

**Grantee: Corona, CA**

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

**April 1, 2012 thru June 30, 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:**

**Definitions and Descriptions:**

**Low Income Targeting:**

**Acquisition and Relocation:**

**Public Comment:**

Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$5,418,186.98
<b>Total Budget</b>	\$1,815,344.98	\$5,418,186.98
<b>Total Obligated</b>	\$371,595.98	\$3,974,437.98
<b>Total Funds Drawdown</b>	\$9,924.48	\$3,360,202.00
<b>Program Funds Drawdown</b>	\$0.00	\$1,987,848.57
<b>Program Income Drawdown</b>	\$9,924.48	\$1,372,353.43
<b>Program Income Received</b>	\$0.00	\$1,815,344.98



<b>Total Funds Expended</b>	\$19,034.72	\$3,379,236.72
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$540,426.30	\$0.00
<b>Limit on Admin/Planning</b>	\$360,284.20	\$224,226.22
<b>Limit on State Admin</b>	\$0.00	\$224,226.22

## Progress Toward Activity Type Targets

### Progress Toward National Objective Targets

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$900,710.50	\$1,360,672.00

### 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 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. On May 16, 2012 at the meeting of the Corona City Council the Affordable Housing Agreement, Regulatory Agreement, and the Assignment, Assumption and Consent Agreement were approved and a Public Hearing was held for the approval of the substantial amendment to the 2008-2009, 2009-2010, 2010-2011, and 2011-20112 Annual Action Plan reallocating HOME Investment Partnership funds for the project at 925 West 5th Street. The Notice for the Public Hearing was published on April 14, 2012. The relocation of existing tenants has been completed and final relocation payments were being processed. 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 the last quarter of 2012.

In the previous Quarter 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, Verona Village, 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 Environmental Assessment Report was initiated and completed. However, prior to submittal to HUD for review and approval and Request for Release of Funds, the developer informed the City that the site was no longer available. City staff immediately started working on an alternative plan for the use of the available NSP 1 and 3 funds and will be submitting a substantial amendment during the next quarter.

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 and will continue to do so. The City of Corona has addressed 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	\$3,613,820.00	\$0.00
2, Redevelopment (E)	\$0.00	\$1,443,749.00	\$0.00
3, NSP Administration	\$0.00	\$360,617.98	\$0.00



## Activities

<b>Grantee Activity Number:</b>	<b>1-001</b>
<b>Activity Title:</b>	<b>Acq/Rehab/Rental (MECH)</b>

**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:**

City of Corona

**Overall**

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2012**

N/A

**To Date**

\$1,360,672.00

**Total Budget**

\$459,961.00

\$1,360,672.00

**Total Obligated**

\$459,961.00

\$1,360,672.00

**Total Funds Drawdown**

\$0.00

\$882,828.13

**Program Funds Drawdown**

\$0.00

\$281,928.66

**Program Income Drawdown**

\$0.00

\$600,899.47

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$882,828.13

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. On May 16, 2012 at



the meeting of the Corona City Council and a Public Hearing the Affordable Housing Agreement and related documents were approved along with the reallocation of HOME funds. The relocation of existing tenants was completed and final relocation payments were being processed. 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 the last quarter of 2012.

### 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	0/12

### Beneficiaries Performance Measures

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



<b>Grantee Activity Number:</b>	<b>1-002</b>
<b>Activity Title:</b>	<b>Acq/Rehab/Resale (MECH)</b>

**Activity Category:**

Acquisition - general

**Project Number:**

1

**Projected Start Date:**

03/01/2009

**Benefit Type:**

Direct ( HouseHold )

**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:**

City of Corona

Overall	Apr 1 thru Jun 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,253,148.00
<b>Total Budget</b>	(\$88,699.00)	\$2,253,148.00
<b>Total Obligated</b>	(\$88,699.00)	\$2,253,148.00
<b>Total Funds Drawdown</b>	\$0.00	\$2,253,147.65
<b>Program Funds Drawdown</b>	\$0.00	\$1,604,927.38
<b>Program Income Drawdown</b>	\$0.00	\$648,220.27
<b>Program Income Received</b>	\$0.00	\$1,815,344.98
<b>Total Funds Expended</b>	\$0.00	\$2,253,147.65
City of Corona	\$0.00	\$0.00
Redevelopment Agency, City of Corona	\$0.00	\$2,253,147.65
<b>Match Contributed</b>	\$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. 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, 926 West 5th Street, 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. 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, Verona Village, 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 Environmental Assessment Report for the Verona Village site was initiated and completed. However, prior to the submittal to HUD for review and approval for the Request for Release of Funds, the developer informed the City that the site was no longer available. City staff immediately started working on an alternative plan for the use of the available NSP 1 and 3 funds and will submit a substantial amendment during the next quarter. No Program Income was received for this activity.

### Accomplishments Performance Measures

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



<b>Grantee Activity Number:</b>	<b>2-001</b>
<b>Activity Title:</b>	<b>Acq/Rehab/Demo/Redev</b>

**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:**

City of Corona

Overall	Apr 1 thru Jun 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,443,749.00
<b>Total Budget</b>	\$1,443,749.00	\$1,443,749.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
City of Corona	\$0.00	\$0.00
<b>Match Contributed</b>	\$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 Citys 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:**

No activity for this item.



## 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	

---



<b>Grantee Activity Number:</b>	<b>3-001</b>
<b>Activity Title:</b>	<b>RDA Admin. Expense</b>

**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:**

City of Corona

Overall	Apr 1 thru Jun 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$141,156.98
<b>Total Budget</b>	\$333.98	\$141,156.98
<b>Total Obligated</b>	\$333.98	\$141,156.98
<b>Total Funds Drawdown</b>	\$9,924.48	\$94,649.61
<b>Program Funds Drawdown</b>	\$0.00	\$26,462.24
<b>Program Income Drawdown</b>	\$9,924.48	\$68,187.37
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$16,999.72	\$106,648.08
City of Corona	\$16,999.72	\$106,648.08
<b>Match Contributed</b>	\$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 50%-60 % 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 has addressed 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:**

City of Corona

Overall	Apr 1 thru Jun 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$169,461.00
<b>Total Budget</b>	\$0.00	\$169,461.00
<b>Total Obligated</b>	\$0.00	\$169,461.00
<b>Total Funds Drawdown</b>	\$0.00	\$79,576.61
<b>Program Funds Drawdown</b>	\$0.00	\$38,113.75
<b>Program Income Drawdown</b>	\$0.00	\$41,462.86
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$2,035.00	\$86,612.86
City of Corona	\$2,035.00	\$2,035.00
Redevelopment Agency, City of Corona	\$0.00	\$84,577.86
<b>Match Contributed</b>	\$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 preparation for Verona Village 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	

---

