

RESOLUTION NO. 2026-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO, CALIFORNIA, ADOPTING THE 2026 APARTMENT VACANCY FACTOR PURSUANT TO SUBSECTION 82.40.100(F) OF THE CORONADO MUNICIPAL CODE

WHEREAS, Subsection 82.40.100(F) of the City of Coronado Municipal Code requires the City Council to annually adopt the Apartment Vacancy Rate; and

WHEREAS, properties with three or more units are considered an apartment complex; and

WHEREAS, City staff compiled a list of properties with three or more units and directly mailed the Apartment Vacancy Factor surveys to the apartment owners in both January and March of 2026; and

WHEREAS, the City surveyed owners of the apartment rental housing stock as outlined in the staff report dated April 21, 2026, in order to determine the Apartment Vacancy Factor for 2026; and

WHEREAS, the City received responses regarding 1,210 of the approximately 1,642 apartments in the City. This response accounts for approximately 74% of the apartment units in Coronado; and

WHEREAS, the Apartment Vacancy Factor for 2026 was calculated at 3.7%. A 31-year history of the Apartment Vacancy Factor shows that the vacancy rate has not reached 5 percent.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Coronado that the project is hereby determined to be exempt from the requirements of CEQA pursuant to State CEQA guidelines §15061(b)(3) because it can be seen with certainty that the action would not have the potential for causing a significant effect on the environment.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Coronado that the Apartment Vacancy Factor for 2026 is determined to be 3.7%.

PASSED, ADOPTED, AND APPROVED, by the City Council of the City of Coronado, California, at a regular meeting thereof this Twenty-First Day of April 2026, by the following votes, to wit:

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED:

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

ATTEST:

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

APARTMENT VACANCY FACTORY HISTORY CHART

Year	Resolution #	Vacancy Factor	Response %
1994	7290	2%	75%
1995	7360	1%	74%
1996	7422	1%	75%
1997	7488A	1%	71%
1998	7546	0.3%	70%
1999	7625	0.6%	70%
2000	7687	4%	70%
2001	7761	0.4%	73%
2002	7822	0.7%	63%
2003	7913	1%	63%
2004	7977	1%	62%
2005	8070	1%	63%
2006	8132	1%	62%
2007	8204	1%	71%
2008	8278	1%	72%
2009	7340	1%	60%
2010	8412	1%	51%
2011	8473	4%	55%
2012	8541	2%	55%
2013	8621	1%	53%
2014	8660	1%	25%
2015	8733	1%	58%
2016	8797	1%	63%
2017	8852	1%	75%
2018	8924	1.4%	85%
2019	8994	3.7%	80%
2020	2020-19	1%	72%
2021	2021-10	2%	45%
2022	2022-16	1.7%	45%
2023	2023-19	2.02%	72%
2024	2024-35	2.02%	75%
2025	2025-13	3.4%	64%