



Section 4: Housing Plan

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

Regional Housing Needs Assessment

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

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

A. Housing Goals

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

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

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

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

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

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

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

B. Housing Policies and Programs

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

Housing Goal #1

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

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

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

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

Implementing Programs

Program 1A: Land Use Policy and Development Capacity

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

Objectives

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

Timeframe: Ongoing

Responsible Agency: City of Coronado Community Development

Funding Source: General Fund

Program 1B: Inclusionary Housing Program

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

Objectives

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

Timeframe: Ongoing

Responsible Agency: City of Coronado Community Development

Funding Source: General Fund

Program 1C: Affordable Housing Development

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

Objectives

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

<p>Timeframe: Ongoing Responsible Agency: City of Coronado Community Development Funding Source: Affordable Housing Special Reserve Fund</p>

Program 1D: Liveaboard Units

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

Objectives

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

<p>Timeframe: Conduct rezones within 36 months of Housing Element Adoption Responsible Agency: City of Coronado Community Development Funding Source: None Required</p>
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Program 1E: North Commercial Properties Rezone

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

Objectives

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

<p>Timeframe: Conduct rezones within 36 months of Housing Element Adoption Responsible Agency: City of Coronado Community Development Funding Source: None Required</p>
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Program 1F: Upzoning of Certain R-4 Properties

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

Objectives

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

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

Program 1G: Rezoning of City Owned Property

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

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

Objectives

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

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

Program 1H: Military Housing Sites

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

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

Objectives

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

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

Housing Goal #2

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

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

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

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

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

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

Implementing Programs

Program 2A: Housing Choice Vouchers

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

Objectives

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

Timeframe: Ongoing

Responsible Agency: City of Coronado Community Development

Funding Source: HUD Section 8 Allocation

Program 2B: Mortgage Credit Certificate (MCC)

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

Objectives

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

Timeframe: Ongoing

Responsible Agency: City of Coronado Community Development

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

Housing Goal #3

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

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

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

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

Implementing Programs

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

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

Objectives

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

Timeframe: Ongoing

Responsible Agency: City of Coronado Community Development

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

Program 3B: Home Repair Program

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

Objectives

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

Timeframe: Ongoing

Responsible Agency: City of Coronado Community Development

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

Program 3C: Fair Housing Assistance

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

Objectives

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

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

Program 3D: Senior Housing and Assisted Living Units

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

Objectives

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

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

Program 3E: Accessible Housing Design

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

Objectives

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

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

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

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

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

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

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

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

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

Implementing Programs

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

The City of Coronado has the following affordable housing properties:

City of Coronado Affordable housing Properties	
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.
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 <u>senior</u> tenants, aged 55 and over.
924 Orange Avenue	11 units consisting of a single room with shared bath at the end of the hall. Available to very-low, low, and moderate-income tenants.
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-bedrooms, two-bedrooms, and 1 three-bedroom unit. Available to very-low, low, and moderate-income tenants.

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

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

Objectives

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

<p>Timeframe: Ongoing Responsible Agency: City of Coronado Community Development Funding Sources: General Fund</p>

Program 4B: Carriage House Conversion

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

Objectives

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

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

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

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

Objectives

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

<p>Timeframe: Ongoing Responsible Agency: City of Coronado Community Development Funding Sources: General Fund</p>

Program 4D: Accessory Dwelling Unit (ADU) Monitoring Program

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

Objectives

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

Timeframe: Ongoing Responsible Agency: City of Coronado Community Development Funding Sources: General Fund
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Program 4E: Historic Preservation

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

Objectives

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

Timeframe: Ongoing Responsible Agency: City of Coronado Community Development Funding Sources: General Fund
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Program 4F: Code Compliance

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

Objectives

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

Timeframe: Ongoing Responsible Agency: City of Coronado Community Development Funding Sources: General Fund
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Housing Goal #5

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

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

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

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

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

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

Implementing Programs

Program 5A: Streamline Process

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

Objectives

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

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

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

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

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

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

Housing Program 5D: Affirmatively Further Fair Housing

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

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

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

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

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

C. Summary of Quantified Objectives

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