

Grantee: Corona, CA

Grant: B-08-MN-06-0506

January 1, 2012 thru March 31, 2012 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:
Reviewed and Approved

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:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$4,935,438.17
Total Budget	\$0.00	\$4,935,438.17
Total Obligated	\$0.00	\$3,602,842.00
Total Funds Drawdown	\$29,832.78	\$3,350,277.52
Program Funds Drawdown	\$0.00	\$1,987,848.57
Program Income Drawdown	\$29,832.78	\$1,362,428.95
Program Income Received	\$0.00	\$1,815,344.98
Total Funds Expended	\$9,924.48	\$3,360,202.00
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	\$214,301.74
Limit on State Admin	\$0.00	\$214,301.74

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$900,710.50	\$1,486,576.09

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 budget for the development, 926 West 5th Street, a 12 unit apartment building property acquired under Activity #1-001, has been finalized. The sources include NSP1 and NSP3 LH25 set aside funds, NSP1 Program Income, and HOME CHDO funds. The relocation of existing tenants has been completed and final relocation payments will be processed in the next quarter. The Affordable Housing Agreement and related loan documents have been finalized and will be submitted to the City Council for approval in May 2012. Plans for the rehabilitation work have been finalized and submitted to the City for review and approval. The rehabilitation work is anticipated to start by June – July 2012.

Program Income that was received from the sale of homes under Activity #1-002 was to be used in conjunction with NSP 3 funds for 1) the acquisition of a vacant parcel of land on Harrington Street for a 194 unit mixed income multifamily development; 2) to assist the very low income 12 unit multifamily property acquired under Activity #1-001; and 3) for administrative costs associated with these activities. As a result of the dissolution of the City of Corona Redevelopment Agency the project site on Harrington, an Agency owned property, is no longer available. Working with the developer, City staff was able to identify an alternative site that met the criteria as an NSP 3 eligible use. The City published a 15 day Public Notice for the change and reallocation of the funds for this project and the rehabilitation project at 926 West 5th Street on March 15, 2012. No comments were received and a copy of the Public Notice was forwarded to the City's NSP Representative. The Program Income generated under activity #1-002 will be used for this site in a similar fashion as the Harrington site.

The dissolution of the Redevelopment Agency of the City of Corona, resulting from the passage of AB 1X 26, was effective as of February 1, 2012. Redevelopment Agency staff has administered federally funded programs on behalf of the City in the past. The City of Corona is addressing staffing shortfalls by reassigning and supplementing staff with consultants using NSP administrative funds to maintain the NSP programs at their current efficient level.



Project Summary

Project #, Project Title

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	\$0.00
2, Redevelopment (E)	\$0.00	\$0.00	\$0.00
3, NSP Administration	\$0.00	\$360,284.00	\$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 (HouseHold)

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	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,360,672.00
Total Budget	\$0.00	\$1,360,672.00
Total Obligated	\$0.00	\$900,711.00
Total Funds Drawdown	\$15,034.38	\$882,828.13
Program Funds Drawdown	\$0.00	\$281,928.66
Program Income Drawdown	\$15,034.38	\$600,899.47
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$882,828.13
Redevelopment Agency, City of Corona	\$0.00	\$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 926 West 5th Street, a 12 unit apartment building property acquired under Activity #1-001, has been finalized.



The sources include NSP1 and NSP3 set aside funds, NSP1 Program Income, and HOME CHDO funds. The relocation of existing tenants has been completed and final relocation payments will be processed in the next quarter. The Affordable Housing Agreement, related loan documents, and the Marketing Plan will be submitted to the City Council for approval in May 2012. Plans for the rehabilitation work have been finalized and submitted to the City for review and approval. The rehabilitation work is anticipated to start by June – July 2012. 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	-12		12/12	

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	



these activities. As a result of the dissolution of the City of Corona Redevelopment Agency the project site on Harrington, an Agency owned property, is no longer available. Working with the developer, City staff was able to identify an alternative site that met the criteria as an NSP 3 eligible use. The City published a 15 day Public Notice for the change and reallocation of the funds for this project and the rehabilitation project at 926 West 5th Street on March 15, 2012. No comments were received and a copy of the Public Notice was forward to the City’s NSP Representative. The Program Income generated under activity #1-002 will be used for this site in a similar fashion as the Harrington site. No Program Income was received for this activity.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	-15		9/10	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		9/10	
Total acquisition compensation to	0		1747862/20347	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	-3		9/10	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	6/2	3/8	9/10	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:	2-001
Activity Title:	Acq/Rehab/Demo/Redev

Activity Category:

Acquisition - general

Project Number:

2

Projected Start Date:

03/01/2009

Benefit Type:

Direct (HouseHold)

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	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,443,749.00
Total Budget	\$0.00	\$1,443,749.00
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
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 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:

Not applicable.



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

Project Number:

3

Projected Start Date:

11/01/2008

Benefit Type:

()

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	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$141,156.98
Total Budget	\$0.00	\$141,156.98
Total Obligated	\$0.00	\$140,823.00
Total Funds Drawdown	\$14,798.40	\$84,725.13
Program Funds Drawdown	\$0.00	\$26,462.24
Program Income Drawdown	\$14,798.40	\$58,262.89
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$9,459.48	\$89,648.36
City of Corona	\$9,459.48	\$89,648.36
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 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 one full time staff that dedicates 40%-50 % of their time administering the NSP grant program. The dissolution of the Redevelopment Agency of the City of Corona, resulting from the passage of AB 1X 26, was effective as of February 1, 2012. Redevelopment Agency staff has administered federally funded programs on behalf of the City in the past. The City of Corona is addressing staffing shortfalls by reassigning and supplementing staff with consultants using NSP administrative funds to maintain the NSP programs at their current level of efficiency.

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:

()

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	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$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	\$465.00	\$84,577.86
Redevelopment Agency, City of Corona	\$465.00	\$84,577.86
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 Assessment Report review for alternative site
- >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	

