

Grantee: Corona, CA

Grant: B-08-MN-06-0506

October 1, 2010 thru December 31, 2010 Performance Report

Grant Number:

B-08-MN-06-0506

Grantee Name:

Corona, CA

Grant Amount:

\$3,602,842.00

Grant Status:

Active

QPR Contact:

Alicia Howard

Obligation Date:

03/16/2009

Award Date:

03/05/2009

Contract End Date:

03/05/2013

Review by HUD:

Reviewed and Approved

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

\$87,715.69

To Date

\$3,602,842.00

\$3,602,842.00

\$1,705,919.91

\$3,602,842.00

\$2,792,765.70

Match Contributed	\$0.00	\$0.00
Program Income Received	\$372,781.15	\$1,364,274.47
Program Income Drawdown	\$0.00	\$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	\$135,838.21
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 &ndash 4th Quarter

- October 1, 2010 - December 31, 2010

During this quarter, the City of Corona made additional progress in marketing and selling two of the 3 remaining properties that were acquired through the Acquisition/Rehab/Resale Activity. Both of the properties that were sold during this quarter were sold moderate income families.

- Amount expended during the quarter: \$87,715.69
- Program Income received to date: \$1,364,274.47
- Total # of Properties Sold: 9

Address	Sale Date
>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
>2252 Adrienne Street	10/15/10
>109 W. Citron	12/29/10

Properties Being Advertised for Sale: 1

- Address

>1066 Sycamore Lane

Acquired properties being prepared for rehab:

>926 W. 5th Street &ndash 12 unit &ndash multi-family property

The City anticipates the sale of the 1 remaining NSP properties to occur prior to the end of the 1st quarter of 2011.

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

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, 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
Program Funds Obligated	\$0.00	\$900,711.00
Program Funds Expended	\$0.00	\$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:

During the 4th quarter of 2010 Mary Erickson Community Housing hired a relocation consultant to assist in the planning, budgeting and future implementation of the relocation of the tenants that currently occupy 7 of the 12 units at 926 W. 5th Street.

>The relocation budget and implementation is currently in the process of being finalized.
>As previously reported, the ultimate goal for this activity is to complete a major rehabilitation of this property 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 Rescue Mission, which is the homeless shelter that is located in the City of Corona.

>The rehabilitation cost analysis and scope of work on the property was also in the process of being finalized during this quarter. The City met with multiple architects to determine the full extent of the rehabilitation that will be necessary for this property.

>As previously reported, the City anticipates utilizing either NSP 3 or HOME funds along with RDA Housing Set-Aside funds to leverage funds and complete the major rehabilitation and relocation activities that will be occurring at this property.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
# 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	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	

>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
 >2252 Adrienne Street 10/15/10
 >109 W. Citron 12/29/10
 Properties Being Advertised for Sale: 1

>Address
 >1066 Sycamore Lane

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	-1	-5	-8	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: 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, 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
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$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

	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, 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
Program Funds Obligated	\$0.00	\$140,823.00
Program Funds Expended	\$11,534.68	\$48,564.09
Redevelopment Agency to the City of Corona	\$11,534.68	\$48,564.09
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$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 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 two full time staff that dedicated approximately 30 – 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

Benefit Type:

N/A

Completed Activity Actual End Date:

09/30/2010

National Objective:

N/A

Responsible Organization:

Redevelopment Agency, City of Corona

Overall	Oct 1 thru Dec 31, 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
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:

As of September 30, 2010, the funds provided to Mary Erickson Community Housing (MECH) to cover a portion of their administrative expenses was depleted. The City has no plans on allocating any additional funding to MECH for their administrative expenses, as such this activity is being marked as 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

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

Oct 1 thru Dec 31, 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
Program Funds Obligated	\$0.00	\$169,461.00
Program Funds Expended	\$3,575.00	\$70,806.52
Redevelopment Agency, City of Corona	\$3,575.00	\$70,806.52
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$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 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

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
