

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.			
<p>Program 5: Housing Choice Vouchers</p>	<p>Continue to provide information on the Housing Choice Vouchers program on City website and refer interested households and landlords to the County.</p>	<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>	<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 6th Cycle.</p>
<p>Program 6: Mortgage Credit Certificate (MCC)</p>	<p>Advertise County programs on City website and provide program information at public counters.</p> <p>Support the County’s application for State and federal funding for programs that are consistent with the goals and policies of this Housing Element and that may potentially benefit Coronado residents.</p>	<p>The 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>	<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.</p>

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

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<p>Program 8: Home Repair Program</p>	<p>Advertise County programs on City website and provide program information at public counters.</p> <p>Support the County's application for State and federal funding for programs that are consistent with the goals and policies of this Housing Element and that may potentially benefit Coronado residents.</p>	<p>The Home Repair Program continues to be run by the County. This program provides loans and grants for the repair of owner-occupied homes. Deferred loans are offered at three percent simple interest and calculated annually on the unpaid principal. The total amount borrowed must be repaid when the property changes hands or the recipient moves from the property. Owners may borrow up to \$25,000 for a single-family home. A non-repayable grant is available to eligible Mobile Homeowners of up to \$12,000.</p> <p>A link to San Diego County Housing Programs is included on the City's website. 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>
<p>Program 9: Fair Housing Assistance</p>	<p>Continue to provide material at the City Hall Community Development Department counter, the Coronado Public Library, and the Coronado Senior Center.</p> <p>Encourage the County to implement an annually outreach program that includes County presentations to the Coronado Board of Realtors, an annual article in the Coronado Currents newsletter, and information placed, and continually available, on the City website. Refer complaints and requests for services to the appropriate agencies.</p> <p>Participate in the regional efforts to update the 2011 Analysis of Impediments to Fair Housing Choice (anticipated to occur in 2016).</p>	<p>The City of Coronado will advocate State and federal fair housing laws and promote equal access to housing for all. Specifically, the City will continue to participate in the Urban County's CDBG funded Fair Housing Program.</p> <p>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>

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		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.	
<i>Goal 4: To encourage the conservation and maintenance of its housing stock, neighborhoods, and history.</i>			
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>

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		<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>

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<p>Program 12: New Funding Mechanism to Administer City's Affordable Housing Resources</p>	<p>Develop a funding mechanism to administer the City's affordable housing resources to support the required monitoring, renovation, maintenance, and administrative costs associated with the City's affordable housing stock by the end of 2013. Specifically:</p> <ul style="list-style-type: none"> - 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, renovating affordable housing, and enforcing affordable housing agreements. All these obligations/responsibilities were created due to the involvement of Coronado's Redevelopment Agency. The Successor Agency will now be responsible for performing all these tasks. However, without the redevelopment agency to provide funding for these activities, a new source of funding will need to be established for the City acting as the "Successor Agency" to carry out these responsibilities.</p> <p>A possible funding mechanism would be to use the City's housing inclusionary fees. In accordance with Section 82.21.020, a developer of a condominium consisting of two or more units shall reserve 20 percent of the units within the development "for rental" to persons qualified by the County Housing Authority as meeting Section 8 Rental Assistance requirements or to persons qualifying within very low and low income categories as established annually by the U.S.</p>	<p>Ongoing. Modified for the 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>

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

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

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

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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.

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<p>18. Streamlined Process</p>	<p>Provide development process handouts at the City Hall Community Development Department counter.</p> <p>Periodically review the City’s development process and requirements to identify areas for improvement.</p>	<p>The City of Coronado continues to educate the public on how to complete the development approval process and otherwise facilitate building permit and development plan processing for residential construction. The City processes most applications within a two to three months.</p> <p>The City has created handouts that identifies the various department permits and approvals required for developing a project in Coronado including other agency contact information. Development fees, building hand-outs, and zoning information have all been posted on the City’s website: 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>