Grantee: Corona, CA

Grant: B-11-MN-06-0506

October 1, 2011 thru December 31, 2011 Performance Report

Grant Number:
B-11-MN-06-0506

Obligation Date:

Award Date:

Grantee Name:
Corona, CA

Contract End Date:
03/02/2014

Review by HUD:
Submitted - Await for Review

Grant Amount:
$1,317,310.00

Grant Status:
Active

QPR Contact:
Jesus Morales

Estimated PI/RL Funds:
$0.00

Total Budget:
$1,317,310.00

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Determination of Areas of Greatest Need
Describe how the areas of greatest need were established.
Response:
The City has conducted a single-family acquisition, rehabilitation and resale program since April of 2009. Beginning in the fall of 2010 the pipeline of eligible homebuyers decreased along with the general level of market activity.
Although home prices have stabilized, the pool of buyers suited to the types of homes being offered through the City&rsquos program has substantially decreased. This can be primarily attributed to tighter credit standards in the mortgage lending market, increased inventory of homes on the market, stagnating incomes, persistent unemployment, and the generally higher pricing of homes in Corona relative to income. Home prices remain substantially below those of 2007 however prices in Corona remain higher than neighboring communities in Riverside County. Residential rents have not shown a similar fall. Rental costs are a greater challenge to affordable housing now than they were just three years ago especially with the high unemployment rate in Riverside/San Bernardino counties, which has hovered around 14% over the past year.
Given the amount of funding allocated to the City through NSP3 and the recent changes in the housing market, the City determined that using NSP3 funds to subsidize one to three multi-family rental projects would have the most impact on the selected neighborhoods and be the most efficient and productive use of funds.
The City is proposing to target assistance to two areas.
Harrington Street Neighborhood
The first area is surrounding a vacant residential parcel at 1096 Harrington Street in the Northwest area of the City. The area includes Census Tracts 408.07, 408.8 in their entirety and portions of Census Tracts 415, 408.09 and 408.04. Tracts 408.07 and 408.8 contain the majority of residential properties in the area. The area is bounded by Corydon Street along the Northwest, Fairview Drive and Parkridge Ave on the Northeast, North Main Street on the East, Highway 91 on the South, and North Smith Avenue and West Rincon Street on the West. Please see the map attached as Exhibit B.
The area has an NSP3 Score of 18.02. The state threshold is 17. The area is majority LMMI (53.1 percent) and has a significant number of low-income households (33.5 percent). There are 3,674 housing units in the area. There is not a significant vacancy problem in the area but three quarters of the units in the area received a mortgage between 2004 and 2007, indicating a risk for high cost or adjustable rate mortgages that may have balances in excess of current market values. The number of homes delinquent or in foreclosure, number of foreclosure starts, and number of REO properties are all significant. The 30 units of affordable housing to be eventually developed are close to the 40 units identified as needed to create an impact. Please see the NSP3 Planning Data attached as Exhibit A.
The City has had a long-term interest in seeing the site develop as multi-family rental housing as the presence of a large undeveloped parcel in the middle of a residential area has had a blighting influence over time. The site was in the process of development as multi-family housing when the owner/developer defaulted on the financing used to acquire the site in mid 2010. The lender was contemplating foreclosure however ultimately chose to divest themselves of this nonperforming loan along with several other loans in their portfolio. The Redevelopment Agency of the City of Corona has since purchased the mortgage from the lender and is negotiating acquisition and clean title to the site via a deed-in-lieu of foreclosure. (Please note that the Redevelopment Agency is a legally distinct entity from the City.)
The City will solicit proposals to develop the property as affordable housing. NSP3 funds will be used to acquire the property from the Agency.
West 5th Street Neighborhood
The second area is surrounding an existing 12 unit multi-family property at 926 West 5th Street in central core area of the City. The area is comprised of Census Tract 417.04. The area is bounded by state highway 91 on the North, West Grand Blvd on the East, 10th Street on the South, and South Lincoln on the West. Please see the map attached as Exhibit C.
This area is an aging, densely populated residential area that includes urban commercial uses and mixed residential properties. It is suited to

permanent supportive housing in that it is near major transportation corridors served by public transit, near health and government services, close to schools and neighborhood shopping facilities.
The area is known to have a significant number of single-family rental units and small multi-family properties (under 50 units). The area also has a significant problem with blighted properties that are poorly maintained. The City views the rehabilitation of properties in this area and their conversion to affordable housing as part of a broader strategy to address blight and poverty.
The area has a NSP3 need score of 20 (state threshold = 17) with 911 housing units. It has a high concentration of low and moderate income persons with over 90 percent LMMI households and over 70 percent low-income households. Although the area does have other indicators of distress, the primary reason for selecting the area was to maximize the benefit to very-low-income households. The 12 units to be converted to permanent affordable housing are greater than the estimated seven units needed to impact the area.

How Fund Use Addresses Market Conditions:

Data sources were the NSP3 mapping tool and local market knowledge gained from implementation of the NSP1 program. The City consulted with its current NSP1 partners in program implementation, neighboring jurisdictions, and experts in local real estate. The City of Corona has an active role in the revitalization of local residential and commercial properties. City staff have significant knowledge and awareness of local market trends.
Given the amount of funding allocated to the City through NSP3 and the recent changes in the housing market, the City determined that using NSP3 funds to subsidize 1-3 multi-family rental projects would have the most impact on the selected neighborhood and be the most efficient and productive use of funds.

Ensuring Continued Affordability:

The City will use the HOME program long-term affordability standards found at 24 CFR 92.252. To assure long-term rental affordability, the City will record a Regulatory Agreement with Covenants to run with the land restricting the use of the property and requiring the provision of rent-restricted units. The number of affordable units in the development will be in proportion to the contribution of the NSP funds to the total development costs. In addition, the affordable units will be proportional to the units in the development and intermixed throughout the project. The City will also perform annual monitoring (desk and on-site) to ensure the terms of the long-term affordability covenants are being met.

Definition of Blighted Structure:

Definitions and Descriptions Definitions
Blighted Structure The City of Corona uses the State of California&rsquos definition of blight as found at California Health and Safety Code Sections 33030 and 33031 which are attached at Exhibit D.

Definition of Affordable Rents:

Affordable Rents - The City will use the HOME program rental affordability standards and definition of affordable rents found at 24 CFR 92.252.

Housing Rehabilitation/New Construction Standards:

Housing Rehabilitation Standards
The City will apply the existing standards used in the City of Corona Home Improvement Program. Please see the attached summary of those standards in Exhibit E.
All rehabilitated property and new construction will comply with all applicable state and local codes for health and safety of the occupants, accessibility, energy efficiency, and water conservation.
The City of Corona has adopted the 2010 California Green Building Standards (CALGreen) Code. The City has also adopted local energy and water conservation requirements for all new construction and major rehabilitation.
All major rehabilitation and new construction of multi-family structures will comply with the Energy Star standard (ASHRAE 90.1&mdash2004, Appendix G) plus 20 percent.
Where feasible and in the course of the overall project, all rehabilitation will replace fixtures, appliances, or other building systems or components (windows, doors, HVAC, irrigation controllers) with Energy Star labeled products or those that provide a comparable reduction in energy consumption.
All rehabilitation and new construction will install water efficient fixtures (toilets, faucets, showers) such as those bearing the WaterSense label. All such projects will also install water conserving irrigation controllers which incorporate soil moisture and weather sensing instruments.
Where feasible and in the course of the overall project, all major rehabilitation will meet the current California state standards for seismic safety. All new construction must meet these requirements by law.

Vicinity Hiring:

Vicinity Hiring Requirement
The City will require as a condition of assistance that to the maximum extent possible, developers and contractors make any new hire employment opportunities available to persons who reside in the vicinity of the development and that all construction contractors and subcontractors will be required to make employment opportunities available to persons who reside in the vicinity.
The City will establish numeric targets prior to the start of construction and monitor vicinity hiring. These same efforts will be made to contract or subcontract with small businesses that are owned and operated by persons residing in the vicinity of the project.

Procedures for Preferences for Affordable Rental Dev.:

Rental Housing Preference
All of the activities proposed for NSP3 funding are rental housing.

Grantee Contact Information:

NSP3 Grantee Information
NSP3 Program Administrator Contact Information
Name (Last, First) Morales, Jesus M.
Email Address jesus.morales@ci.corona.ca.us
Phone Number 951-739-4950
Mailing Address 400 S. Vicentia Ave., #310, Corona, CA 92882

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	$1,317,310.00
Total Budget	$0.00	$1,317,310.00
Total Obligated	$0.00	$1,317,310.00
Total Funds Drawdown	$0.00	$12,938.88
Program Funds Drawdown	$0.00	$12,938.88
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$22,113.26	$50,950.03
Match Contributed	$0.00	$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	$0.00	$0.00
Limit on Public Services	$197,596.50	$0.00
Limit on Admin/Planning	$131,731.00	$12,938.88
Limit on State Admin	$0.00	$12,938.88

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	$131,731.00	$131,731.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	$329,327.50	$329,328.00

Overall Progress Narrative:

Activity 1: The City entered into an Exclusive Negotiating Agreement (ENA) with the selected developer, Harrington Village, LLC, to allow them time to get development and construction financing approvals within six months from the date of selection. The developer had been working diligently on these tasks but was advised to hold pending the creation of the new Successor Agency that will replace the Redevelopment Agency and the status of assets previously held by Agency including the foreclosed parcel that was to be purchased with the NSP funds. The proposed development will comprise 194 units of which approximately 37 will be affordable to households at or

below 80% of AMI.
City staff has also been working with the Brownfield consultant to finalize and submit the Sampling and Analysis Plan for EPA&rsquos review and approval so the Phase II can be completed on the vacant parcel for the proposed multifamily development. Approval is expected in the next quarter and the Phase II will be completed at that time.
>With the completion of the Phase II the Environmental Assessment Report can be submitted to the local HUD office for review.
The dissolution of Redevelopment Agencies throughout California and the uncertainties associated with the responsibilities and obligations to be assumed by the new Successor Agencies and disposition of Redevelopment Agency assets will have to be resolved before this project can move forward. This issue should be resolved before the end of the first quarter in 2012. City staff is working on alternative plans for the use of these NSP funds in case this project cannot move forward.
>
>Activity 2: The budget for the rehabilitation and relocation of resident for 926 West 5th Street apartments, acquired with the 25% set aside funds from NSP 1, has been finalized. The sources will include NSP3 set aside funds and NSP1 Program Income set aside funds. In addition the City committed $510,000 of HOME CHDO funds to this multifamily property. The Affordable Housing Agreement (AHA) and related loan documents are being drafted and will be submitted to the City Council for approval by the end of the next quarter. This will include the Marketing Plan. The Relocation Plan was approved and funds for this activity were appropriated during the current quarter. The relocation of existing tenants will be initiated and is expected to be completed by the end of the first quarter of 2012. Plans for the rehabilitation are being finalized and will be submitted to the City for approval in the next quarter. The rehabilitation work will start once all the existing residents have being relocated.
Activity 3: The City has a two full time staff that dedicate 20-30 % of their time administering the NSP grant program.
The dissolution of the Redevelopment Agency in the City of Corona as a result of the California Supreme Court case upholding the State of California&rsquos right to eliminate Redevelopment Agencies throughout the State will be effective at the end of January 31, 2012. Redevelopment Agency staff has administered federally funded programs on behalf of the City in the past. The City of Corona is developing a contingency plan to address any staffing shortfalls that may result from the Redevelopments Agency&rsquos dissolution to maintain the NSP programs at their current efficient level with assistance from the consultants that have been working with the City since the initial NSP funding.
During the current quarter the City&rsquos NSP Administrative Consultant, PMC completed the following activities:
General Administration,
>General coordination and technical assistance,
>Staff assignments and correspondence,
>Drafted Environmental Assessment Report for Harrington Street site, and
>Assisted with drafting of RFP for site development proposals, evaluation model, and scoring of proposals.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, NSP 3 - Acquisition	$0.00	$856,251.00	$0.00
2, NSP 3 - Rehab	$0.00	$329,328.00	$0.00
3, NSP 3 - Administration	$0.00	$131,731.00	$12,938.88
9999, Restricted Balance	$0.00	$0.00	$0.00
9999, Restricted Balance	$0.00	$0.00	$0.00

Activities

Grantee Activity Number: 1
Activity Title: 1096 Harrington Street

Activitiy Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
1

Project Title:
NSP 3 - Acquisition

Projected Start Date:
04/01/2011

Projected End Date:
04/30/2013

Benefit Type:

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Redevelopment Agency, City of Corona

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	$856,251.00
Total Budget	$0.00	$856,251.00
Total Obligated	$0.00	$856,251.00
Total Funds Drawdown	$0.00	$0.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$3,513.75	$14,836.70
Redevelopment Agency, City of Corona	$3,513.75	$14,836.70
Match Contributed	$0.00	$0.00

Activity Description:

Activity Description The City will provide assistance to purchase the vacant parcels at 1096 Harrington Street. The assistance will be for acquisition with the purpose of developing rent-restricted multi-family housing on the site.
The development will be mixed-income rental housing. In compliance with 24 CFR 570.208(a)(3)(i)(A), the number of rent-restricted units will not be less than 20 percent of the total units constructed, and the proportion of the total cost of developing the project to be borne by NSP funds will be no greater than the proportion of units in the project that will be occupied by low and moderate income households.
Rents will be targeted to be affordable to households earning not more than 80 percent of the area median income.
The City will provide assistance in the form of a deferred payment loan to the developer. Interest if any will be nominal and may be deferred. Re-payment may be based on residual receipts. The loan term will be for 30 yrs or greater depending on what other funds will be used to provide assistance, coterminous with the affordability restrictions.
To assure long-term rental affordability, the City will record a Regulatory Agreement with Covenants to run with the land restricting the use of the property and requiring the provision of rent-restricted units.
The City will require as a condition of assistance that to the maximum extent possible, the developer make any new hire employment opportunities available to persons who reside in the vicinity of the development and that all construction contractors and subcontractors will be required to make employment opportunities available to persons who reside in the vicinity. The City will establish numeric targets prior to the start of construction and monitor vicinity hiring. The same efforts will be made to contract or subcontract with small businesses that are owned and operated by persons residing in the vicinity of the project
The City has had a long-term interest in seeing the site develop as multi-family rental housing. The site was in the process of development as multi-family housing when the owner/developer defaulted on the financing used to acquire the site in mid 2010. The lender was contemplating foreclosure however ultimately chose to divest themselves of this nonperforming loan along with several other loans in their portfolio. The Redevelopment Agency of the City of Corona has since purchased the mortgage from

the lender and is negotiating acquisition and clean title to the site via a deed-in-lieu of foreclosure. (Please note that the Redevelopment Agency is a legally distinct entity from the City.)
The City will solicit proposals to develop the property as affordable housing. NSP3 funds will be used to acquire the property from the Agency. The City has conducted a single-family acquisition, rehabilitation and resale program since April of 2009. Beginning in the fall of 2010 the pipeline of eligible homebuyers decreased along with the general level of market activity. Although home prices have stabilized, the pool of buyers suited to the types of homes being offered through the City&rsquos program has substantially decreased. This can be primarily attributed to tighter credit standards in the mortgage lending market, increased inventory of homes on the market, stagnating incomes, persistent unemployment, and the generally higher pricing of homes in Corona relative to income.
Home prices remain substantially below those of 2007 however prices in Corona remain higher than neighboring communities in Riverside County. Residential rents have not shown a similar fall. Rental costs are a greater challenge to affordable housing now than they were just three years ago especially with the high unemployment rate in Riverside/San Bernardino counties, which has hovered around 14% over the past year.
Given the amount of funding allocated to the City through NSP3 and the recent changes in the housing market, the City determined that using NSP3 funds to subsidize 1-3 multi-family rental projects would have the most impact on the selected neighborhood and be the most efficient and productive use of funds.

Location Description:

Location Description The activity will take place in the north west area of the City. The area includes Census Tracts 408.07, 408.8 in their entirety and portions of Census Tracts 415, 408.09 and 408.04. Tracts 408.07 and 408.8 contain the majority of residential properties in the area. The area is bounded by Corydon Street along the Northwest, Fairview Drive and Parkridge Ave on the Northeast, North Main Street on the East, Highway 91 on the South, and North Smith Avenue and West Rincon Street on the West. Please see the map attached as Exhibit B.
The presence of a large undeveloped parcel in the middle of a residential area has had a blighting influence on the area. The area has experienced a significant number of foreclosures and residential vacancies. The number of housing units to be created by developing the vacant parcel will have a significant impact on the target area.

Activity Progress Narrative:

The City entered into an Exclusive Negotiating Agreement (ENA) with the selected developer, Harrington Village, LLC, to allow them time to get development and construction financing approvals within six months from the date of selection. The developer had been working diligently on these tasks but was advised to hold pending the creation of the new Successor Agency that will replace the Redevelopment Agency and the status of assets previously held by Agency including the foreclosed parcel that was to be purchased with the NSP funds. The proposed development will comprise 194 units of which approximately 37 will be affordable to households at or below 80% of AMI.
City staff has also been working with the Brownfield consultant to finalize and submit the Sampling and Analysis Plan for EPA&rsquos review and approval so the Phase II can be completed on the vacant parcel for the proposed multifamily development. Approval is expected in the next quarter and the Phase II will be completed at that time.
>With the completion of the Phase II the Environmental Assessment Report can be submitted to the local HUD office for review.
The dissolution of Redevelopment Agencies throughout California and the uncertainties associated with the responsibilities and obligations to be assumed by the new Successor Agencies and disposition of Redevelopment Agency assets will have to be resolved before this project can move forward. This issue should be resolved before the end of the first quarter in 2012. City staff is working on alternative plans for the use of these NSP funds in case this project cannot move forward.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/12
# of Multifamily Units	0	0/12

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			California	-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 2
Activity Title: 926 W. 5th Street

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
2

Project Title:
NSP 3 - Rehab

Projected Start Date:
04/01/2011

Projected End Date:
04/30/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
Redevelopment Agency, City of Corona

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	$329,328.00
Total Budget	$0.00	$329,328.00
Total Obligated	$0.00	$329,328.00
Total Funds Drawdown	$0.00	$0.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$100.00	$100.00
Redevelopment Agency, City of Corona	$100.00	$100.00
Match Contributed	$0.00	$0.00

Activity Description:

The City will provide assistance to rehabilitate an existing 12 unit multi-family property at 926 W. 5th Street. The acquisition of this property was funded with NSP1 funds in August of 2010. The property will be undergoing major rehabilitation.
The development will provide permanent supportive housing to formerly homeless persons. Rents will be targeted to be affordable to households earning not more than 50 percent of the area median income.
The City will provide assistance in the form of a deferred payment loan to the developer. Interest if any will be nominal and deferred. Re-payment may be based on residual receipts. The loan term will be for 55 years, since Redevelopment Low Mod funds will also be used, coterminous with the affordability restrictions.
To assure long-term rental affordability, the City will record a Regulatory Agreement with covenants to run with the land restricting the use of the property to the provision of permanent supportive housing and requiring the provision of rent-restricted units for a term of not less than 55 years.
The City will require as a condition of assistance that to the maximum extent possible, the developer make any new hire employment opportunities available to persons who reside in the vicinity of the development and that all construction contractors and subcontractors will be required to make employment opportunities available to persons who reside in the vicinity. The City will establish numeric targets prior to the start of construction and monitor vicinity hiring. The same efforts will be made to contract or subcontract with small businesses that are owned and operated by persons residing in the vicinity of the project
The City has had a long-term interest in producing permanent supportive housing. The property was in default and in the process of foreclosure. It was determined to be a suitable size and location to serve as permanent supportive housing. In August 2010 the City assisted Mary Erickson Community Housing (MECH), a CHODO, to acquire the property with NSP1 funds. NSP3 would be used to address relocation costs, additional rehabilitation needs, energy and water efficiency improvements, that would help reduce future operating and maintenance costs.
The City has conducted a single-family acquisition, rehabilitation and resale program since April of 2009. Beginning in the fall of 2010 the pipeline of eligible homebuyers decreased along with the general level of market activity.
Although home prices have stabilized, the pool of buyers suited to the types of homes being offered through the City&rsquos program has substantially decreased. This can be primarily attributed to tighter credit standards in the mortgage lending market, increased inventory of homes on the market, stagnating incomes, persistent unemployment, and the generally higher

pricing of homes in Corona.
Home prices remain substantially below those of 2007 however prices in Corona remain higher than neighboring communities in Riverside County. Residential rents have not shown a similar fall. Rental costs are a greater challenge to affordable housing now than they were just three years ago especially with the high unemployment rate in Riverside/San Bernardino counties, which has hovered around 14% over the past year.
Given the amount of funding allocated to the City through NSP3 and the recent changes in the housing market, the City determined that using NSP3 funds to subsidize 1-3 multi-family rental projects would have the most impact on the selected neighborhood and be the most efficient and productive use of funds.

Location Description:

Location Description The activity will take place in central core area of the City. The area is comprised of Census Tract 417.04. The area is bounded by state highway 91 on the North, West Grand Blvd on the East, 10th Street on the South, and South Lincoln on the West. Please see the map attached as Exhibit C.
This area is an aging, densely populated residential area that includes urban commercial uses and mixed residential properties. It is suited to permanent supporting housing in that it is near major transportation corridors served by public transit, near health and government services, close to schools and neighborhood shopping facilities.
The area has a NSP3 need score of 20 (state threshold = 17) with 911 housing units. It has a high concentration of low and moderate income persons with over 90 percent with incomes at or below 120 percent of the area median and over 70 percent with incomes at or below 80 percent of the area median. The 12 units to be converted to permanent affordable housing is greater than the estimated seven units needed to impact the area.
The area is known to have a significant number of single-family rental units and small multi-family properties (under 50 units). The area also has a significant problem with blighted properties that are poorly maintained. The City views the rehabilitation of properties in this area and their conversion to affordable housing as part of a broader strategy to address blight and poverty.

Activity Progress Narrative:

The budget for the rehabilitation and relocation of residents for 926 West 5th Street apartments, acquired with the 25% set aside funds from NSP 1, has been finalized. The sources will include NSP3 set aside funds and NSP1 Program Income set aside funds. In addition the City committed $510,000 of HOME CHDO funds to this multifamily property. The Affordable Housing Agreement (AHA) and related loan documents are being drafted and will be submitted to the City Council for approval by the end of the next quarter. This will include the Marketing Plan. The Relocation Plan was approved and funds for this activity were appropriated during the current quarter. The relocation of existing tenants will be initiated and is expected to be completed by the end of the first quarter of 2012. Plans for the rehabilitation are being finalized and will be submitted to the City for approval in the next quarter. The rehabilitation work will start once all the existing residents have being relocated.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/30
# of Multifamily Units	0	0/30

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/15	0/15	0/30	0
# Renter Households	0	0	0	0/15	0/15	0/30	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 3
Activity Title: Administration

Activitiy Category:
Administration

Activity Status:
Under Way

Project Number:
3

Project Title:
NSP 3 - Administration

Projected Start Date:
04/01/2011

Projected End Date:
04/30/2013

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
Redevelopment Agency, City of Corona

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	$131,731.00
Total Budget	$0.00	$131,731.00
Total Obligated	$0.00	$131,731.00
Total Funds Drawdown	$0.00	$12,938.88
Program Funds Drawdown	$0.00	$12,938.88
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$18,499.51	$36,013.33
Redevelopment Agency, City of Corona	$18,499.51	$36,013.33
Match Contributed	$0.00	$0.00

Activity Description:

Program Administration

Location Description:

N/A

Activity Progress Narrative:

The City has a two full time staff that dedicate 20-30 % of their time administering the NSP grant program.
The dissolution of the Redevelopment Agency in the City of Corona as a result of the California Supreme Court case upholding the State of California&rsquos right to eliminate Redevelopment Agencies throughout the State will be effective at the end of January 31, 2012. Redevelopment Agency staff has administered federally funded programs on behalf of the City in the past. The City of Corona is developing a contingency plan to address any staffing shortfalls that may result from the Redevelopments Agency&rsquos dissolution to maintain the NSP programs at their current efficient level with assistance from the consultants that have been working with the City since the initial NSP funding.
During the current quarter the City&rsquos NSP Administrative Consultant, PMC completed the following activities:
General Administration,
>General coordination and technical assistance,
>Staff assignments and correspondence,
>Drafted Environmental Assessment Report for Harrington Street site, and
>Assisted with drafting of RFP for site development proposals, evaluation model, and scoring of proposals.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			California	-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	