Constraints

- Land costs are very prohibitive.
- Cost of construction.
- Parking requirements.
- Density and height restrictions.
- Affordable units can affect the marketability of luxury units.

Opportunities and Suggested Solutions

- Increase in density and height limits along Orange Avenue for projects with affordable units.
- Parking requirement set at 1 space/unit.
- No parking for ADU/carriage house units.
- Give parking concession for no parking if affordable.
- Look at areas near schools, commercial so fewer complaints.
- Lots that are 50' wide are easier to develop with parking.
- San Diego is a good model - goes above State density bonus, zero parking requirements, FAR program vs. density, FAR bonus in certain areas of the City, Complete Housing Communities program, Micro units program.

Review of Opportunity Sites

- Sites 6 (149 A. Avenue) & 7 (1515 2nd Street) have “phenomenal” redevelopment potential. As a large, multifamily residential parcel that is home to the three story, 549-unit Bayside at Coronado Apartments, this site as has the most tremendous redevelopment potential.
- Sites 3 (1224 10th Street) & 4 (1001 C. Avenue) also have significant redevelopment potential and are likely to garner interest from developers.
- Site 8 is a great location and lot size.
- Sites 1 (919 C. Avenue) and 5 (150 B. Avenue) are good candidates for redevelopment as well.

C.4 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.

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Minutes of the 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 of February 16, 2021

**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 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)

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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

Minutes of the Regular Meeting of the
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4. CEREMONIAL PRESENTATIONS

- 4a.** Mayor Bailey read the proclamation for the 50th 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.

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- 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.

AYES:	Donovan, Heinze, Sandke, Tanaka, Bailey
NAYS:	None
ABSTAINING:	None
ABSENT:	None

- 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.

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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.

AYES:	Donovan, Heinze, Sandke, Tanaka, Bailey
NAYS:	None
ABSTAINING:	None
ABSENT:	None

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.

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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.

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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.

AYES:	Donovan, Heinze, Sandke, Tanaka, Bailey
NAYS:	None
ABSTAINING:	None
ABSENT:	None

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

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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.

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11. CITY ATTORNEY

12. COMMUNICATIONS - WRITTEN: None.

13. ADJOURNMENT: Mayor Bailey adjourned the meeting at 6:59 p.m.

Approved: March 2, 2021



Richard Bailey, Mayor
City of Coronado

Attest:



Jennifer Ekblad, MMC
City Clerk

City of Coronado
Public Comments for February 16, 2021 City Council Meeting

Attachment 1

**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.

**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. REVENT 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****Attachment 1**

**Comments updated as of February 17, 2021*

	Name	Agenda Item Number	Subject	Position	Comments
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.

C.5 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