

Grantee: Corona, CA

Grant: B-08-MN-06-0506

July 1, 2011 thru September 30, 2011 Performance Report

Grant Number:

B-08-MN-06-0506

Grantee Name:

Corona, CA

Grant Amount:

\$3,602,842.00

Grant Status:

Active

QPR Contact:

Jesus Morales

Obligation Date:

03/16/2009

Award Date:

03/05/2009

Contract End Date:

03/05/2013

Review by HUD:

Submitted - Await for Review

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****Total Projected Budget from All Sources****Total CDBG Program Funds Budgeted****Program Funds Drawdown****Program Funds Obligated****Program Funds Expended****This Report Period**

N/A

N/A

\$0.00

\$0.00

\$388,387.68

To Date

\$3,602,842.00

\$3,602,842.00

\$1,987,848.57

\$3,602,842.00

\$3,329,770.98

Match Contributed	\$0.00	\$0.00
Program Income Received	\$11,070.51	\$1,815,344.98
Program Income Drawdown	\$106,550.18	\$1,332,596.17

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	\$199,503.34
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:

Corona has completed Activity # 1-002; nine homes were acquired, rehabbed and sold during the previous quarters. During the current quarter the City committed \$510,000 of HOME CHDO funds to the multifamily property, 926 West 5th Street, a 12 unit apartment building, acquired under Activity #1-001. The budget for this development has been finalized and will include NSP3 set aside funds, NSP1 Program Income set aside funds and the HOME CHDO funds. The Affordable Housing Agreement and related loan documents are being drafted and will be submitted to the City Council by the end of the next quarter or early in the following quarter. The rehabilitation work would start soon thereafter. The Relocation Plan will be approved prior to the AHA in order to start the relocation process.

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	\$1,886,856.04
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

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & Rehabilitation (B)

Projected End Date:

07/20/2013

Completed Activity Actual End Date:

Responsible Organization:

Redevelopment Agency, City of Corona

Overall

Jul 1 thru Sep 30, 2011

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	\$281,928.66
Program Funds Obligated	\$0.00	\$900,711.00
Program Funds Expended	\$0.00	\$867,793.75
Redevelopment Agency, City of Corona	\$0.00	\$867,793.75
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$585,865.09

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:

The budget for this development has been finalized and will include NSP3 set aside funds, NSP1 Program Income set aside funds and HOME CHDO funds. 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 by the end of the next quarter or early in the following quarter. This will include the Marketing Plan. The Relocation Plan will be approved prior to the AHA in order to begin the relocation process. The rehabilitation work would start soon after the approval of the AHA and related loan documents.

No Program Income was received for this activity and there were no expenditures for this activity.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	1		2/1	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		0/1	
Total acquisition compensation to	0		0/850000	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	12		24/12	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	12/12	0/0	12/12	100.00

Activity Locations

Address	City	State	Zip
926 West 5th Street	Corona	NA	92883

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

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase & Rehabilitation (B)

Projected End Date:

07/20/2013

Completed Activity Actual End Date:

Responsible Organization:

Redevelopment Agency, City of Corona

Overall

Jul 1 thru Sep 30, 2011

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
Program Funds Obligated	\$0.00	\$2,341,847.00
Program Funds Expended	\$381,620.93	\$2,253,147.65
Redevelopment Agency, City of Corona	\$381,620.93	\$2,253,147.65
Match Contributed	\$0.00	\$0.00
Program Income Received	\$11,070.51	\$1,815,344.98
Program Income Drawdown	\$96,687.11	\$648,220.27

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 Coronas 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:

This activity has been completed. Nine homes previously acquired have been rehabilitated and sold in prior quarters. Program Income that was received from the sale of these homes will be used in conjunction with NSP 3 funds for the acquisition of a vacant parcel of land for multifamily redevelopment; to assist the very low income 12 unit multifamily property acquired under Activity #1-001, and for administrative costs associated with these activities. The program funds expended of \$381,620.93 represents a correction of a previous quarter's expenditures.

Program income (interest earned) in the amount of \$11,070.51 was received this quarter. No program funds were expended this quarter.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		15/10	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		0/10	
Total acquisition compensation to	0		146597/203475	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		3/10	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/2	0/8	0/10	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

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

NSP Administration

Projected End Date:

07/20/2013

Completed Activity Actual End Date:

Responsible Organization:

Redevelopment Agency to the City of Corona

Overall

Jul 1 thru Sep 30, 2011

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
Program Funds Obligated	\$0.00	\$140,823.00
Program Funds Expended	\$6,766.75	\$74,791.72
Redevelopment Agency to the City of Corona	\$6,766.75	\$74,791.72
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$9,863.07	\$43,464.49

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 Policies 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 a two full time staff that dedicate 20-30% of their time administering the NSP grant program. Amount expended during this quarter was: \$6,766.75

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

Project Number:

3

Projected Start Date:

11/01/2008

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

NSP Administration

Projected End Date:

07/20/2013

Completed Activity Actual End Date:

Responsible Organization:

Redevelopment Agency, City of Corona

Overall

Jul 1 thru Sep 30, 2011

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
Program Funds Obligated	\$0.00	\$50,000.00
Program Funds Expended	\$0.00	\$50,000.00
Redevelopment Agency, City of Corona	\$0.00	\$50,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$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:

This activity was previously completed.

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

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

NSP Administration

Projected End Date:

07/20/2013

Completed Activity Actual End Date:

Responsible Organization:

Redevelopment Agency, City of Corona

Overall

Jul 1 thru Sep 30, 2011

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
Program Funds Obligated	\$0.00	\$169,461.00
Program Funds Expended	\$0.00	\$84,037.86
Redevelopment Agency, City of Corona	\$0.00	\$84,037.86
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$41,462.86

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 1 Grant Closeout, NSP Program updates, Relocation and tenant protections, Subrecipient (MECH) assistance and Environmental review for 926 W. 5th Street apts.

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
