

Action Plan

Grantee: Corona, CA

Grant: B-11-MN-06-0506

LOCCS Authorized Amount:	\$ 1,317,310.00
Grant Award Amount:	\$ 1,317,310.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 1,317,310.00

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

Determination of Areas of Greatest Need

Describe how the areas of greatest need were established.

Response:

The City has conducted a single-family acquisition, rehabilitation and resale program since April of 2009. Beginning in the fall of 2010 the pipeline of eligible homebuyers decreased along with the general level of market activity.

Although home prices have stabilized, the pool of buyers suited to the types of homes being offered through the City's program has substantially decreased. This can be primarily attributed to tighter credit standards in the mortgage lending market, increased inventory of homes on the market, stagnating incomes, persistent unemployment, and the generally higher pricing of homes in Corona relative to income. Home prices remain substantially below those of 2007 however prices in Corona remain higher than neighboring communities in Riverside County. Residential rents have not shown a similar fall. Rental costs are a greater challenge to affordable housing now than they were just three years ago especially with the high unemployment rate in Riverside/San Bernardino counties, which has hovered around 14% over the past year.

Given the amount of funding allocated to the City through NSP3 and the recent changes in the housing market, the City determined that using NSP3 funds to subsidize one to three multi-family rental projects would have the most impact on the selected neighborhoods and be the most efficient and productive use of funds.

The City is proposing to target assistance to two areas.

Harrington Street Neighborhood

The first area is surrounding a vacant residential parcel at 1096 Harrington Street in the Northwest area of the City. The area includes Census Tracts 408.07, 408.8 in their entirety and portions of Census Tracts 415, 408.09 and 408.04. Tracts 408.07 and 408.8 contain the majority of residential properties in the area. The area is bounded by Corydon Street along the Northwest, Fairview Drive and Parkridge Ave on the Northeast, North Main Street on the East, Highway 91 on the South, and North Smith Avenue and West Rincon Street on the West. Please see the map attached as Exhibit B.

The area has an NSP3 Score of 18.02. The state threshold is 17. The area is majority LMMI (53.1 percent) and has a significant number of low-income households (33.5 percent). There are 3,674 housing units in the area. There is not a significant vacancy problem in the area but three quarters of the units in the area received a mortgage between 2004 and 2007, indicating a risk for high cost or adjustable rate mortgages that may have balances in excess of current market values. The number of homes delinquent or in foreclosure, number of foreclosure starts, and number of REO properties are all significant. The 30 units of affordable housing to be eventually developed are close to the 40 units identified as needed to create an impact. Please see the NSP3 Planning Data attached as Exhibit A.

The City has had a long-term interest in seeing the site develop as multi-family rental housing as the presence of a large undeveloped parcel in the middle of a residential area has had a blighting influence over time. The site was in the process of development as multi-family housing when the owner/developer defaulted on the financing used to acquire the site in mid 2010. The lender was contemplating foreclosure however ultimately chose to divest themselves of this nonperforming loan along with



several other loans in their portfolio. The Redevelopment Agency of the City of Corona has since purchased the mortgage from the lender and is negotiating acquisition and clean title to the site via a deed-in-lieu of foreclosure. (Please note that the Redevelopment Agency is a legally distinct entity from the City.)

The City will solicit proposals to develop the property as affordable housing. NSP3 funds will be used to acquire the property from the Agency. West 5th Street Neighborhood

The second area is surrounding an existing 12 unit multi-family property at 926 West 5th Street in central core area of the City. The area is comprised of Census Tract 417.04. The area is bounded by state highway 91 on the North, West Grand Blvd on the East, 10th Street on the South, and South Lincoln on the West. Please see the map attached as Exhibit C.

This area is an aging, densely populated residential area that includes urban commercial uses and mixed residential properties. It is suited to permanent supportive housing in that it is near major transportation corridors served by public transit, near health and government services, close to schools and neighborhood shopping facilities.

The area is known to have a significant number of single-family rental units and small multi-family properties (under 50 units). The area also has a significant problem with blighted properties that are poorly maintained. The City views the rehabilitation of properties in this area and their conversion to affordable housing as part of a broader strategy to address blight and poverty.

The area has a NSP3 need score of 20 (state threshold = 17) with 911 housing units. It has a high concentration of low and moderate income persons with over 90 percent LMMI households and over 70 percent low-income households. Although the area does have other indicators of distress, the primary reason for selecting the area was to maximize the benefit to very-low-income households. The 12 units to be converted to permanent affordable housing are greater than the estimated seven units needed to impact the area.

How Fund Use Addresses Market Conditions:

Data sources were the NSP3 mapping tool and local market knowledge gained from implementation of the NSP1 program. The City consulted with its current NSP1 partners in program implementation, neighboring jurisdictions, and experts in local real estate. The City of Corona has an active role in the revitalization of local residential and commercial properties. City staff have significant knowledge and awareness of local market trends.

Given the amount of funding allocated to the City through NSP3 and the recent changes in the housing market, the City determined that using NSP3 funds to subsidize 1-3 multi-family rental projects would have the most impact on the selected neighborhood and be the most efficient and productive use of funds.

Ensuring Continued Affordability:

The City will use the HOME program long-term affordability standards found at 24 CFR 92.252. To assure long-term rental affordability, the City will record a Regulatory Agreement with Covenants to run with the land restricting the use of the property and requiring the provision of rent-restricted units. The number of affordable units in the development will be in proportion to the contribution of the NSP funds to the total development costs. In addition, the affordable units will be proportional to the units in the development and intermixed throughout the project. The City will also perform annual monitoring (desk and on-site) to ensure the terms of the long-term affordability covenants are being met.

Definition of Blighted Structure:

Definitions and Descriptions Definitions

Blighted Structure The City of Corona uses the State of California's definition of blight as found at California Health and Safety Code Sections 33030 and 33031 which are attached at Exhibit D.

Definition of Affordable Rents:

Affordable Rents - The City will use the HOME program rental affordability standards and definition of affordable rents found at 24 CFR 92.252.

Housing Rehabilitation/New Construction Standards:

Housing Rehabilitation Standards

The City will apply the existing standards used in the City of Corona Home Improvement Program. Please see the attached summary of those standards in Exhibit E.

All rehabilitated property and new construction will comply with all applicable state and local codes for health and safety of the occupants, accessibility, energy efficiency, and water conservation.

The City of Corona has adopted the 2010 California Green Building Standards (CALGreen) Code. The City has also adopted local energy and water conservation requirements for all new construction and major rehabilitation.

All major rehabilitation and new construction of multi-family structures will comply with the Energy Star standard (ASHRAE 90.1—2004, Appendix G) plus 20 percent.

Where feasible and in the course of the overall project, all rehabilitation will replace fixtures, appliances, or other building systems or components (windows, doors, HVAC, irrigation controllers) with Energy Star labeled products or those that provide a comparable reduction in energy consumption.

All rehabilitation and new construction will install water efficient fixtures (toilets, faucets, showers) such as those bearing the WaterSense label. All such projects will also install water conserving irrigation controllers which incorporate soil moisture and weather sensing instruments.

Where feasible and in the course of the overall project, all major rehabilitation will meet the current California state standards for seismic safety. All new construction must meet these requirements by law.



Vicinity Hiring:

Vicinity Hiring Requirement

The City will require as a condition of assistance that to the maximum extent possible, developers and contractors make any new hire employment opportunities available to persons who reside in the vicinity of the development and that all construction contractors and subcontractors will be required to make employment opportunities available to persons who reside in the vicinity.

The City will establish numeric targets prior to the start of construction and monitor vicinity hiring. These same efforts will be made to contract or subcontract with small businesses that are owned and operated by persons residing in the vicinity of the project.

Procedures for Preferences for Affordable Rental Dev.:

Rental Housing Preference

All of the activities proposed for NSP3 funding are rental housing.

Grantee Contact Information:

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Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	NSP 3 - Acquisition	1	1096 Harrington Street (Cancelled)
		4 LH25	Citrus Circle Apartments LH25
		4 LMMI	Citrus Circle Apartments LMMI
2	NSP 3 - Rehab	2	926 W. 5th Street
3	NSP 3 - Administration	3	Administration
9999	Restricted Balance		<i>No activities in this project</i>
9999	Restricted Balance		<i>No activities in this project</i>



Activities

Project # / Title: 1 / NSP 3 - Acquisition

Grantee Activity Number: 1
Activity Title: 1096 Harrington Street (Cancelled)

Activity Type:
 Rehabilitation/reconstruction of residential structures
Project Number:
 1
Projected Start Date:
 04/01/2011
Project Draw Block by HUD:
 Not Blocked
Activity Draw Block by HUD:
 Not Blocked
Block Drawdown By Grantee:
 Not Blocked
National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only
Environmental Assessment:
 COMPLETED
Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way
Project Title:
 NSP 3 - Acquisition
Projected End Date:
 04/30/2013
Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00
Other Funds \$ 0.00
Total Funds \$ 0.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0
Proposed Accomplishments	Total			
# of Multifamily Units				
# of Housing Units				
# of Properties				

Activity is being carried out by Grantee:
 Yes

Activity is being carried out through:
 Grantee Employees and Contractors

Organization carrying out Activity:
 City of Corona

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
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City of Corona	Local Government	\$ 0.00
Redevelopment Agency, City of Corona	Unknown	\$ 0.00

Location Description:

N/A

Activity Description:

This activity was planned to be financed using local redevelopment agency funds. In the first quarter of 2012 the project was abandoned, when it was finally determined that after the dissolution of redevelopment agencies in California, the redevelopment agency funds committed to the project had to be remitted to the State.
\$14,876.70 was expended on this activity for pre-development costs.
This activity has not and will not generate program income.
This activity is now cancelled.



Grantee Activity Number: 4 LH25
Activity Title: Citrus Circle Apartments LH25

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 1

Projected Start Date:
 07/01/2012

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 NSP 3 - Acquisition

Projected End Date:
 04/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 598,759.25
Other Funds: \$ 0.00
Total Funds: \$ 598,759.25

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	42	42		100.00
# of Households	42	42		100.00

Proposed Accomplishments	Total
# of Multifamily Units	42
# of Housing Units	42
# ELI Households (0-30% AMI)	
#Units exceeding Energy Star	42
#Low flow showerheads	
#Low flow toilets	
#Dishwashers replaced	
#Clothes washers replaced	
#Refrigerators replaced	
#Replaced hot water heaters	
#Efficient AC added/replaced	
#Additional Attic/Roof Insulation	
#Energy Star Replacement Windows	
# of Properties	1



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Corona

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Corona	Local Government	\$ 598,759.25

Location Description:

The activity will take place in the center of the City. The area of impact includes Census Tracts 416, 417.02, and 417.04. This is a primarily residential area.

The area is bounded by the 91 Freeway on the north, S. Main Street on the east, W. Olive Street on the south, and S. Lincoln Avenue on the west. Please see the map attached as Exhibit B.

The area has experienced a significant number of foreclosures and residential vacancies. The number of housing units to be created by developing the vacant parcel will have a significant impact on the target area.

Activity Description:

The City will provide assistance for the acquisition and rehabilitation of one or more existing multi-family residential properties with the purpose of developing rent-restricted multi-family housing.

The City will seek a development partner to acquire and possibly rehabilitate one or more existing properties. The development partner will then operate the property. The City would provide financing provided that the development partner provides rent-restricted housing units.

The development may be mixed-income rental housing provided that the proportion of the total cost of developing the project to be borne by NSP funds will be no greater than the proportion of units in the project that will be occupied by low, median and moderate income households; and at least 51% of the units in each structure are occupied by low, median and moderate income households.

Rents for NSP units will be targeted to be affordable to households earning not more than 80 percent of the area median income.

The City will provide assistance in the form of a deferred payment or a forgivable loan to the developer. Interest if any will be nominal and may be deferred. Re-payment may be based on residual receipts. The loan term will be for 30 years or greater depending on what other funds will be used to provide assistance, coterminous with the affordability restrictions.

To assure long-term rental affordability, the City will record a Regulatory Agreement with Covenants to run with the land restricting the use of the property and requiring the provision of rent-restricted units.

The City will require as a condition of assistance that to the maximum extent possible, the developer make any new hire employment opportunities available to persons who reside in the vicinity of the development and that all construction contractors and subcontractors will be required to make employment opportunities available to persons who reside in the vicinity. The City will establish numeric targets prior to the start of construction and monitor vicinity hiring. The same efforts will be made to contract or subcontract with small businesses that are owned and operated by persons residing in the vicinity of the project

Given the amount of funding allocated to the City through NSP3 and the recent changes in the housing market, the City determined that using NSP3 funds to subsidize multi-family rental projects will have the most impact on the selected neighborhood and be the most efficient and productive use of funds.





Grantee Activity Number: 4 LMMI
Activity Title: Citrus Circle Apartments LMMI

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 1

Project Title:
 NSP 3 - Acquisition

Projected Start Date:
 07/01/2012

Projected End Date:
 04/30/2013

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget: \$ 257,491.75

Other Funds: \$ 0.00

Environmental Assessment:
 COMPLETED

Total Funds: \$ 257,491.75

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	18		18	100.00
# of Households	18		18	100.00

Proposed Accomplishments	Total
# of Multifamily Units	18
# of Housing Units	18
# ELI Households (0-30% AMI)	
#Units exceeding Energy Star	18
#Low flow showerheads	
#Low flow toilets	
#Dishwashers replaced	
#Clothes washers replaced	
#Refrigerators replaced	
#Replaced hot water heaters	
#Efficient AC added/replaced	
#Additional Attic/Roof Insulation	
#Energy Star Replacement Windows	
# of Properties	1



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Corona

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Corona	Local Government	\$ 856,251.00
Redevelopment Agency, City of Corona	Unknown	\$ 0.00

Location Description:

The activity will take place in the center of the City. The area of impact includes Census Tracts 416, 417.02, and 417.04. This is a primarily residential area.

The area is bounded by the 91 Freeway on the north, S. Main Street on the east, W. Olive Street on the south, and S. Lincoln Avenue on the west. Please see the map attached as Exhibit B.

The area has experienced a significant number of foreclosures and residential vacancies. The number of housing units to be created by developing the vacant parcel will have a significant impact on the target area.

Activity Description:

The City will provide assistance for the acquisition and rehabilitation of one or more existing multi-family residential properties with the purpose of developing rent-restricted multi-family housing.

The City will seek a development partner to acquire and possibly rehabilitate one or more existing properties. The development partner will then operate the property. The City would provide financing provided that the development partner provides rent-restricted housing units.

The development may be mixed-income rental housing provided that the proportion of the total cost of developing the project to be borne by NSP funds will be no greater than the proportion of units in the project that will be occupied by low, median and moderate income households; and at least 51% of the units in each structure are occupied by low, median and moderate income households.

Rents for NSP units will be targeted to be affordable to households earning not more than 80 percent of the area median income.

The City will provide assistance in the form of a deferred payment or a forgivable loan to the developer. Interest if any will be nominal and may be deferred. Re-payment may be based on residual receipts. The loan term will be for 30 years or greater depending on what other funds will be used to provide assistance, coterminous with the affordability restrictions.

To assure long-term rental affordability, the City will record a Regulatory Agreement with Covenants to run with the land restricting the use of the property and requiring the provision of rent-restricted units.

The City will require as a condition of assistance that to the maximum extent possible, the developer make any new hire employment opportunities available to persons who reside in the vicinity of the development and that all construction contractors and subcontractors will be required to make employment opportunities available to persons who reside in the vicinity. The City will establish numeric targets prior to the start of construction and monitor vicinity hiring. The same efforts will be made to contract or subcontract with small businesses that are owned and operated by persons residing in the vicinity of the project. Given the amount of funding allocated to the City through NSP3 and the recent changes in the housing market, the City determined that using NSP3 funds to subsidize multi-family rental projects will have the most impact on the selected neighborhood and be the most efficient and productive use of funds.

Project # / Title: 2 / NSP 3 - Rehab



Grantee Activity Number: 2
Activity Title: 926 W. 5th Street

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 2

Projected Start Date:
 04/01/2011

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 NSP 3 - Rehab

Projected End Date:
 04/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 331,836.80
Other Funds: \$ 0.00
Total Funds: \$ 331,836.80

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	12	12		100.00
# of Households	12	12		100.00

Proposed Accomplishments	Total
# of Multifamily Units	12
# of Housing Units	12
# ELI Households (0-30% AMI)	
#Units exceeding Energy Star	
#Low flow showerheads	
#Low flow toilets	
#Dishwashers replaced	
#Clothes washers replaced	
#Refrigerators replaced	
#Replaced hot water heaters	
#Efficient AC added/replaced	
#Additional Attic/Roof Insulation	
#Energy Star Replacement Windows	
# of Properties	1



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Mary Erickson Community Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Corona	Local Government	\$ 0.00
Mary Erickson Community Housing	Non-Profit	\$ 331,836.80
Redevelopment Agency, City of Corona	Unknown	\$ 0.00

Location Description:

Location Description The activity will take place in central core area of the City. The area is comprised of Census Tract 417.04. The area is bounded by state highway 91 on the North, West Grand Blvd on the East, 10th Street on the South, and South Lincoln on the West. Please see the map attached as Exhibit C. This area is an aging, densely populated residential area that includes urban commercial uses and mixed residential properties. It is suited to permanent supporting housing in that it is near major transportation corridors served by public transit, near health and government services, close to schools and neighborhood shopping facilities. The area has a NSP3 need score of 20 (state threshold = 17) with 911 housing units. It has a high concentration of low and moderate income persons with over 90 percent with incomes at or below 120 percent of the area median and over 70 percent with incomes at or below 80 percent of the area median. The 12 units to be converted to permanent affordable housing is greater than the estimated seven units needed to impact the area. The area is known to have a significant number of single-family rental units and small multi-family properties (under 50 units). The area also has a significant problem with blighted properties that are poorly maintained. The City views the rehabilitation of properties in this area and their conversion to affordable housing as part of a broader strategy to address blight and poverty.

Activity Description:

The City will provide assistance to rehabilitate an existing 12 unit multi-family property at 926 W. 5th Street. The acquisition of this property was funded with NSP1 funds in August of 2010. The property will be undergoing major rehabilitation. The development will provide permanent supportive housing to formerly homeless persons. Rents will be targeted to be affordable to households earning not more than 50 percent of the area median income. The City will provide assistance in the form of a deferred payment loan to the developer. Interest if any will be nominal and deferred. Re-payment may be based on residual receipts. The loan term will be for 55 years, since Redevelopment Low Mod funds will also be used, coterminous with the affordability restrictions. To assure long-term rental affordability, the City will record a Regulatory Agreement with covenants to run with the land restricting the use of the property to the provision of permanent supportive housing and requiring the provision of rent-restricted units for a term of not less than 55 years. The City will require as a condition of assistance that to the maximum extent possible, the developer make any new hire employment opportunities available to persons who reside in the vicinity of the development and that all construction contractors and subcontractors will be required to make employment opportunities available to persons who reside in the vicinity. The City will establish numeric targets prior to the start of construction and monitor vicinity hiring. The same efforts will be made to contract or subcontract with small businesses that are owned and operated by persons residing in the vicinity of the project. The City has had a long-term interest in producing permanent supportive housing. The property was in default and in the process of foreclosure. It was determined to be a suitable size and location to serve as permanent supportive housing. In August 2010 the City assisted Mary Erickson Community Housing (MECH), a CHODO, to acquire the property with NSP1 funds. NSP3 would be used to address relocation costs, additional rehabilitation needs, energy and water efficiency improvements, that would help reduce future operating and maintenance costs. The City has conducted a single-family acquisition, rehabilitation and resale program since April of 2009. Beginning in the fall of 2010 the pipeline of eligible homebuyers decreased along with the general level of market activity. Although home prices have stabilized, the pool of buyers suited to the types of homes being offered through the City's program has substantially decreased. This can be primarily attributed to tighter credit standards in the mortgage lending market, increased inventory of homes on the market, stagnating incomes, persistent unemployment, and the generally higher pricing of homes in Corona.

Home prices remain substantially below those of 2007 however prices in Corona remain higher than neighboring communities in Riverside County. Residential rents have not shown a similar fall. Rental costs are a greater challenge to affordable housing now than they were just three years ago especially with the high unemployment rate in Riverside/San Bernardino counties, which has hovered around 14% over the past year. Given the amount of funding allocated to the City through NSP3 and the recent changes in the housing market, the City determined that using NSP3 funds to subsidize 1-3 multi-family rental projects would have the most impact on the selected neighborhood and be the most efficient and productive use of funds.

Project # / Title: 3 / NSP 3 - Administration

Grantee Activity Number: 3
Activity Title: Administration

Activity Type:

Administration

Project Number:

3

Projected Start Date:

04/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

NSP 3 - Administration

Projected End Date:

04/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 129,222.20

Other Funds \$ 0.00

Total Funds \$ 129,222.20



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Corona

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Corona	Local Government	\$ 0.00
Redevelopment Agency, City of Corona	Unknown	\$ 0.00

Location Description:

N/A

Activity Description:

Program Administration

Action Plan Comments:

- Reviewer - Impact and Units to develop are acceptable. Grantee has a Redevelopment and Rental Unit Activity. Within NSP3 Mapping target area. Approved. RMD. 3/1/11.
- Reviewer - Projects set-up appropriately. mea 8/19/11
- Reviewer - Overall Budget for Activity 1 - 1096 Harrington does not match the budget established for the responsible organization. Budget for responsible organization needs to be adjusted downward to total activity amount. Rejected. EOO. 7/2/12.
- Reviewer - Activity budgets adjusted as a result of substantial amendment approved May 16, 2012. Approved. EOO. 7/3/12.
- Reviewer - Change grant activity #4 title, update performance measures, and narratives to reflect substantial amendment dated 8/11/2012. Approved. EOO. 1/10/13.
- Reviewer - Minor adjustment to Mission Apartment and Citrus Cirle Apartment projects updating performance outcomes reflecting pro-rata share of NSP 1 and 3 investments. Approved. EOO. 5/15/13.
- Reviewer - Rejected per the grantee's request. EOO. 11/1/13.
- Reviewer - No changes made. Approved. EOO. 11/8/13.
- Reviewer - Budgetary adjustments to move funds from admin to 5th street project. Approved. EOO. 3/5/14.
- Reviewer - Grantee is adjusting activities for close out.
 1. Changed activity types.



Before After
4 Citrus Circle Apartments Acquisition - general Rehabilitation/reconstruction of residential structures

2. Updated environmental review status for all activities.
Approved. RMD. 10/17/14.

Reviewer - NSP3 Action Plan
1 "1096 Harrington Street"
¿ Edited the title
¿ Zeroed out the budget
¿ Corrected the carryout
¿ Cannot set to status "canceled" b/c there are QPR expenditures (netted to \$0)
4 LH25
¿ Edited activity name
¿ Revised budget to \$598,759.25
¿ Corrected the carryout
4 LMMI
¿ Set City as primary RO
¿ Revised budget to \$257,491.75
¿ Corrected the carryout
2 Administration
¿ Corrected the carryout
Project #: 1 "NSP 3 - Acquisition"
¿ Adjusted project budget to \$856,251.00
Close out processing. Approved. RMD. 7/21/16.

Action Plan History

Version	Date
B-11-MN-06-0506 AP#1	07/21/2016
B-11-MN-06-0506 AP#2	10/20/2015
B-11-MN-06-0506 AP#3	10/17/2014
B-11-MN-06-0506 AP#4	03/05/2014
B-11-MN-06-0506 AP#5	11/08/2013
B-11-MN-06-0506 AP#6	05/15/2013
B-11-MN-06-0506 AP#7	01/10/2013
B-11-MN-06-0506 AP#8	07/03/2012
B-11-MN-06-0506 AP#9	08/19/2011

