

Grantee: Corona, CA

Grant: B-08-MN-06-0506

April 1, 2010 thru June 30, 2010 Performance Report

Grant Number:

B-08-MN-06-0506

Grantee Name:

Corona, CA

Grant Amount:

\$3,602,842.00

Grant Status:

Active

QPR Contact:

Alicia Howard

Disasters:**Declaration Number**

NSP

Plan Description:**Recovery Needs:****Obligation Date:****Award Date:****Contract End Date:****Review by HUD:**

Reviewed and Approved

Overall**Total Projected Budget from All Sources****Total CDBG Program Funds Budgeted****Program Funds Drawdown****Obligated CDBG DR Funds****Expended CDBG DR Funds****Match Contributed****Program Income Received****Program Income Drawdown****This Report Period**

N/A

N/A

\$0.00

(\$900,711.00)

\$10,000.00

\$0.00

\$786,843.32

\$289,129.36

To Date

\$3,602,842.00

\$3,602,842.00

\$1,705,919.91

\$2,702,131.00

\$1,728,670.46

\$0.00

\$991,493.32

\$289,129.36

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	0.012%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$540,426.30	\$0.00
Limit on Admin/Planning	\$360,284.20	\$105,977.30
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$900,710.50	\$900,711.00

Overall Progress Narrative:

5th Quarter Progress

April 1, 2010 &ndash June 30, 2010

As of June 30, 2010, the City of Corona has sold 5 of the 9 properties that were acquired with the NSP funds. The sale of the properties resulted in assisting 4 moderate income families and 1 low income family purchasing their first home and the infusion of a grand total of \$991,493.32 in program income flowing back into the NSP Acquisition, Rehab, Re-Sale activity.

The highlight of the quarter was receiving an accepted offer on a 12 unit multi-family property in the City. This was discussed as being an opportunity in the previous report, and now we are very excited to report that we have a fully executed purchase agreement and hope to close escrow on the property prior to the end of August 2010. The acquisition of this complex will utilize \$850,000 in the City's LH 25% funding and the preliminary due diligence, environmental compliance and relocation costs will be utilized to expend the remaining balance of funds that have been obligated under this activity.

As of the 5th quarter the status of the 9 properties acquired with NSP funds are as follows (the sales prices are noted in parentheses next to the address):

NSP Properties Sold

1. 1672 Lilac (\$204,650 &ndash 1,156.68 (cost overage) = 203,493.32)
2. 1270 Sunkist Circle (\$140,000)
3. 2337 Mesquite Lane (\$250,000)
4. 1109 Stone Pine Lane Unit A (\$153,000)
5. 985 W. Rancho Road (\$245,000)

NSP Properties Pending Escrow

1. 1358 Via Santiago Unit A (\$120,000)

NSP Properties Being Advertised for Sale

1. 109 W. Citron Street (\$270,000)
2. 1066 Sycamore Lane (\$208,000)
3. 2252 Adrienne Drive (\$250,000)

We are anticipating the sale of the remaining properties to occur prior to the end of the 6th quarter. The lottery drawing for the three (3) properties that are being advertised for sale will also be held prior to the end of the 6th quarter.

The City has also began holding bi-weekly conference calls with our NSP partners to ensure that all goals and milestones are being met in a timely manner. While we are all in close communication on a daily basis, these conference calls have been very beneficial and informative to all parties involved.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Purchase & Rehabilitation (B)	\$0.00	\$3,242,558.00	\$1,604,927.38
2, Redevelopment (E)	\$0.00	\$0.00	\$0.00
3, NSP Administration	\$0.00	\$360,284.00	\$100,992.53
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 1-001

Activity Title: Acq/Rehab/Rental (MECH)

Activity Category:

Acquisition - general

Project Number:

1

Projected Start Date:

03/01/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & Rehabilitation (B)

Projected End Date:

07/20/2013

Responsible Organization:

Redevelopment Agency to the City of Corona

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$900,711.00
Total CDBG Program Funds Budgeted	N/A	\$900,711.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$900,711.00)	\$0.00
Expended CDBG DR Funds	\$10,000.00	\$10,000.00
Redevelopment Agency to the City of Corona	\$10,000.00	\$10,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity is for acquisition/rehabilitation/rental, specifically for households earning less than 50 percent AMI. The City has issued a Notice of Funding Availability/RFP for the acquisition and rehabilitation of multi-family and/or single family units for rental to households at or below 50 percent AMI and/or permanent supportive housing, and/or group homes for special needs populations to expand affordable housing opportunities in this area. We received multiple responses to the NOFA/RFP and decided to move forward in working with Mary Erickson Community Housing (MECH) the City's CHDO, with the goal of acquiring a multi-family housing complex.

Location Description:

Area area bounded by the 91 Freeway in the north, Ontario Avenue in the south, Paseo Grande in the west, and Magnolia Avenue in the east as the area of greatest need and where NSP funds and activities will be given priority. The specific census tract block groups are:

Tract Blkgrp Tract Blkgrp Tract Blkgrp Tract Blkgrp 041409 2 041500 1 041704 1 041412 1 041809 1
041500 2 041704 2 041813 1 040810 1 041812 1 041600 1 041813 3 041805 1 041703 1 041600 2
041905 1 041805 3 041703 2 041600 3 041702 1 041906 3 041703 3 041600 4 041702 3 0419.06 4
040808 2 041906 1 041906 2

Activity Progress Narrative:

May 24, 2010 - Received anticipated budget for Acquisition, Rehab. & Relocation for 926 W. 5th Street property - Total projections to date are estimated at \$1.5 million

June 17, 2010 - Received verbal agreement on the acquisition of the 12 unit multi-family property at 926 W. 5th Street for \$850,000

July 12, 2010 - Received fully executed purchase agreement - Obligated \$850K for acquisition and remaining balance of \$50K for transaction costs and small percentage of rehab.

Performance Measures

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

# of housing units	0	0	12	0/0	0/0	12/12
# of Households benefitting	12	0	12	12/12	0/0	12/12
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/1
Total acquisition compensation to	0	0	0	0/0	0/0	0/850000

Activity Locations

Address	City	State	Zip
926 W. 5th Street	Corona	NA	92882

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: 1-002

Activity Title: Acq/Rehab/Resale (MECH)

Activity Category:

Acquisition - general

Project Number:

1

Projected Start Date:

03/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase & Rehabilitation (B)

Projected End Date:

07/20/2013

Responsible Organization:

Redevelopment Agency to the City of Corona

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$2,341,847.00
Total CDBG Program Funds Budgeted	N/A	\$2,341,847.00
Program Funds Drawdown	\$0.00	\$1,604,927.38
Obligated CDBG DR Funds	\$200,000.00	\$2,341,847.00
Expended CDBG DR Funds	\$0.00	\$1,612,693.16
Redevelopment Agency to the City of Corona	\$0.00	\$1,612,693.16
Match Contributed	\$0.00	\$0.00
Program Income Received	\$786,843.32	\$991,493.32
Program Income Drawdown	\$273,776.08	\$273,776.08

Activity Description:

This activity is for the acquisition, rehabilitation and resale of foreclosed, abandoned single family units to qualified homebuyers. The City of Corona has applied the recently revised definition of foreclosed and abandoned to our program in our search for units that we hope to acquire. This activity is operated by the City and Mary Erickson Community Housing (MECH) the City's CHDO. Homebuyer eligibility requirements: 1. Must be a U.S. citizen or legal resident. 2. Must be prequalified for a loan. 3. Must meet income limits based on family size. 4. 15 year affordability covenants that will be recorded on the property and, 5. There is an equity provision tied to the period of affordability. As with other assisted single family units through Corona's rehabilitation programs and down-payment assistance programs, continued affordability will be ensured through an annual monitoring process.

Location Description:

Staff has identified the area bounded by the 91 Freeway in the north, Ontario Avenue in the south, Paseo Grande in the west, and Magnolia Avenue in the east as the area of greatest need and where NSP funds and activities will be given priority. The specific census tract block groups are as follows:

Tract Blkgrp Tract Blkgrp Tract Blkgrp Tract Blkgrp 041409 2 041500 1 041704 1 041412 1 041809 1
041500 2 041704 2 041813 1 040810 1 041812 1 041600 1 041813 3 041805 1 041703 1 041600 2
041905 1 041805 3 041703 2 041600 3 041702 1 041906 3 041703 3 041600 4 041702 3 0419.06 4
040808 2 041906 1 041906 2

Activity Progress Narrative:

*Detail of Mary Erickson Community Housing's progress for this activity is provided in the overall progress narrative.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	9	0/0	0/0	15/10
# of housing units	0	0	0	0/0	0/0	3/10

# of Households benefitting	1	4	5	1/2	5/8	8/10
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/10
Total acquisition compensation to	0	0	0	0/0	0/0	146597/203475

Activity Locations

Address	City	State	Zip
1270 Sunkist Circle	Corona	NA	92882
1109 Stone Pine Lane Unit A	Corona	NA	92882
2337 Mesquite Lane	Corona	NA	92882
1672 Lilac	Corona	NA	92882
2252 Adrienne Drive	Corona	NA	92882
1066 Sycamore Lane	Corona	NA	92882
985 W. Rancho Road	Corona	NA	92882
1358 Via Santiago Unit A	Corona	NA	92882
109 W. Citron Street	Corona	NA	92882

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: 2-001

Activity Title: Acq/Rehab/Demo/Redev

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

2

Project Title:

Redevelopment (E)

Projected Start Date:

03/01/2009

Projected End Date:

07/20/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Redevelopment Agency to the City of Corona

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$200,000.00)	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Redevelopment Agency to the City of Corona	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity is for acquisition/demolition/redevelopment of foreclosed, abandoned single family properties that would require more funds to rehabilitate than to demolish and rebuild. After consultation with the City Building Official, a determination would be made to demolish the structure instead of attempting to rehabilitate it. The property would then be made available to non-profit housing providers to plan the redevelopment of the property as soon as feasible. Redevelopment may include sale of the property as per the NSP requirements, or partnership with the non-profit agency. Other possible uses under this activity type might include vacant, foreclosed properties that allow for the expansion or improvement of a public facility. Activity delivery costs are anticipated to 5% or less of the proposed amount to be paid directly to property owners. For this activity it would be \$10,000.

Location Description:

The target area bounded by the 91 Freeway in the north, Ontario Avenue in the south, Paseo Grande in the west, and Magnolia Avenue in the east as the area of greatest need and where NSP funds and activities will be given priority. It is in the following census tract block groups:

Tract Blkgrp Tract Blkgrp Tract Blkgrp Tract Blkgrp 041409 2 041500 1 041704 1 041412 1 041809 1
041500 2 041704 2 041813 1 040810 1 041812 1 041600 1 041813 3 041805 1 041703 1 041600 2
041905 1 041805 3 041703 2 041600 3 041702 1 041906 3 041703 3 041600 4 041702 3 0419.06 4
040808 2 041906 1 041906 2

Activity Progress Narrative:

During the 5th quarter the City discussed moving the \$200K that was obligated to the Acquisition/Rehab/Demo activity to the Acquisition/Rehab/Resale activity internally and with our HUD Representative, as we feel that the Acquisition/Rehab/Resale activity would have the opportunity to thrive even more with the addition of the \$200K and the program income that has been flowing back into the program. The Acquisition/Rehab/Demo project may be an activity that is re-activated down the line, however we determined it was best to make this move at the present time.

Performance Measures

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total

# of Properties	0	0	0	0/0	0/0	0/0
# of housing units	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/0	0/0	0/0
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/0
Total acquisition compensation to	0	0	0	0/0	0/0	0/0

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: 3-001

Activity Title: RDA Admin. Expense

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

3

Project Title:

NSP Administration

Projected Start Date:

11/01/2008

Projected End Date:

07/20/2013

National Objective:

N/A

Responsible Organization:

Redevelopment Agency to the City of Corona

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$140,823.00
Total CDBG Program Funds Budgeted	N/A	\$140,823.00
Program Funds Drawdown	\$0.00	\$26,462.24
Obligated CDBG DR Funds	\$0.00	\$140,823.00
Expended CDBG DR Funds	\$0.00	\$23,986.23
Redevelopment Agency to the City of Corona	\$0.00	\$23,986.23
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$587.82	\$587.82

Activity Description:

This activity is grant administration which includes, but is not limited to, the following activities: Compliance monitoring (NSP requirements, Labor Standards, Section 3, procurement, conflict of interest, EEO, URA, Affirmative Marketing, etc.). Environmental review for compliance with the National Environmental Polices Act (NEPA) Contracting Procurement (including letting of appropriate Requests for Proposals, Notices of Funding Opportunities, etc.) Financial data collection and reporting Quarterly reporting Data entry and reporting through DRGR Providing technical assistance to activity sponsors Ensuring public participation The NSP consultant that the City is utilizing for the above services is PMC.

Location Description:

None.This activity supports the other funded activities.

Activity Progress Narrative:

During the 5th quarter the City incurred routine expenses under the administrative activity. The City has two full time staff that spent on average 35 - 40% of staff time administering the NSP grant program.

Performance Measures

No Performance Measures found.

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:	3-002
Activity Title:	MECH Admin. Expense

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

3

Project Title:

NSP Administration

Projected Start Date:

11/01/2008

Projected End Date:

07/20/2013

National Objective:

N/A

Responsible Organization:

Redevelopment Agency to the City of Corona

Overall**Apr 1 thru Jun 30, 2010****To Date**

	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$50,000.00
Total CDBG Program Funds Budgeted	N/A	\$50,000.00
Program Funds Drawdown	\$0.00	\$36,416.54
Obligated CDBG DR Funds	\$0.00	\$50,000.00
Expended CDBG DR Funds	\$0.00	\$40,617.32
Redevelopment Agency to the City of Corona	\$0.00	\$40,617.32
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$8,690.46	\$8,690.46

Activity Description:

This activity is to reimburse a portion of administrative expenses incurred by Mary Erickson Community Housing (MECH) the City's CHDO. At the start of the NSP grant services being provided by MECH, the City requested that MECH have a local presence in the City.

Location Description:

None. This activity supports the other funded activities.

Activity Progress Narrative:

During the 5th quarter Mary Erickson Community Housing (MECH) completed the following administrative activities:

Compiling Project Draws

Pursuing additional single family homes using program income

Working on sales lottery organization for:

2252 Adrienne
1066 Sycamore
109 Citron

Commencing due diligence on 12 unit multi-family project at 926 W. 5th Street

Coordinating rehab at:

2252 Adrienne
1066 Sycamore

Performance Measures

No Performance Measures found.

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: 3-003

Activity Title: PMC Admin. Expense

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

3

Project Title:

NSP Administration

Projected Start Date:

11/01/2008

Projected End Date:

07/20/2013

National Objective:

N/A

Responsible Organization:

Redevelopment Agency to the City of Corona

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$169,461.00
Total CDBG Program Funds Budgeted	N/A	\$169,461.00
Program Funds Drawdown	\$0.00	\$38,113.75
Obligated CDBG DR Funds	\$0.00	\$169,461.00
Expended CDBG DR Funds	\$0.00	\$41,373.75
Redevelopment Agency to the City of Corona	\$0.00	\$41,373.75
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$6,075.00	\$6,075.00

Activity Description:

This activity is grant administration which includes, but is not limited to, the following activities: Compliance monitoring (NSP requirements, Labor Standards, Section 3, procurement, conflict of interest, EEO, URA, Affirmative Marketing, etc.). Environmental review for compliance with the National Environmental Polices Act (NEPA) Contracting Procurement (including letting of appropriate Requests for Proposals, Notices of Funding Opportunities, etc.) Financial data collection and reporting Quarterly reporting Data entry and reporting through DRGR Providing technical assistance to activity sponsors Ensuring public participation

Location Description:

None. This activity supports the other funded activities.

Activity Progress Narrative:

During the 5th quarter the City's NSP Administrative Consultant, PMC, completed the following activities:

- General Administration
- General coordination and technical assistance
- Supervision and staff assignments
- Bi-Weekly Conference Calls and follow-up
- NCST Coordination
 - Dealing with properties sold outside of the trust
- Calculation and transmittal of NSP income limits
- Review and analysis of revised NSP eligible property definitions
- Review and analysis of HUD guidance on NSP obligations and tenant protections.
- NSP compliance research and guidance
 - discount requirements
 - obligations
 - relocation and tenant protections
- HUD Monitoring & on site and exit interview
- NSP Webinars
 - NSP Obligations
 - VLI Set-aside Requirements
 - Open Q & A Session

MECH Assistance
-General coordination and on-call technical assistance
-Review of monthly report
Environmental Review
Review of environmental requirements for 5th Street Multi-family Homebuyer Program
Technical assistance to City of Corona
Technical assistance to MECH
-General and on-call
Single Family Acquisition
Multi-Family Acquisition
-926 W. 5th Street
-General coordination and correspondence
-Relocation and tenant protection requirements
Relocation
-926 W. 5th Street &ndash General Information Notices
Review of Homebuyer files
Rehabilitation
-Draw inspection and review
Resale
Rental Program (VLI)
- 5th Street

Performance Measures

No Performance Measures found.

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
