

Grantee: Corona, CA

Grant: B-08-MN-06-0506

July 1, 2010 thru September 30, 2010 Performance Report

Grant Number:

B-08-MN-06-0506

Obligation Date:**Grantee Name:**

Corona, CA

Award Date:**Grant Amount:**

\$3,602,842.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Alicia Howard

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:****Distribution and and Uses of Funds:****Definitions and Descriptions:****Low Income Targeting:****Acquisition and Relocation:****Public Comment:****Overall****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$3,602,842.00

Total CDBG Program Funds Budgeted

N/A

\$3,602,842.00

Program Funds Drawdown

\$0.00

\$1,705,919.91

Obligated CDBG DR Funds

\$900,711.00

\$3,602,842.00

Expended CDBG DR Funds

\$976,379.55

\$2,705,050.01

Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$991,493.32
Program Income Drawdown	\$94,506.70	\$383,636.06

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	\$540,426.30	\$0.00
Limit on Admin/Planning	\$360,284.20	\$154,260.93
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:

2010 3rd Quarter

July 1, 2010 through September 30, 2010

During this quarter, the City of Corona has continued to maintain success with the NSP program. 2 of the 4 properties that were being marketed for resale sold to 2 moderate income families. The sale of these two properties resulted in an increase in program income.

Last quarter the City placed an offer on a 12 unit multi-family property, this offer was accepted just before the end of June 2010. The City is extremely excited to report that on August 25, 2010, escrow closed on this property. This acquisition resulted in 95% of the City's LH 25% set-aside funds being expended.

- Amount expended during the quarter: \$955,102.39
- Program Income received to date: \$1,099,583.93

- Properties Acquired:
926 W. 5th Street 12 unit multi-family property

- Total Number of Properties Sold: 6

Address	Date of Sale
1672 Lilac Street	03/09/10
1109 Stone Pine Lane Unit A	05/18/10
985 W. Rancho Road	06/25/10
1270 Sunkist Circle	06/30/10
2337 Mesquite Lane	06/30/10
1358 Via Santiago Unit A	09/22/10

- Properties pending escrow: 1

Address Projected Sale Date
 2252 Adrienne Drive 10/15/10

- Properties Listed for Sale: 2

Address
 109 W. Citron Street
 1066 Sycamore Lane

The City anticipates the sale of the 2 remaining NSP properties to occur prior to the end of the calendar year.

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

Activity Status:

Under Way

Project Title:

Purchase & Rehabilitation (B)

Projected End Date:

07/20/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Redevelopment Agency to the City of Corona

Overall	Jul 1 thru Sep 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	\$900,711.00
Expended CDBG DR Funds	\$851,000.00	\$861,000.00
Redevelopment Agency to the City of Corona	\$851,000.00	\$861,000.00
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:

On August 25, 2010, escrow closed on 926 W. 5th Street, which is a 12 unit multi-family property. This acquisition resulted in 95% of the City's LH 25% set-aside funds being expended. The City is very excited that the acquisition of this property occurred, because the inventory of available/eligible multi-family properties located in the City is very low.

This activity will require the relocation of the tenants that currently occupy 7 of the 12 units at this property. Mary Erickson Community Housing is currently in the process of enlisting the assistance of a relocation specialist to complete this component of this activity.

The ultimate goal for this activity is to complete a major rehabilitation on the property in an effort to provide long term safe, decent and affordable housing to very low income families that graduate from our local homeless shelters housing program. This will be done through a multitude of partnerships, which will be centered around the Corona/Norco Rescue

Mission, which is the homeless shelter that is located in the City of Corona. The City anticipates using either NSP 3 or HOME funds along with the Housing Set-Aside funds to complete the major rehabilitation and relocation activities for this property. The total dollar amounts have not been determined yet, as the full scope of work is still being developed. The City anticipates to have a finalized budget in place by the end of the next reporting quarter.

Accomplishments Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Total			Total			
# of Properties	1			1/1			
	This Report Period			Cumulative Actual Total / Expected			
	Total			Total			
# of Housing Units	0			12/12			
	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households benefitting	0	0	0	12/12	0/0	12/12	100.00

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

Activity Status:

Under Way

Project Title:

Purchase & Rehabilitation (B)

Projected End Date:

07/20/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Redevelopment Agency to the City of Corona

Overall	Jul 1 thru Sep 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	\$0.00	\$2,341,847.00
Expended CDBG DR Funds	\$77,095.92	\$1,689,789.08
Redevelopment Agency to the City of Corona	\$77,095.92	\$1,689,789.08
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$991,493.32
Program Income Drawdown	\$75,014.30	\$348,790.38

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 041906 4
040808 2 041906 1 041906 2

Activity Progress Narrative:

Details of Mary Erickson Community Housing's progress in the acquisition/rehab/resale activity is detailed in the overall progress narrative.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries 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: 2-001

Activity Title: Acq/Rehab/Demo/Redev

Activity Category:

Acquisition - general

Project Number:

2

Projected Start Date:

03/01/2009

Activity Status:

Planned

Project Title:

Redevelopment (E)

Projected End Date:

07/20/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Redevelopment Agency to the City of Corona

Overall

Jul 1 thru Sep 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	\$0.00	\$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 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:

There are no updates on this activity at this time. The Acquisition/Rehab/Demo project may be an activity that is re-activated down the line, however we determined it was best to move the funds that were obligated to this activity to the Acquisition/Rehab/Resale program, as reported last quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	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

Project Number:

3

Projected Start Date:

11/01/2008

Activity Status:

Under Way

Project Title:

NSP Administration

Projected End Date:

07/20/2013

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Redevelopment Agency to the City of Corona

Overall

Jul 1 thru Sep 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	\$13,043.18	\$37,029.41
Redevelopment Agency to the City of Corona	\$13,043.18	\$37,029.41
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$4,195.65	\$4,783.47

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:

The City has two full time staff that dedicate approximately 30 to 40% of staff time administering the NSP grant program.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries 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

Completed Activity Actual End Date:

09/30/2010

National Objective:

N/A

Responsible Organization:

Redevelopment Agency to the City of Corona

Overall

Jul 1 thru Sep 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	\$9,382.68	\$50,000.00
Redevelopment Agency to the City of Corona	\$9,382.68	\$50,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$4,893.00	\$13,583.46

Activity Description:

This activity is to reimburse a portion of administrative expenses incurred by Mary Erickson Community Housing (MECH) the Citys 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 this quarter Mary Erickson Community Housing (MECH) completed the following administrative activities:

Compiling project draws
Organized property lottery for 2252 Adrienne
Coordinating the bid process to obtain a relocation specialist for 926 W. 5th Street
Working with MECH Construction Manager on the completion of the rehab scope of work for 926 W. 5th Street
Coordinating the rehab completion at 1066 Sycamore

As of the current quarter, the funds provided to MECH to cover a portion of their administrative expenses has been depleted.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries 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

Project Number:

3

Projected Start Date:

11/01/2008

Activity Status:

Under Way

Project Title:

NSP Administration

Projected End Date:

07/20/2013

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Redevelopment Agency to the City of Corona

Overall

Jul 1 thru Sep 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	\$25,857.77	\$67,231.52
Redevelopment Agency to the City of Corona	\$25,857.77	\$67,231.52
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$10,403.75	\$16,478.75

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 current quarter, the City's NSP Administrative Consultant, PMC, completed the following activities:

- General Administration
- General coordination and technical assistance
- Staff assignments and correspondence
- NSP Program updates
- Research – cost documentation
- Research – subrecipient vs. developer differences
 - NSP compliance research and guidance
 - relocation and tenant protections
 - MECH Assistance
 - General coordination and on-call technical assistance
- Environmental Review
 - Review of environmental requirements for 5th Street Multi-family Single Family Acquisition/Rehab/Resale Program

- General coordination and technical assistance
- Invoice Review
- Property inspections
- Multi-Family Acquisition
 - 926 W. 5th Street
 - General coordination and correspondence
 - Relocation and tenant protection requirements

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries 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