

Grantee: Corona, CA

Grant: B-08-MN-06-0506

October 1, 2011 thru December 31, 2011 Performance Report



Grant Number:
B-08-MN-06-0506

Obligation Date:
03/16/2009

Award Date:
03/05/2009

Grantee Name:
Corona, CA

Contract End Date:
03/05/2013

Review by HUD:
Submitted - Await for Review

Grant Amount:
\$3,602,842.00

Grant Status:
Active

QPR Contact:
Jesus Morales

Estimated PI/RL Funds:
\$1,815,344.98

Total Budget:
\$5,418,186.98

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 Budget	\$0.00	\$3,602,842.00
Total Obligated	\$0.00	\$3,602,842.00
Total Funds Drawdown	\$0.00	\$3,320,444.74
Program Funds Drawdown	\$0.00	\$1,987,848.57
Program Income Drawdown	\$0.00	\$1,332,596.17
Program Income Received	\$0.00	\$1,815,344.98



Total Funds Expended	\$20,506.54	\$3,350,277.52
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	\$540,426.30	\$0.00
Limit on Admin/Planning	\$360,284.20	\$199,503.34
Limit on State Admin	\$0.00	\$199,503.34

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 includes NSP1 set aside funds, NSP3 set aside funds, NSP1 Program Income set aside funds, and HOME CHDO funds. 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 completed by the end of the first quarter of 2012. The Affordable Housing Agreement and related loan documents were being finalized and will be submitted to the City Council by the end of the next quarter for approval. Plans for the rehabilitation are being finalized and will be submitted with the AHA for approval in the next quarter. The rehabilitation work is anticipated to start by the second quarter of 2012 once all the existing residents have being relocated.

>The dissolution of the Redevelopment Agency of the City of Corona, resulting from the page of AB 1X 26 as upheld on December 29, 2011 by the California Supreme Court will take effect throughout the State February 1, 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's 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.

>No Program Income was received in this quarter.

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	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$900,711.00
Total Budget	\$0.00	\$900,711.00
Total Obligated	\$0.00	\$900,711.00
Total Funds Drawdown	\$0.00	\$867,793.75
Program Funds Drawdown	\$0.00	\$281,928.66
Program Income Drawdown	\$0.00	\$585,865.09
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$15,034.38	\$882,828.13
Redevelopment Agency, City of Corona	\$15,034.38	\$882,828.13
Match Contributed	\$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:

The budget for this development has been finalized and will include NSP3 set aside funds and NSP1 Program Income set aside funds and HOME CHDO funds for this multifamily property. The Affordable Housing Agreement (AHA) and related loan



documents are being finalized and will be submitted to the City Council by the end of the next quarter for approval. This will include the Marketing Plan for the completed project. The Relocation Plan was approved on November 16, 2011 and funds for this activity were appropriated during the current quarter. The relocation of existing tenants has been 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 been relocated. >No Program Income was received for this activity.

Accomplishments Performance Measures

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

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: 1-002
Activity Title: Acq/Rehab/Resale (MECH)

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

1

Project Title:

Purchase & Rehabilitation (B)

Projected Start Date:

03/01/2009

Projected End Date:

07/20/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Redevelopment Agency, City of Corona

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

To Date

N/A

\$2,341,847.00

Total Budget

\$0.00

\$2,341,847.00

Total Obligated

\$0.00

\$2,341,847.00

Total Funds Drawdown

\$0.00

\$2,253,147.65

Program Funds Drawdown

\$0.00

\$1,604,927.38

Program Income Drawdown

\$0.00

\$648,220.27

Program Income Received

\$0.00

\$1,815,344.98

Total Funds Expended

\$0.00

\$2,253,147.65

 Redevelopment Agency, City of Corona

\$0.00

\$2,253,147.65

Match Contributed

\$0.00

\$0.00

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. Information on race, income, and household location have been updated. One home resold and closed escrow in the 1st Qtr. of 2010, four homes resold and closed escrow in the 2nd Qtr. of 2010, one home sold and closed escrow in the 3rd Qtr. of 2010, two homes sold and closed escrow in the 4th Qtr. of 2010, and the ninth and last home resold and closed escrow in the



1st Qtr. of 2011. 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 a 194 unit mixed income multifamily development; to assist the very low income 12 unit multifamily property acquired under Activity #1-001, and for administrative costs associated with these activities. As the Redevelopment Agency will no longer exist after January 31, 2012 and the status of the housing assets is also clouded the mixed income multifamily development project may not go forward. City staff is working on alternative NSP 3 eligible uses for these funds and will report on the revised plan, if needed, in the next quarterly report.

>No Program Income was received for this activity.

>Amount expended during this quarter was: \$0.00

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	9		24/10	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	9		9/10	
Total acquisition compensation to	1601265		1747862/20347	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	9		12/10	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	6	3	9	6/2	3/8	9/10	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
985 W Rancho Rd	Corona		California	92882-4043	Match / Y
1358 Via Santiago	Corona		California	92882-3838	Match / Y
1672 Lilac St	Corona		California	92882-3936	Match / Y
2337 Mesquite Ln	Corona		California	92882-5640	Match / Y
109 W Citron St	Corona		California	92882-4816	Match / Y
1270 Sunkist Circle	Corona		California	92882-	Match / N
1109 Stone Pine Ln Unit A	Corona		California	92879-7536	Match / Y
1066 Sycamore Ln	Corona		California	92879-2638	Match / Y
2252 Adrienne Dr	Corona		California	92882-5113	Match / Y

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

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Redevelopment (E)

Projected End Date:

07/20/2013

Completed Activity Actual End Date:

Responsible Organization:

Redevelopment Agency to the City of Corona

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
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	\$0.00	\$0.00
Redevelopment Agency to the City of Corona	\$0.00	\$0.00
Match Contributed	\$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's 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:

No funds were allocated for this activity therefore nothing to report.



Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Status:

Under Way

Project Number:

3

Project Title:

NSP Administration

Projected Start Date:

11/01/2008

Projected End Date:

07/20/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Redevelopment Agency to the City of Corona

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$140,823.00
Total Budget	\$0.00	\$140,823.00
Total Obligated	\$0.00	\$140,823.00
Total Funds Drawdown	\$0.00	\$69,926.73
Program Funds Drawdown	\$0.00	\$26,462.24
Program Income Drawdown	\$0.00	\$43,464.49
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$5,397.16	\$80,188.88
Redevelopment Agency to the City of Corona	\$5,397.16	\$80,188.88
Match Contributed	\$0.00	\$0.00

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 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. 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's right to eliminate Redevelopment Agencies throughout the State will be effective February 1, 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 Redevelopment Agency's 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.



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	



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

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Redevelopment Agency, City of Corona

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

N/A

To Date

\$50,000.00

Total Budget

\$0.00

\$50,000.00

Total Obligated

\$0.00

\$50,000.00

Total Funds Drawdown

\$0.00

\$50,000.00

Program Funds Drawdown

\$0.00

\$36,416.54

Program Income Drawdown

\$0.00

\$13,583.46

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$50,000.00

Redevelopment Agency, City of Corona

\$0.00

\$50,000.00

Match Contributed

\$0.00

\$0.00

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

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: 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

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Redevelopment Agency, City of Corona

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

N/A

To Date

\$169,461.00

Total Budget

\$0.00

\$169,461.00

Total Obligated

\$0.00

\$169,461.00

Total Funds Drawdown

\$0.00

\$79,576.61

Program Funds Drawdown

\$0.00

\$38,113.75

Program Income Drawdown

\$0.00

\$41,462.86

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$75.00

\$84,112.86

Redevelopment Agency, City of Corona

\$75.00

\$84,112.86

Match Contributed

\$0.00

\$0.00

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 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

>Relocation and tenant protection assistance

>Subrecipient (MECH) assistance

>Environmental review for 926 W. 5th Street apts.

>DRGR general assistance



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	

