

## Please Start Here

General Information	
Jurisdiction Name	Coronado
Reporting Calendar Year	2025
Contact Information	
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City	Coronado
Zipcode	92118

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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# Attachment 1

**Optional:** This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

**Optional:** Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

**Optional:** This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions
<p><b>Please save your file as Jurisdictionname2025 (no spaces).</b> Example: the City of San Luis Obispo would save their file as SanLuisObispo2025</p> <p>Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:</p> <ol style="list-style-type: none"><li><b>1. Online Annual Progress Reporting System - Please see the link to the online system to the left.</b> This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email <a href="mailto:APR@hcd.ca.gov">APR@hcd.ca.gov</a> and HCD will send you the login information for your jurisdiction. <i>Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is <a href="mailto:opr.apr@opr.ca.gov">opr.apr@opr.ca.gov</a>.</i></li><li><b>2. Email -</b> If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at <a href="mailto:APR@hcd.ca.gov">APR@hcd.ca.gov</a> and to OPR at <a href="mailto:opr.apr@opr.ca.gov">opr.apr@opr.ca.gov</a>. Please send the Excel workbook, not a scanned or PDF copy of the tables.</li></ol>

Jurisdiction	Coronado	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	04/30/2021 - 04/30/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		24
Total Units		24

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	16	15	24
2 to 4 units per structure	0	0	4
5+ units per structure	0	0	0
Accessory Dwelling Unit	11	9	9
Mobile/Manufactured Home	0	0	0
<b>Total</b>	<b>27</b>	<b>24</b>	<b>37</b>

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	23	24
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	36
Number of Proposed Units in All Applications Received:	45
Total Housing Units Approved:	11
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	28	34
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	60
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Coronado
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle (04/30/2021 - 04/30/2029)

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

Table A  
Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes														Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bc Applic
1	2	3	4	5	6	7	8														9	10	11		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4.5+ ADU, MH)	Tenure R=Renters O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select state streamlining provisions if the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0	0	0	0	0	45	45	11	0			
5372920500	910 ALAMEDA BLVD			NC2512-002	ADU	R	12/10/2025											1	1			NONE	No	No	
5372910100	840 COUNTRY CLUB LN			NC2512-004	ADU	R	12/18/2025											1	1			NONE	No	No	
5364003100	532 GLORietta BLVD			B2504-001	ADU	R	4/1/2025											1	1			NONE	No	No	
5371510300	815 SAN LUIS REY AVE			B2511-014	ADU	R	4/1/2025											1	1			NONE	No	No	
5373221400	811 10TH ST			B2504-002	ADU	R	4/11/2025											1	1			NONE	No	No	
5362602500	446 ALAMEDA BLVD			B2504-005	ADU	R	6/30/2025											1	1	1		NONE	No	No	
5374900300	521 MARINA AVE			B2510-011	ADU	R	7/17/2025											1	1			NONE	No	No	
5364702100	646 B AVE			B2506-016	ADU	R	6/30/2025											1	1	1		NONE	No	No	
5362114200	333 G AVE			B2507-013	ADU	R	7/17/2025											1	1			NONE	No	No	
5370200700	751 CORONADO AVE			NC2503-001	SFD	O	3/3/2025											1	1	1		NONE	No	No	
5371622000	700 GLORietta BLVD			NC2503-005	SFD	O	3/20/2025											1	1	1		NONE	No	No	
5371710800	1128 GLORietta BLVD			NC2504-002	SFD	O	4/4/2025											1	1	1		NONE	No	No	
5370410200	730 COUNTRY CLUB LN			NC2504-003	SFD	O	4/21/2025											1	1	1		NONE	No	No	
5374810200	1170 PINE ST			NC2506-001	SFD	O	6/2/2025											1	1	1		NONE	No	No	
5371711100	1122 GLORietta BLVD			NC2506-003	SFD	O	6/20/2025											1	1	1		NONE	No	No	
5372810900	161 CAROB WAY			NC2507-002	SFD	O	7/29/2025											1	1	1		NONE	No	No	
5373931900	2 OCEAN CT			NC2508-001	SFD	O	8/4/2025											1	1	1		NONE	No	No	
5370602000	711 H AVE			NC2510-001	SFD	O	10/14/2025											1	1	1		NONE	No	No	
5374201300	733 TOLITA AVE			NC2503-006	SFD	O	3/27/2025											1	1			NONE	No	No	
5373021600	952 I AVE			NC2507-001	SFD	O	7/15/2025											1	1			NONE	No	No	
8161513000	7 SPINNAKER WAY			NC2508-002	SFD	O	08/13/2025											1	1			NONE	No	No	
5370720200	709 F AVE			NC2508-003	SFD	O	8/20/2025											1	1			NONE	No	No	
6151302600	13 BLUE ANCHOR CAY RD			NC2508-004	SFD	O	08/21/2025											1	1			NONE	No	No	
5373311000	963 E AVE			NC2509-001	SFD	O	09/10/2025											1	1			NONE	No	No	
5360712600	114 & 116 H AVE			NC2510-002	SFD	O	10/23/2025											1	1			NONE	No	No	
5363210800	441 B AVE			NC2510-004	SFD	O	10/30/2025											1	1			NONE	No	No	
5373311000	961 E AVE			NC2511-001	SFD	O	11/7/2025											1	1			NONE	No	No	
5371801400	810 GLORietta BLVD			NC2511-004	SFD	O	11/21/2025											1	1			NONE	No	No	
5362602800	476 ALAMEDA BLVD			NC2511-005	SFD	O	11/21/2025											1	1			NONE	No	No	
5372612500	820 A AVE			NC2512-001	SFD	O	12/8/2025											1	1			NONE	No	No	
5372920500	910 ALAMEDA BLVD			NC2512-002	SFD	O	12/10/2025											1	1			NONE	No	No	
5363410600	535 ALAMEDA BLVD			NC2512-003	SFD	O	12/18/2025											1	1			NONE	No	No	
5372910100	840 COUNTRY CLUB LN			NC2512-004	SFD	O	12/18/2025											1	1			NONE	No	No	



Jurisdiction	Coronado	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/30/2021 - 04/30/2029

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2020-04/29/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	312		-	-	-	-	-	-	-	-	-	-	312
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	169		-	-	-	-	-	-	-	-	-	-	169
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	159		-	-	-	-	-	-	-	-	-	-	159
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
Above Moderate		272	17	44	52	38	40	24	-	-	-	-	215	57
Total RHNA		912												
Total Units			17	44	52	38	40	24	-	-	-	-	215	697

\*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

\*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"

- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

\*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).



## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction		Coronado						
Reporting Year		2025 (Jan. 1 - Dec. 31)						
Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
H-1.A. Provide a broad range of housing opportunities to increase the housing options available to individuals (ADUs)	Create a dedicated webpage identifying ADU incentives	1-Jul-25	6th Cycle	In Progress	Not yet complete. Plan to roll out with the new Pre-Approved ADU plans in Summer 2026.	Other		None
H-1.A. Provide a broad range of housing opportunities to increase the housing options available to individuals (ADUs)	Hold community meeting to provide information and incentives on ADUs	1-Jul-25		Continuous	Met with active local real estate association (CREA) with an update on incentives for ADUs and affordable housing (December 2024). Continually meet with owners and developers about ADU incentives.	Meetings	1	None
H-1.A. Provide a broad range of housing opportunities to increase the housing options available to individuals (ADUs)	Develop pre-approved ADU plans	1-Jul-25		In Progress	An RFP was released in February 2025 and preliminary designs are under review. Anticipated completion in Summer 2026.	Other		None
H-1.A. Provide a broad range of housing opportunities to increase the housing options available to individuals (ADUs)	create print ADU materials available at the public counter	1-Jul-25		In Progress	Not yet complete. Plan to roll out with the new Pre-Approved ADU plans in Summer 2026.	Other		None
H-1.A. Provide a broad range of housing opportunities to increase the housing options available to individuals (ADUs)	waive parking for ADUs affordable to extremely low and very low income with affordability covenants	1-Jul-25		Completed	Completed through adoption of Ordinance 2024-02 and 2024-03 in April 2024.	Other	1	Ordinance 2024-02 and 2024-03
H-1.A. Provide a broad range of housing opportunities to increase the housing options available to individuals (ADUs)	fee waiver/reduction for ADUs affordable to low or moderate with affordability covenants	1-Jul-25		In Progress	Not yet complete. Fee waiver/reductions are scheduled for City Council consideration in April 2026.	Other		None

**Attachment 1**

H-1.A. Provide a broad range of housing opportunities to increase the housing options available to individuals (ADUs)	Develop ADU monitoring program	1-Jul-25	6th Cycle
H-1.B. Provide a broad range of housing opportunities to increase the housing options available to individuals (Technical assistance to developers)	Provide available incentives and concessions for affordable developers on City website	Annually - December 31st	6th Cycle
H-1.B. Provide a broad range of housing opportunities to increase the housing options available to individuals (Technical assistance to developers)	Prioritize developer projects with affordable units	Annually - December 31st	6th Cycle
H-1.B. Provide a broad range of housing opportunities to increase the housing options available to individuals (Technical assistance to developers)	Advise developers on State Density Bonus regulations	Annually - December 31st	6th Cycle
H-1.B. Provide a broad range of housing opportunities to increase the housing options available to individuals (Technical assistance to developers)	Dedicated staff to assist with affordable housing entitlement requests	Annually - December 31st	6th Cycle
H-1.B. Provide a broad range of housing opportunities to increase the housing options available to individuals (Technical assistance to developers)	Annual developer outreach meeting	Annually - December 31st	6th Cycle

Completed	ADU development is monitored through the City's permit tracking software	Other		Found in the City's Permit Tracking Software
Completed	Available in the City's Municipal Code on the City website.	Other	1	<a href="https://coronado.municipal.codes/CMC/86">https://coronado.municipal.codes/CMC/86</a>
Continuous	No projects with affordable units have been proposed	Other		None
Continuous	City staff have advised multi-family developers, including the owners of opportunity site #5, of the benefits and concessions offered through the Density Bonus program	Meetings	5	None
Continuous	Staff has been available to assist with potential affordable housing entitlement requests, including with the owners of opportunity site #1, a potential developer for 308-330 Orange Avenue, and at least 4 other commercial properties on Orange Avenue but no affordable project applications have been submitted.	Meetings	6	None
Continuous	Met with active local real estate association (CREA) with an update on incentives for ADUs and affordable housing (December 2024). City staff will plan for additional outreach in Spring 2026	Meetings	1	None

Attachment 1

H-1.C. Provide a broad range of housing opportunities to increase the housing options available to individuals (Mid-Cycle Review Program)	Monitor opportunity site and pipeline housing production; ADU development; carriage house development; RHNA progress	Annually	6th Cycle
H-1.C. Provide a broad range of housing opportunities to increase the housing options available to individuals (Mid-Cycle Review Program)	Submit Annual Progress reports to HCD	Annually - April 1	6th Cycle
H-1.C. Provide a broad range of housing opportunities to increase the housing options available to individuals (Mid-Cycle Review Program)	Prepare mid-term evaluation for City Council	Dec-25	6th Cycle
H-1.C. Provide a broad range of housing opportunities to increase the housing options available to individuals (Mid-Cycle Review Program)	Evaluate effectiveness of programs in achieving goals/objectives and remove constraints	Dec-26	6th Cycle
H-1.D. Provide a broad range of housing opportunities to increase the housing options available to individuals (Compliance with SB 1087)	Transmit adopted Housing Element and any subsequent amendments to the local water and sewer service providers	Summer 2024	6th Cycle
H-1.E. Provide a broad range of housing opportunities to increase the housing options available to individuals (Track Navy Housing Development)	Update HCD with any information received from the Navy, consult with the Navy on an annual basis, and formulate alternative to the Navy site should construction not begin	15-Dec-27	6th Cycle

Continuous	Reports are available through the City's permit tracking software and are reviewed regularly; Annual Progress reports provided to City Council in March of each year.	Other	2	APRs submitted to HCD
Continuous	This report has been prepared for submittal by April 1, 2026	Other	2	APRs submitted to HCD
Not Yet Started	Detailed analysis beyond Annual Progress reports not yet presented.	Meetings		None
In Progress	Analysis of trends has started to identify potential constraints	Other		None
Completed	Completed in May 2024 (Cal American Water and City of Coronado Public Services and Engineering Department)	Other	2	None
Continuous	in December 2025 the Navy released an "Environmental Assessment for Pacific Beacon Unaccompanied Housing Phase II - San Diego, California" that included sailor housing on Naval Amphibious Base Coronado that was included in the City's Housing Element, which was provided to HCD in January 2026. The City continues to maintain the 'Naval Complexes Coordinating Group' with representatives from the City and the Navy who meet on a regular basis.	Other	1	<a href="https://media.defense.gov/2025/Dec/19/20">https://media.defense.gov/2025/Dec/19/20</a>

H-1.F. Provide a broad range of housing opportunities to increase the housing options available to individuals (General Plan Update Program)	General Plan and Zoning updates (fair housing, introduce Housing Overlay zone, by-right approval process for projects with 20% of units deed restricted as affordable, amend zoning ordinance to allow 40-60 du/ac, increase stories on R-3 sites and opportunity sites	30-Jun-24	6th Cycle
H-1.F. Provide a broad range of housing opportunities to increase the housing options available to individuals (General Plan Update Program)	Initiate ballot measure to propose city voters amend the height limitation in 1972's Proposition R to allow 4 stories in the R-4 zone (with a height limit of 40-42 feet)	Mar-27	6th Cycle
H-1.G. Provide a broad range of housing opportunities to increase the housing options available to individuals (Up to 60 du/ac)	Adopt development standards for opportunity sites where 60 du/ac is allowed	Apr-24	6th Cycle
H-2.A. Provide a broad range of affordable housing opportunities that serve the needs of people who work and live in Coronado (pursue State and Federal funding for Affordable Housing)	Annually review notices of funding availability (State and Federal grants) and seek out grants when affordable housing projects are proposed.	Annually - May	6th Cycle
H-2.B. Provide a broad range of affordable housing opportunities that serve the needs of people who work and live in Coronado (Local funding for Affordable Housing)	Increase the Housing in-lieu fee beyond \$7,000 and target use of funds in high/highest opportunity areas and RCAAs	30-Jun-25	6th Cycle
H-2.C. Provide a broad range of affordable housing opportunities that serve the needs of people who work and live in Coronado (Facilitate equitable access to affordable housing for underrepresented residents)	Coordinate with affordable housing property managers and housing advocates to discuss ways to improve referrals and continue to maintain the City's webpage with information on the City's subsidized housing units.	Annually - June 30th	6th Cycle
H-2.D. Provide a broad range of affordable housing opportunities that serve the needs of people who work and live in Coronado (Mortgage Credit Certificate Program)	Make program marketing materials available by March of each year, and coordinate with San Diego County on program distributions annually.	Ongoing	6th Cycle

Completed	Completed with adoption of City Council Ordinances 2024-02 and 2024-03 in April 2024	Other	1	Ordinance 2024-02 and 2024-03
In Progress	Not yet complete. Anticipated to be on November 2026 ballot.	Other		None
Completed	Completed with adoption of City Council Ordinances 2024-02 and 2024-03 in April 2024	Other	1	Ordinance 2024-02 and 2024-03
Continuous	No affordable housing projects have been proposed	Other		None
Completed	The City's Housing In-Lieu fee has been increased to \$25 per square foot, increasing to \$35 in July 2027, \$45 in July 2028, and \$55 in July 2029.	Other	1	City Council Resolution R2025-36 adopted July 15, 2025
Continuous	The City continues to provide information on the existing subsidized units within the City on its website and regularly coordinates with its affordable housing property managers.	Other	1	<a href="https://www.coronado.ca.us/DocumentCenter/View/8737/List-of-Affordable-Units-and-Info-Flyer-2025">https://www.coronado.ca.us/DocumentCenter/View/8737/List-of-Affordable-Units-and-Info-Flyer-2025</a>
Continuous	The City's website includes a link to the San Diego County first time homebuyers guide, and a printed copy is available at the City's Community Development counter.	Other	1	<a href="https://www.coronado.ca.us/179/Coronado-Affordable-Housing-Properties">https://www.coronado.ca.us/179/Coronado-Affordable-Housing-Properties</a>

H-2.E. Provide a broad range of affordable housing opportunities that serve the needs of people who work and live in Coronado (Housing Choice Voucher Program)	Promote San Diego County's Housing Choice Voucher Program on the City website and add geographic targeting in high/highest resource areas.	Ongoing	6th Cycle
H-2.F. Provide a broad range of affordable housing opportunities that serve the needs of people who work and live in Coronado (Down Payment and Closing Costs Assistance Program)	Promote San Diego County's housing programs, including their "Down Payment and Closing Costs Assitance" programs	Ongoing	6th Cycle
H-2.G. Provide a broad range of affordable housing opportunities that serve the needs of people who work and live in Coronado (Regional Collaboration on Affordable Housing)	Coordinate with the Housing Authority of San Diego County to discuss feasibility of inter-jurisdictional housing programs and potential funding	Annually - June 30th	6th Cycle
H-2.H. Provide a broad range of affordable housing opportunities that serve the needs of people who work and live in Coronado (Assist with the Development of Affordable Housing)	Allocate and advertise affordable housing in-lieu funds when a sufficient amount has been reached, meet with affordable housing developers to pursue new constrction and identify potential development opportunities; adopt and implement reduced parking requirements	Annually - December 31st	6th Cycle
H-2.I. Provide a broad range of affordable housing opportunities that serve the needs of people who work and live in Coronado (Advertise available resources)	Publish affordable housing funding opportunities	Annually - December 31st	6th Cycle

Completed	The City's website includes a link to these San Diego County programs	Other	1	<a href="https://www.coronado.ca.us/179/Coronado-Affordable-Housing-Properties">https://www.coronado.ca.us/179/Coronado-Affordable-Housing-Properties</a>
Completed	The City's website includes a link to these San Diego County programs	Other	1	<a href="https://www.coronado.ca.us/179/Coronado-Affordable-Housing-Properties">https://www.coronado.ca.us/179/Coronado-Affordable-Housing-Properties</a>
Not Yet Started	Not yet complete	Other		None
Completed	Sufficient affordable housing in-lieu funds have not been reached. Staff has encouraged developers to include affordable housing units within their projects, and also met extensively with an affordable housing developer and other potential buyers regarding 308-330 Orange Avenue. Reduced parking requirements for affordable units, and all studio and 1-bedroom units have been adopted with Ordinance 2024-02 and 2024-03.	Other	1	Ordinance 2024-02 and 2024-03
Continuous	Adequate funding has not been achieved to warrant publishing/outreach of funding opportunities. However, the City has approved the purchase of an eight unit property with the intent to provide affordable units.	Other	1	Item 8C - <a href="https://pub-coronado.escribemeetings.com/Meeting.aspx?id=4761c9fa-e64f-4823-a9e1-6fc5edb8ea98&amp;Agenda=PostMinutes&amp;lang=English&amp;Item=2789">https://pub-coronado.escribemeetings.com/Meeting.aspx?id=4761c9fa-e64f-4823-a9e1-6fc5edb8ea98&amp;Agenda=PostMinutes&amp;lang=English&amp;Item=2789</a>

H-2.J. Provide a broad range of affordable housing opportunities that serve the needs of people who work and live in Coronado (Faith Based Properties)	Provide faith-based properties information on state laws related to affordable housing on religious properties and develop a package of incentives	Annually - June 30th	6th Cycle
H-2.K. Provide a broad range of affordable housing opportunities that serve the needs of people who work and live in Coronado (Faith Based Properties)	Amend Density Bonus Ordinance	Ongoing	6th Cycle
H-2.L. Provide a broad range of affordable housing opportunities that serve the needs of people who work and live in Coronado (Housing Choices)	Encourage ADU and carriage house development, meet with CUSD and Christ Church, pursue adoption of Zoning and General Plan amendments to effectuate the Housing Element, and provide links to housing resources on City website	Annually - June 30th	6th Cycle
H-3.A. Affirmatively further fair housing and provide equal housing opportunities that are accessible to all segments of the Coronado Community (Assistance to extremely low-income households)	conduct annual developer outreach meeting; apply for/support one affordable housing grant for proposed projects; and meet with County Housing and Community Improvement Department	Annually - December 31st	6th Cycle

Continuous	Met with Christ Church to discuss state law exemptions/incentives for faith-based properties in November 2024 and provided outreach and communication in December 2025 and January 2026. Met with an affordable housing developer throughout the fourth quarter of 2024.	Meetings	3	None
Completed	The City amended its Density Bonus Ordinance in 2023 and continues to monitor state law.	Other	1	<a href="https://coronado.municipal.codes/CMC/86.53">https://coronado.municipal.codes/CMC/86.53</a>
Completed	Adopted Ordinances 2024-02 and 2024-03 to amend zoning ordinance and received Coastal Commission conditional approval in December 2024; met with identified property owners, and continue to encourage ADU and carriage house development as well as provide links on the City website to housing resources.	Other	5	Ordinance 2024-02 and 2024-03; <a href="https://www.coronado.ca.us/179/Coronado-Affordable-Housing-Properties">https://www.coronado.ca.us/179/Coronado-Affordable-Housing-Properties</a>
Continuous	No affordable housing projects have been proposed. City staff provided a presentation to an active local real estate association and has had discussions with developers. The City released a \$4 million NOFA to solicit interest in new affordable housing projects or extensions of existing affordable housing covenants, but no property owner or developer showed interest.	Meetings	2	None

H.3.B. Affirmatively further fair housing and provide equal housing opportunities that are accessible to all segments of the Coronado Community (Housing opportunities for persons with special needs)	Meet with staff serving special needs population, provide links to County service providers, offer priority processing for projects to targeted communities, develop incentives that reduce parking for affordable and studio/1-br units	Annually - December 31st	6th Cycle
H.3.C. Affirmatively further fair housing and provide equal housing opportunities that are accessible to all segments of the Coronado Community (Senior Housing and Assisted living units)	Encourage senior and assisted living units and potentially use affordable housing special revenue funds	ongoing	6th Cycle
H.3.D. Affirmatively further fair housing and provide equal housing opportunities that are accessible to all segments of the Coronado Community (Accessible Housing Design)	Encourage incorporation of accessible design into construction design with educational materials on the City website and at the public counter	Ongoing	6th Cycle
H.3.E. Affirmatively further fair housing and provide equal housing opportunities that are accessible to all segments of the Coronado Community (Affirmatively furthering fair housing)	Annually meet with residents/businesses/local non-profits to create data-centered evaluation metrics to address AFFH findings; review housing discrimination complaints; email/social media post advertising fair housing workshops held by LASSD; post info about fair housing on City website; encourage County to provide annual outreach (present to CREA, article in local publication, info on website); launch educational campaign regarding home sharing; analyze constraints on missing middle housing	Within 36 months of Certification (August 29, 2027)	6th Cycle
H.3.F. Affirmatively further fair housing and provide equal housing opportunities that are accessible to all segments of the Coronado Community (Funding to support fair housing)	Support local nonprofit organizations for fair housing and provide information on fair housing services on city website and at City facilities	Ongoing	6th Cycle

Continuous	Ordinances 2024-02 and 2024-03 adopted in April 2024 reduced parking for affordable and studio/1-br units, links to County service providers provided on city website, no projects benefitting targeted communities were received, and met with service providers for homelessness and low-income households.	Other	3	Ordinance 2024-02 and 2024-03; <a href="https://www.coronado.ca.us/179/Coronado-Affordable-Housing-Properties">https://www.coronado.ca.us/179/Coronado-Affordable-Housing-Properties</a>
Continuous	City staff have had discussions with potential applicants, but no applications have yet been received.	Other	2	None
Continuous	The City's Building Official is active in educating/providing information on incorporating accessible design into construction. Accessible design and aging in place educational materials was provided in a newsletter put out by the City's Building Department in 2025.	Other	1	None
Continuous	The City continues to review housing discrimination complaints as received and includes information related to fair housing on its website. Other items have not yet been completed.	Other	1	<a href="https://www.coronado.ca.us/179/Coronado-Affordable-Housing-Properties">https://www.coronado.ca.us/179/Coronado-Affordable-Housing-Properties</a>
Continuous	Information is available on the City website, and at City Hall and the library	Other	1	<a href="https://www.coronado.ca.us/179/Coronado-Affordable-Housing-Properties">https://www.coronado.ca.us/179/Coronado-Affordable-Housing-Properties</a>

H.3.G. Affirmatively further fair housing and provide equal housing opportunities that are accessible to all segments of the Coronado Community (Analysis of impediments to fair housing)	Continue to implement actions identified in the San Diego County's Analysis of Impediments to Fair Housing Choice through other housing element programs (H-2.K., H-1.A., H-5.B, H-5.D and H-2.H)	1-Jul-25	6th Cycle
H.3.H. Affirmatively further fair housing and provide equal housing opportunities that are accessible to all segments of the Coronado Community (Collaboration with Community-Based Organizations)	Compile list with local organizations and inquire about collaborations for housing programs.	annually within 12 months of Housing Element Certification (August 2025)	6th Cycle
H.3.I. Affirmatively further fair housing and provide equal housing opportunities that are accessible to all segments of the Coronado Community (Housing Mobility)	Develop and codify objective design standards for multi-family and mixed use residential development by December 2026, annual outreach to faith-based properties, encourage home-sharing and ADUs through pre-approved ADU plans and zoning ordinance updates.	Within 1-year of Housing Element Certification (August 29, 2025)	6th Cycle
H.3.J. Affirmatively further fair housing and provide equal housing opportunities that are accessible to all segments of the Coronado Community (Multi-Modal Mobility Enhancement)	Increase transportation options by continuing to operate the free summer shuttle, subsidized paratransit services via MTS, and/or utilize on-demand electric vehicle shuttles	Annually - March	6th Cycle

Continuous	Addressed through other Housing Element programs	Other		None
Continuous	A list of local organizations has been compiled and some inquiries have been made about collaborating. The City participated in a Housing Roundtable for addressing Regional Housing Strategies in August 2025 with other cities, San Diego County, and the San Diego County Housing Federation.	Other	2	None
In Progress	An RFP for objective design standards has been released and firms are currently being evaluated. Outreach to faith-based opportunities occurred in 2024 and 2025. Pre-approved ADU plans are in process with completion anticipated in Summer 2026. The zoning ordinance was updated through Ordinances 2024-02 and 2024-03 in April 2024,	Other	5	Ordinance 2024-02 and 2024-03
Continuous	The City operated the free summer shuttle as well as subsidized paratransit service with MTS in 2025, completed a 6-month on-demand electric vehicle shuttle service pilot with the company Circuit, and continues to subsidize commuter ferry trips between Coronado and San Diego.	Other	3	None

H-4.A. Conservation and maintenance of Coronado's housing stock, neighborhoods, and history (Carriage House program)	Waive fees for the addition of a kitchen with a low/moderate income covenant, eliminate parking for carriage houses converted to to an ADU affordable to very low and low income households, Host a workshop on ADUs and carriage house conversions and monitor carriage house development	within 12 months of certification (August 2025)	6th Cycle
H-4.B. Conservation and maintenance of Coronado's housing stock, neighborhoods, and history (Maintain funding mechanisms to administer the City's affordable housing resources)	Monitor the status of deed restricted properties at-risk of converting to market rate, assist owners to comply with state preservation notice laws, and contact at least one nonprofit housing developer to solicit interest in acquiring/managing affordable projects at risk of converting to market rate	within 24 months of certification (August 2026)	6th Cycle
H-4.C. Conservation and maintenance of Coronado's housing stock, neighborhoods, and history (Home repair program)	Continue to advertise County programs on the City website and support County applications for funding programs that may benefit Coronado residents	Ongoing	6th Cycle
H-4.D. Conservation and maintenance of Coronado's housing stock, neighborhoods, and history (AB 1486 City-owned land)	Prepare an inventory of City surplus land that is no longer required for City Use; Release RFP/Notice of Availability for opportunity site 2 (517 Orange Avenue); Coordinate with Police Dept., AT&T, and mixed use affordable housing developers for opportunity site 8 (700 Orange Avenue)	Annually - April 1st ; June 2025 for Opportunity site 8	6th Cycle

In Progress	Ordinances 2024-02 and 2024-03 adopted in April 2024 eliminated parking requirements for carriage houses converted to ADUs for very low and low income households. City staff met with an active local real estate association to discuss ADUs and carriage houses. The fees waiver is scheduled to be heard by the City Council In april 2026	Other	3	Ordinance 2024-02 and 2024-03
Continuous	The City continues to monitor all at-risk affordable housing properties, including the 55 units at-risk of converting to market rate during the Planning cycle. Staff has met with the new property owner of the at-risk property at 308-330 Orange Avenue and has coordinated with HCD on ensuring proper notification to tenants before the affordability restrictions expire.	Other	2	None
Completed	The City continues to advertise County programs on its website and updated information in 2024 to be current. The County has not sought support with applications for funding but Coronado remains willing to help if requested.	Other	1	<a href="https://www.coronado.ca.us/179/Coronado-Affordable-Housing-Properties">https://www.coronado.ca.us/179/Coronado-Affordable-Housing-Properties</a>
Continuous	No City surplus land has been identified at this time. One response to the RFP for Site 2 was received, but the developer withdrew from the process. Site 2 is occupied by low/moderate income persons and an interested potential developer/manager has been identified with negotiations ongoing.	Other	2	None

H-5.A. Minimize governmental and nongovernmental constraints to the development, improvement and maintenance of housing, particularly affordable housing, or housing accessible to persons with disabilities (Streamline processes)	Provide priority streamlining for projects with affordable housing; provide education on the development process and getting building permits; provide development process handouts	ongoing	6th Cycle
H-5.B. Minimize governmental and nongovernmental constraints to the development, improvement and maintenance of housing, particularly affordable housing, or housing accessible to persons with disabilities (Supportive housing and low barrier navigation centers)	Amend zoning ordinance to allow low barrier navigation centers, large group homes, transitional and supportive housing as a residential use in all zones, and clarify that licensed or unlicensed residential care facilities for 6 or fewer is permitted in every residential zone that permits single-family	within 24 months of certification (August 2026)	6th Cycle
H-5.C. Minimize governmental and nongovernmental constraints to the development, improvement and maintenance of housing, particularly affordable housing, or housing accessible to persons with disabilities (Availability of housing-related policies and regulations)	Maintain availability of current housing related policy and regulatory documents on the City website such as zoning and development standards, fees, etc.	Within 6 months of certification (February 2025)	6th Cycle
H-5.D. Minimize governmental and nongovernmental constraints to the development, improvement and maintenance of housing, particularly affordable housing, or housing accessible to persons with disabilities (Emergency shelters)	Amend the zoning ordinance to allow emergency shelters in the R-4 zone, establish a parking requirement, and update the definition to include navigation centers, bridge housing, and respite or recuperative care.	within 24 months of certification (August 2026)	6th Cycle

Continuous	No affordable housing projects have been proposed, but staff would streamline and prioritize the processing of those if received. City staff continues to provide education related to the development process and obtaining building permits and provide development process handouts.	Other		None
Completed	Ordinances 2024-02 and 2024-03 adopted in April 2024 amended the zoning code to comply with this program.	Other	1	Ordinance 2024-02 and 2024-03
Completed	This information is currently provided on the City website	Other	1	<a href="https://coronado.municipal.codes/CMC/86">https://coronado.municipal.codes/CMC/86</a> <a href="https://coronado.municipal.codes/CMC/OrangeAvenueSP">https://coronado.municipal.codes/CMC/OrangeAvenueSP</a> <a href="https://www.coronado.ca.us/269/Planning-Zoning">https://www.coronado.ca.us/269/Planning-Zoning</a>
Completed	Ordinances 2024-02 and 2024-03 adopted in April 2024 amended the zoning code to comply with this program.	Other	1	Ordinance 2024-02 and 2024-03 Orange Avenue Corridor Specific Plan Chapter IV.I.2. and Chapter V.B.1.c. CMC 86.04.717

H-5.E. Minimize governmental and nongovernmental constraints to the development, improvement and maintenance of housing, particularly affordable housing, or housing accessible to persons with disabilities (Update farmworker and employee housing zoning)	Review and update zoning ordinance to allow employee housing for 6 or fewer persons as a regular residential use.	Jun-25	6th Cycle
H-5.F. Minimize governmental and nongovernmental constraints to the development, improvement and maintenance of housing, particularly affordable housing, or housing accessible to persons with disabilities (Update the Accessory Dwelling Unit ordinance)	Update the zoning ordinance on accessory dwelling units to conform to state requirements and continue to enforce superseding state law if it conflicts with the zoning ordinance	Jun-25	6th Cycle
H-5.G. Minimize governmental and nongovernmental constraints to the development, improvement and maintenance of housing, particularly affordable housing, or housing accessible to persons with disabilities (Definition of family)	Amend the definition of "family" to remove references to shared expenses and responsibilities as it can pose a constraint to persons with disabilities who are unable to contribute to household work and expenses	Jun-25	6th Cycle
H-5.H. Minimize governmental and nongovernmental constraints to the development, improvement and maintenance of housing, particularly affordable housing, or housing accessible to persons with disabilities (Nongovernmental constraints)	Contact project applicants that have received approval but have not made any progress to uncover nongovernmental constraints hindering construction	Ongoing	6th Cycle

Completed	The City's zoning ordinance is compliant with this requirements as it makes no distinction or requirement for who can live in a home/property together, whether it is a single person, family, co-workers, or farmworkers.	Other	1	
Completed	Ordinances 2024-02 and 2024-03 adopted in April 2024 amended the zoning code to comply with this program. The City is currently coordinating with HCD to further amend the ADU Ordinance to comply with recent changes to State Law and is expected to have that complete in Summer 2026, however in the meantime the state law requirements are recognized and applied to a project if it conflicts with the zoning ordinance.	Other	1	Ordinance 2024-02 and 2024-03
Completed	Ordinances 2024-02 and 2024-03 adopted in April 2024 amended the zoning code to update the definition of family.	Other	1	<a href="https://coronado.municipal.codes/CMC/86.04.290">https://coronado.municipal.codes/CMC/86.04.290</a> Updated by Ordinance 2024-02 and 2024-03
Continuous	The Building Division routinely contacts project applicants with expiring permits and has not uncovered any nongovernmental constraints that the City can potentially alleviate or eliminate but will continue to reach out.	Other		None

H-5.I. Minimize governmental and nongovernmental constraints to the development, improvement and maintenance of housing, particularly affordable housing, or housing accessible to persons with disabilities (Manufactured homes)	Ensure the zoning ordinance allows manufactured housing consistent with conventional residential structures	Jun-25	6th Cycle
H-5.J. Minimize governmental and nongovernmental constraints to the development, improvement and maintenance of housing, particularly affordable housing, or housing accessible to persons with disabilities (Adopt SB 35 streamlining written procedures)	Develop written procedures for the SB 35 streamlined ministerial approval process	Jun-25	6th Cycle
H-5.K. Minimize governmental and nongovernmental constraints to the development, improvement and maintenance of housing, particularly affordable housing, or housing accessible to persons with disabilities (Reasonable Accommodation ordinance amendment)	Modify the reasonable accommodation ordinance to ensure objectivity in the decision making criteria, specifically by removing any references to reviewing impacts on surrounding uses	within 1 year of certification (August 29, 2025)	6th Cycle
H-5.L. Minimize governmental and nongovernmental constraints to the development, improvement and maintenance of housing, particularly affordable housing, or housing accessible to persons with disabilities (Design Review ordinance amendment)	Establish objective design and development criteria	within 2 years of certification (August 29, 2026)	6th Cycle

Completed	The zoning ordinance does allow for manufactured homes consistent with conventional residential structures.	Other	1	<a href="https://coronado.municipal.codes/CMC/86.56.830">https://coronado.municipal.codes/CMC/86.56.830</a>
Completed	Written Procedures for SB 35 streamlined ministerial approval process have been developed, and a SB 35 Development application and checklist are available on the City website.	Other	1	<a href="https://www.coronado.ca.us/DocumentCenter/View/7840/Handout-726-SB-35-Housing-Development-Application-PDF">https://www.coronado.ca.us/DocumentCenter/View/7840/Handout-726-SB-35-Housing-Development-Application-PDF</a>
Completed	Ordinances 2024-02 and 2024-03 adopted in April 2024 amended the reasonable accommodation ordinance to remove language related to reviewing impacts on surrounding uses.	Other	1	<a href="https://coronado.municipal.codes/CMC/70.130.060">https://coronado.municipal.codes/CMC/70.130.060</a>
In Progress	an RFP to develop objective design standards was released and potential firms are currently being evaluated.	Other	1	None





Jurisdiction	Coronado	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/30/2021 - 04/30/2029

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table F**

#### Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD at <a href="mailto:apr@hcd.ca.gov">apr@hcd.ca.gov</a> and we will unlock the form which enable you to populate these fields.			TOTAL UNITS <sup>+</sup>	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">checklist here</a> :
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>		
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									















<b>Units Issued by Affordability Summary</b>	
<b>Income Level</b>	<b>Current Year</b>
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
	24
	<b>24</b>

<b>Occupancy Issued by Affordability Summary</b>	
<b>Income Level</b>	<b>Current Year</b>
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
	37
	<b>37</b>