

# 2020-2021 Consolidated Annual Performance and Evaluation Report

Community Development Block Grant  
HOME Investment Partnerships Program



Draft

For City Council consideration September 15, 2021



# **CITY COUNCIL**

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## CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.  
91.520(a)

This 2020-2021 Consolidated Annual Performance and Evaluation Report (CAPER) is the City of Corona's report to the U.S. Department of Housing and Urban Development (HUD) describing the use of federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds during the first program year of the 2020-2024 Consolidated Plan period. This report covers the period beginning July 1, 2020, and ending June 30, 2021.

The City receives CDBG and HOME funds from HUD on a formula basis each year, and in turn, implements housing, community and economic development projects and awards public service capacity building grants to nonprofit organizations for projects in furtherance of the adopted Consolidated Plan. The CDBG and HOME programs generally provide for a wide range of eligible activities for the benefit of Corona residents.

For the 2020-2021 program year, the City received \$1,249,046 of CDBG funds and \$496,877 of HOME funds from HUD. The City also allocated \$292,706 of unexpended prior year CDBG funds and \$183,211 of unexpended prior year HOME funds and HOME Community Housing Development Organization (CHDO) set-aside funds. The total budget allocated in the 2020-2021 Action Plan included \$1,541,752 of CDBG funds and \$680,088 of HOME funds. Together with other federal, state and local investments, HUD resources allowed the City and its community partners to:

- Provide fair housing services to 2,015 residents
- Bring 259 housing units into compliance with local codes
- Substantially complete the rehabilitation of a homeless emergency shelter
- Substantially complete sidewalk, curb, and gutter improvements serving 29,910 residents in the CDBG Target Areas
- Provide one-on-one mentoring for 16 students from low-income families
- Provide fine arts education to 53 children from low-income families
- Provide after school tutoring to 25 students
- Counsel 25 victims of domestic abuse
- Provide life-skills training and housing for five emancipated foster youth
- Provide activities for 81 developmentally disabled adults

Table 1 provides a summary of the five-year and one-year accomplishments for the period ending June 30, 2021, arranged by each of the Strategic Plan Goals included in the 2020-2021 Strategic Plan of the Consolidated Plan.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Table 1 - Accomplishments – Strategic Plan & Program Year to Date

| Goal                 | Category                          | 2020-2021 Amount                   | Indicator   | Unit of Measure | 5-Year Strategic Plan |        |                  | 2020-2021 Program Year 1 |        |                  |
|----------------------|-----------------------------------|------------------------------------|---|-----------------|-----------------------|--------|------------------|--------------------------|--------|------------------|
|                      |                                   |                                    |   |                 | Expected              | Actual | Percent Complete | Expected                 | Actual | Percent Complete |
| Affordable Housing   | Affordable Housing                | CDBG: \$100,000<br>HOME: \$555,869 | Rental units constructed  | Housing Unit    | 60                    | 0      | 0.0%             | 0                        | 0      | 0.0%             |
|                      |                                   |                                    | Tenant-based rental assistance  | Households      | 60                    | 0      | 0.0%             | 30                       | 0      | 0.0%             |
|                      |                                   |                                    | Code Enforcement  | Housing Unit    | 375                   | 259    | 69.1%            | 75                       | 259    | 345.3%           |
|                      |                                   |                                    | Owner Units Rehabilitated   | Housing Unit    | 30                    | 1      | 3.3%             | 6                        | 1      | 16.7%            |
| Public Services      | Public Services                   | CDBG: \$187,250                    | People  | People          | 5,355                 | 2,220  | 41.5%            | 1,177                    | 2,220  | 188.6%           |
| Community Facilities | Non-Housing Community Development | CDBG: 1,004,693                    | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | People          | 159,595               | 0      | 0%               | 70                       | 0      | 0.0%             |
| CDBG-CV              | COVID-19 Response                 | CDBG-CV: \$1,670,542               | People receiving emergency housing assistance   | People          | 267                   | 95.5%  | 255              | 267                      | 255    | 95.5%            |
|                      |                                   |                                    | Businesses  | Businesses      | 45                    | 17.8%  | 8                | 45                       | 8      | 17.8%            |

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

During the first program year of the current five-year planning cycle, the City and its housing and community development partners made progress toward many of the five-year goals.

To address homeless needs, the City focused on its Community Facilities goal in the Consolidated Plan by rehabilitating a public facility for use as a low-barrier emergency shelter. Phase 1 of the rehabilitation work used CDBG funds and is complete; however, the shelter opening will not occur until Phase 2 work including accessibility modifications are complete and a service provider is selected to operate the facility.

To address community development needs for infrastructure, the Public Works Department substantially completed the 2018-2019 CDBG Sidewalk Project and will close out the project during the 2021-2022 program year. The sidewalk project replaced damaged sections of sidewalks and to install accessible curb ramps on residential streets in low- and moderate-income areas.

The City of Corona's CDBG Public Service Grant partners selected for the 2018-2020 program years implemented programs that provide critical services to low- and moderate-income residents, residents with special needs and residents who may be facing homelessness. The Corona-Norco Family YMCA's Fine Arts program promoted appropriate educational opportunities in the arts for 53 children at several YMCA sites. The Corona-Norco United Way's Children and Youth Success program provided 25 Corona schoolchildren with the educational support services necessary to succeed in the classroom. The Peppermint Ridge Activity Center program provided space for a variety of program activities designed to enrich the lives of 81 developmentally disabled adults residing at Peppermint Ridge. The Corona-Norco United Way's Children's Wellness Program provided domestic abuse counseling and support services to 25 abused and/or neglected children. The Inspire Life Skills Training program provided housing, living costs, training, mentoring and academic and life skills support to five former foster and at-risk homeless youth as they attend college or vocational school.

To address housing needs, the CDBG-funded Fair Housing Program served 2,015 people, confirming that a high need exists for these services in the community. The CDBG-funded Residential Rehabilitation Program completed one loan to address critical home repair needs to preserve the supply of housing affordable to low- and moderate-income residents.

Individual activity expenditures and accomplishments are shown in Figure 1 and Figure 2 on the following pages.



Figure 1 – Use of CDBG and HOME Funds

| Strategic Plan Goal / Activity  | Source                      | Allocation            | Spent through 6/30/21 | Percent Spent |
|---|-----------------------------|-----------------------|-----------------------|---------------|
| <b>1. Affordable Housing</b>  |                             |                       |                       |               |
| ^Affordable Housing Development   | HOME                        | \$200,000.00          | \$0.00                | 0.0%          |
| ^2019-20 Acquisition for Affordable Housing   | CDBG                        | \$600,000.00          | \$600,000.00          | 100.0%        |
| ^2019-20 Residential Rehabilitation Program   | CDBG                        | \$411,526.63          | \$6,424.24            | 1.6%          |
| ^2019-20 Residential Rehabilitation Program   | HOME                        | \$568,556.00          | \$35,000.00           | 6.2%          |
| ^Tenant-Based Rental Assistance   | HOME                        | \$355,869.00          | \$0.00                | 0.0%          |
| Code Enforcement  | CDBG                        | \$100,000.00          | \$55,800.00           | 55.8%         |
|   | <b>Subtotal</b>             | <b>\$2,235,951.63</b> | <b>\$697,224.24</b>   | <b>31.2%</b>  |
| <b>2. Public Services</b>   |                             |                       |                       |               |
| Big Brothers Big Sisters - Preventing Violence Against Girls  | CDBG                        | \$26,750.00           | \$26,750.00           | 100.0%        |
| Corona-Norco Family YMCA - Fine Arts Education  | CDBG                        | \$26,750.00           | \$26,675.00           | 99.7%         |
| CNUW - Children and Youth Success   | CDBG                        | \$26,750.00           | \$26,750.00           | 100.0%        |
| CNUW - Children's Wellness  | CDBG                        | \$26,750.00           | \$26,750.00           | 100.0%        |
| Fair Housing Council of Riverside County - Fair Housing   | CDBG                        | \$26,750.00           | \$24,943.62           | 93.2%         |
| Inspire Life Skills Training  | CDBG                        | \$26,750.00           | \$26,738.31           | 100.0%        |
| Peppermint Ridge - Activity Center  | CDBG                        | \$26,750.00           | \$26,750.00           | 100.0%        |
|   | <b>Subtotal</b>             | <b>\$187,250.00</b>   | <b>\$185,356.93</b>   | <b>99.0%</b>  |
| <b>3. Community Facilities</b>  |                             |                       |                       |               |
| ^Homeless Emergency Shelter Rehabilitation  | CDBG                        | \$1,004,693.00        | \$972,225.76          | 96.8%         |
| <b>4. Infrastructure</b>  |                             |                       |                       |               |
| ^2018-2019 CDBG Sidewalk Improvements   | CDBG                        | \$600,000.00          | \$420,482.50          | 70.1%         |
| <b>5. Planning and Administration</b>   |                             |                       |                       |               |
| CDBG Administration   | CDBG                        | \$249,809.00          | \$149,592.37          | 59.9%         |
| HOME Administration   | HOME                        | \$124,219.00          | \$0.00                | 0.0%          |
|   | <b>Subtotal</b>             | <b>\$374,028.00</b>   | <b>\$149,592.37</b>   | <b>40.0%</b>  |
|   | <b>Total for all Goals:</b> | <b>\$4,401,922.63</b> | <b>\$2,424,881.80</b> | <b>55.1%</b>  |
| *All activities were approved as part of the 2020-2021 Action Plan except as otherwise noted.           |                             |                       |                       |               |
| ^Activity will continue to be implemented during the 2021-2022 Program Year to utilize remaining funds. |                             |                       |                       |               |

Figure 2 – Program Year Accomplishments by Strategic Plan Goal

| Strategic Plan Goal / Activity  | Unit of Measure | Expected | Actual | Percent |
|---|-----------------|----------|--------|---------|
| <b>1. Affordable Housing</b>  |                 |          |        |         |
| ^Affordable Housing Development   | Housing Units   | 0        | 0      | 0.0%    |
| ^2019-20 Acquisition for Affordable Housing   | Housing Units   | 0        | 0      | 0.0%    |
| ^2019-20 Residential Rehabilitation Program (CDBG)  | Housing Units   | 3        | 0      | 0.0%    |
| ^2019-20 Residential Rehabilitation Program (HOME)  | Housing Units   | 3        | 1      | 33.3%   |
| ^Tenant-Based Rental Assistance   | Households      | 30       | 0      | 0.0%    |
| Code Enforcement  | Housing Units   | 75       | 259    | 345.3%  |
| <b>2. Public Services</b>   |                 |          |        |         |
| Big Brothers Big Sisters - Preventing Violence Against Girls  | People          | 12       | 16     | 133.3%  |
| Corona-Norco Family YMCA - Fine Arts Education  | People          | 50       | 53     | 106.0%  |
| CNUW - Children and Youth Success   | People          | 25       | 25     | 100.0%  |
| CNUW - Children's Wellness  | People          | 25       | 25     | 100.0%  |
| Fair Housing Council of Riverside County - Fair Housing   | People          | 1,000    | 2,015  | 201.5%  |
| Inspire Life Skills Training  | People          | 5        | 5      | 100.0%  |
| Peppermint Ridge - Activity Center  | People          | 60       | 81     | 135.0%  |
| <b>3. Community Facilities</b>  |                 |          |        |         |
| ^Homeless Emergency Shelter Rehabilitation  | People          | 70       | 0      | 0.0%    |
| <b>4. Infrastructure</b>  |                 |          |        |         |
| ^2018-2019 CDBG Sidewalk Improvements   | People          | 29,910   | 0      | 0.0%    |
| <b>5. Planning and Administration</b>   |                 |          |        |         |
| CDBG Administration   | N/A             | -        | -      | -       |
| HOME Administration   | N/A             | -        | -      | -       |
| *All activities were approved as part of the 2020-2021 Action Plan except as otherwise noted.           |                 |          |        |         |
| ^Activity will continue to be implemented during the 2021-2022 Program Year to utilize remaining funds. |                 |          |        |         |

## COVID-19 Response

In response to the COVID-19 pandemic, Congress passed the Coronavirus Aid, Relief, and Economic Security (CARES) Act and it was signed into law on March 27, 2020, authorizing \$2.2 trillion for a variety of measures to prevent, prepare for, and respond to the COVID-19 pandemic. Under the CARES Act, HUD provided a special allocation of CDBG funds to the City of Corona in the amount of \$1,670,542. The total allocation was awarded to the City by HUD in two installments, necessitating two substantial amendments to the City's 2019-2020 Action Plan, which were completed on June 3, 2020 and on November 18, 2020. The City Council approved three programs to use CDBG-CV funds to address COVID-19, including:

1. The Emergency Housing Needs Assistance Program (EHNAP) helps prevent eviction for renter households and prevent foreclosure for homeowner households. The maximum grant for a renter household or an owner household is \$12,000 over a maximum period of up to six (6) months. Households receiving assistance must document that they are low- and moderate-income households that were impacted by the COVID-19 pandemic and are unable to make their housing and/or utility payments on their own.
2. The City of Corona Emergency-Related Activities citywide public service activity will use CDBG-CV funds under the Urgent Need National Objective to purchase and installation of safety measures such as plexiglass shields and other measures designed to protect public health and promote safety for residents and stakeholders as they visit City public facilities.
3. The Personal Protective Equipment Grants for Businesses program provides grants of up to \$5,000 to eligible businesses to reimburse costs for personal protective supplies and equipment (PPE) necessary to implement social distancing requirements in accordance with Federal and state guidelines to protect public and employee health. Businesses must have a physical location in the City of Corona that is open to the public. Examples of eligible businesses include but are not limited to nail shops, hair salons, restaurants, small gyms, retail stores, or other service-oriented businesses. As a general principle, grants will only be provided in cases where it can be reasonably determined and documented that the applicant business has been adversely impacted by the COVID-19 pandemic and based on the nature of its business, is required to have PPE to allow for safe operation. The business must have been established and served the public prior to March 13, 2020. Receipts and proof of at least three price quotes will be required to receive grant reimbursement. No funds shall be advanced prior to the City's determination that the grant application and all required paperwork is complete.

Individual activity expenditures and accomplishments are shown in Figure 3 and Figure 4 on the following pages.

Figure 3 – Use of CDBG-CV Funds

| Strategic Plan Goal / Activity  | Source                      | Allocation            | Spent through 6/30/21 | Percent Spent |
|---|-----------------------------|-----------------------|-----------------------|---------------|
| <b>1. CDBG-CV Emergency Housing Needs Assistance</b>  |                             |                       |                       |               |
| Rental Assistance   | CDBG-CV                     | \$585,877.00          | \$560,414.58          | 95.65%        |
| Mortgage Assistance   | CDBG-CV                     | \$350,000.00          | \$58,279.70           | 16.65%        |
|   | <b>Subtotal</b>             | <b>\$935,877.00</b>   | <b>\$618,694.28</b>   | <b>66.11%</b> |
| <b>2. CDBG-CV Emergency Activities</b>  |                             |                       |                       |               |
| ^City of Corona Emergency Related Activities  | CDBG-CV                     | \$176,000.00          | \$0.00                | 0.00%         |
| <b>3. CDBG-CV Planning, Administration, and Monitoring</b>  |                             |                       |                       |               |
| ^CDBG Administration  | CDBG-CV                     | \$334,108.00          | \$122,828.54          | 36.76%        |
| <b>4. CDBG-CV Business Assistance</b>   |                             |                       |                       |               |
| ^Personal Protective Equipment Grants for Businesses  | CDBG-CV                     | \$224,557.00          | \$0.00                | 0.00%         |
|   | <b>Total for all Goals:</b> | <b>\$1,670,542.00</b> | <b>\$741,522.82</b>   | <b>44.39%</b> |
| *All activities were approved as part of the 2019-2020 Action Plan Amendments for CDBG-CV.              |                             |                       |                       |               |
| ^Activity will continue to be implemented during the 2021-2022 Program Year to utilize remaining funds. |                             |                       |                       |               |

CDBG-CV funds have a six-year period of performance under the grant agreement between the City and HUD. Therefore, CDBG-CV funds must be fully spent by June 24, 2026. Accordingly, the City will continue to implement the Rental Assistance, Mortgage Assistance, and Business Assistance programs until these funds are fully expended, except that under the November 18, 2020 substantial amendment to the Action Plan, any remaining funds for Business Assistance program after December 31, 2022 will be reallocated to the Emergency Housing Needs Assistance program.

Figure 4 – Program Year Accomplishments for CDBG-CV

| Strategic Plan Goal / Activity  | Unit of Measure | Expected | Actual | Percent |
|---|-----------------|----------|--------|---------|
| <b>1. CDBG-CV Emergency Housing Needs Assistance</b>  |                 |          |        |         |
| Rental Assistance   | People          | 180      | 217    | 120.6%  |
|   | Households      | 60       | 77     | 128.3%  |
| Mortgage Assistance   | People          | 87       | 38     | 43.7%   |
|   | Households      | 29       | 12     | 41.4%   |
| <b>2. CDBG-CV Emergency Activities</b>  |                 |          |        |         |
| ^City of Corona Emergency Related Activities  | People          | 159,595  | 0      | 0.0%    |
| <b>3. CDBG-CV Planning, Administration, and Monitoring</b>  |                 |          |        |         |
| ^CDBG Administration  | N/A             | -        | -      | -       |
| <b>4. CDBG-CV Business Assistance</b>   |                 |          |        |         |
| ^Personal Protective Equipment Grants for Businesses  | Businesses      | 45       | 0      | 0.0%    |
| *All activities were approved as part of the 2019-2020 Action Plan Amendment No. 2 for CDBG-CV.         |                 |          |        |         |
| ^Activity will continue to be implemented during the 2021-2022 Program Year to utilize remaining funds. |                 |          |        |         |

**Describe how the City has evolved its system of care over the last year to address homelessness and describe the most impactful result of this change**

On January 23, 2019, City Council established the Homelessness Resources Committee to work with public and private stakeholders to evaluate the homeless issue in Corona. Through community engagement and evaluation of homeless response efforts in other regions, in November of 2019, the Committee concluded that a coordinated, systems approach was needed to effectively address homelessness in Corona. A systems-oriented approach provides “whatever-it-takes” action, continuity of care, and a path to housing.

On November 21, 2019, the City hired a Homeless Solutions Manager to develop a Homeless Strategic Plan. On December 18, 2019, City Council established the Homeless Strategic Plan Ad Hoc Committee to support the strategic plan development process.

During the months of December 2019 through May 2020, the Strategic Plan was developed through a highly collaborative process. Key components of the plan include Community Engagement; 2) Needs Assessment; 3) Cost Impact Analysis, and 4) Analysis of Best Practices and Models.

On June 17, 2020, the City Council adopted the Homeless Strategic Plan and approved the Homeless Program budget to develop a system of services in FY 2021. The system of services includes development of a low-barrier emergency shelter/navigation center for males, expansion of a motel voucher emergency shelter program for females and families, expanded outreach and engagement services, permanent supportive housing, and tenant-based rental assistance.

On August 4, 2021, the City Council approved the fiscal year 2022 Homeless Solutions Action Plan in furtherance of the 10 goals of the City of Corona Homeless Strategic Plan. The Homeless Solutions Action Plan identifies three priority populations and the corresponding services to be offered by the City and its partners:

1. Unaccompanied Chronically Homeless Individuals & Unsheltered Street Homeless Individuals
  - a. Outreach and Engagement
  - b. Low-Barrier Emergency Shelter
  - c. Navigation Center/Multi-Service Center
  - d. Permanent Supportive Housing
  
2. Situationally Homeless Individuals and Families
  - a. Outreach and Engagement
  - b. Low-Barrier Emergency Shelter
  - c. Workforce Development Programs

- d. Affordable Housing
3. At-Risk of Homeless Individuals and Families
    - a. Eviction Prevention Programs
    - b. Workforce Development Programs
    - c. Utility, Food, Clothing, and Transportation Assistance Programs

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The City of Corona Homeless Solutions Manager is the Vice Chair of the Riverside County Continuum of Care. Accordingly, the City of Corona plays a key role in the development of policies and programs that address the needs of the homeless throughout the region. In addition, the City's Homeless Strategic Plan was developed in close collaboration with the Continuum of Care and multiple County Agencies that provide regional services and funding to prevent and end homelessness. Further, the City's Homeless Strategic Plan established a framework for the development of a local, comprehensive system of services.

The Plan also contained goals and implementing strategies that will result in the development of new services, emergency shelter, and permanent housing for the homeless in FY 2022. In addition, there are goals and strategies to connect to existing programs that serve the homeless. Through this two-pronged method, the City has developed a dynamic and responsive approach to address the needs of transitionally and chronically homeless individuals and families, families with children, veterans, unaccompanied youth, persons who are at risk of homelessness, and other homeless sub-populations such as victims of domestic violence, persons with physical disabilities, persons living with mental illness and/or substance abuse and persons chronic health issues.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City of Corona Homeless Solutions Manager is the Vice Chair of the Riverside County Continuum of Care. Accordingly, the City of Corona plays a key role in the development of funding policies, performance standards and processes to evaluate outcomes for ESG, CESH, HHAP, CoC, and other funds administered through the Riverside Continuum of Care. As part of this process, the City is also very involved developing policies and procedures that govern the administration of the regional HMIS and CES Systems.

To provide some background, at every Continuum of Care meeting, the Chair and Vice Chair work with County staff to ensure that there are committee reports from the HMIS

Administrators Council, CES System Oversight Committee, Standards and Evaluation Committee, Planning Committee, Housing and Sustainability Committee, and the Youth Advisory Committee. The purpose of the committee reports is to ensure that the Riverside Continuum of Care is a high performing, outcomes-oriented system of services. Continuum of Care meetings also focus on the status of each funding source in terms of commitment and spending levels as well as achievement of outcomes and performance metrics. If there are challenges that require course correction, the Continuum of Care develops policy recommendations that are submitted to the CoC Board of Governance for approval.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).  
91.520(a)

Table 2 – Table of assistance to racial and ethnic populations by source of funds

| Race/Ethnicity                     | CDBG         | HOME     |
|------------------------------------|--------------|----------|
| White                              | 1,681        | 1        |
| Black or African American          | 404          | -        |
| Asian                              | 57           | -        |
| American Indian or American Native | 32           | -        |
| Other                              | 242          | -        |
| <b>Total</b>                       | <b>2,416</b> | <b>1</b> |
| Hispanic                           | 1,168        | 1        |
| Not Hispanic                       | 1,248        | -        |

### Narrative

Table 2 provides an aggregate of race and ethnicity data for persons and/or household housing units reported as served during the program year based on accomplishment data from CDBG and HOME activities reported in HUD's Integrated Disbursement and Information System (IDIS). Based on IDIS programming for the CAPER template in the eConPlanning Suite, not all racial / ethnic categories are represented.

Based on the information in Table 2, a diverse mix of people and/or households benefitted from CDBG and/or HOME funded housing, community facilities or public service projects during the program year.



## CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Table 3 - Resources Made Available

| Source of Funds | Resources Made Available | Amount Expended During Program Year |
|-----------------|--------------------------|-------------------------------------|
| CDBG            | \$1,541,752              | \$1,369,400                         |
| HOME            | \$680,088                | \$35,000                            |
| <b>Total</b>    | <b>\$2,221,840</b>       | <b>\$1,404,400</b>                  |

### Narrative

For the 2020-2021 program year, the City received \$1,249,046 of CDBG funds and \$496,877 of HOME funds from HUD. The City also allocated \$292,706 of unexpended prior year CDBG funds and \$183,211 of unexpended prior year HOME funds and HOME Community Housing Development Organization (CHDO) set-aside funds. The total budget allocated in the 2020-2021 Action Plan included \$1,541,752 of CDBG funds and \$680,088 of HOME funds. This investment of CDBG and HOME funds was a catalyst for positive change in the community.

Identify the geographic distribution and location of investments

Table 4 – Identify the geographic distribution and location of investments

| Target Area       | Planned Percentage of Allocation | Actual Percentage of Allocation | Narrative Description |
|-------------------|----------------------------------|---------------------------------|-----------------------|
| CDBG Target Areas | 6.5                              | 4.1                             | Code Enforcement      |

### Narrative

The 2020-2021 Action Plan included expenditures of \$1,404,400 to benefit low- and moderate-income people throughout the City. Of this amount, \$55,800 or 4.1 percent benefitted the CDBG Target Areas. The other 95.9 percent benefitted low- and moderate-income individuals and families as determined through individual income qualification procedures.

## Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

All applicants for CDBG funds are strongly encouraged to leverage their CDBG request with other funding sources. This is a factor used when making funding recommendations to the City Council. The City supports applications by other entities for additional federal resources for proposed projects or programs as long as they are consistent with the City's policies, ordinances, and the Strategic Plan.

HUD suspended the matching funds requirement for 2020-2021 as a result of the COVID-19 disaster declaration. Ordinarily, HUD requires HOME Participating Jurisdictions (PJs) to match 25 percent of their HOME expenditures during a Federal Fiscal Year. The City of Corona's HOME Match is shown in Table 5.

**Table 5 – Fiscal Year Summary - HOME Match Report**

| Fiscal Year Summary – HOME Match   |                |
|--|----------------|
| 1. Excess match from prior Federal fiscal year                                 | \$8,302,296.32 |
| 2. Match contributed during current Federal fiscal year                        | \$0.00         |
| 3. Total match available for current Federal fiscal year (Line 1 plus Line 2)  | \$8,302,296.32 |
| 4. Match liability for current Federal fiscal year                             | \$0.00         |
| 5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4) | \$8,302,296.32 |

**Table 6 – Match Contribution for the Federal Fiscal Year**

| Match Contribution for the Federal Fiscal Year |                  |                            |                               |                              |                         |   |                |             |
|--|------------------|----------------------------|-------------------------------|------------------------------|-------------------------|---|----------------|-------------|
| Project No. or Other ID                        | Date of Contrib. | Cash (non-Federal sources) | Foregone Taxes, Fees, Charges | Appraised Land/Real Property | Required Infrastructure | Site Prep., Const. Materials, Donated labor | Bond Financing | Total Match |
| -  | -                | -                          | -                             | -                            | -                       | -   | -              | -           |

**Table 7 – Program Income**

| Program Income – Enter the program amounts for the reporting period |   |   |                          |  |
|---|---|---|--------------------------|--|
| Balance on hand at beginning of reporting period                    | Amount received during reporting period | Total amount expended during reporting period | Amount expended for TBRA | Balance on hand at end of reporting period |
| \$120,493.00  | \$193,706.08                            | \$61,695.74                                   | \$0                      | \$252,503.34                               |

**HOME MBE/WBE report**

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

**Table 8 – Minority Business and Women Business Enterprises**

|                      | Total    | Minority Business Enterprises     |                           |                    |          | White Non-Hispanic |
|----------------------|----------|-----------------------------------|---------------------------|--------------------|----------|--------------------|
|                      |          | Alaskan Native or American Indian | Asian or Pacific Islander | Black Non-Hispanic | Hispanic |                    |
| <b>Contracts</b>     |          |                                   |                           |                    |          |                    |
| Number               | 1        | 0                                 | 0                         | 0                  | 0        | 1                  |
| Dollar Amount        | \$35,000 | \$0                               | \$0                       | \$0                | \$0      | \$35,000           |
| <b>Sub-Contracts</b> |          |                                   |                           |                    |          |                    |
| Number               | 0        | 0                                 | 0                         | 0                  | 0        | 0                  |
| Dollar Amount        | \$0      | \$0                               | \$0                       | \$0                | \$0      | \$0                |
|                      | Total    | Women Business Enterprises        |                           | Male               |          |                    |
| <b>Contracts</b>     |          |                                   |                           |                    |          |                    |
| Number               | 1        | 0                                 |                           | 1                  |          |                    |
| Dollar Amount        | \$35,000 | \$0                               |                           | \$35,000           |          |                    |
| <b>Sub-Contracts</b> |          |                                   |                           |                    |          |                    |
| Number               | 0        | 0                                 |                           | 0                  |          |                    |
| Dollar Amount        | \$0      | \$0                               |                           | \$0                |          |                    |

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

Table 9 – Minority Owners of Rental Property

|               | Total | Minority Property Owners          |                           |                    |          | White Non-Hispanic |
|---------------|-------|-----------------------------------|---------------------------|--------------------|----------|--------------------|
|               |       | Alaskan Native or American Indian | Asian or Pacific Islander | Black Non-Hispanic | Hispanic |                    |
| Number        | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |
| Dollar Amount | \$0   | \$0                               | \$0                       | \$0                | \$0      | \$0                |

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Table 10 – Relocation and Real Property Acquisition

|   |   |     |
|---|---|-----|
| Parcels Acquired                                | 0 | \$0 |
| Businesses Displaced                            | 0 | \$0 |
| Nonprofit Organizations Displaced               | 0 | \$0 |
| Households Temporarily Relocated, not Displaced | 0 | \$0 |

| Households Displaced | Total | Minority Property Enterprises     |                           |                    |          | White Non-Hispanic |
|----------------------|-------|-----------------------------------|---------------------------|--------------------|----------|--------------------|
|                      |       | Alaskan Native or American Indian | Asian or Pacific Islander | Black Non-Hispanic | Hispanic |                    |
| Number               | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |
| Cost                 | \$0   | \$0                               | \$0                       | \$0                | \$0      | \$0                |

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

Table 11 – Number of Households

|  | One-Year Goal | Actual   |
|--|---------------|----------|
| Number of homeless households to be provided affordable housing units      | 30            | 0        |
| Number of non-homeless households to be provided affordable housing units  | 6             | 1        |
| Number of special-needs households to be provided affordable housing units | 0             | 0        |
| <b>Total</b>   | <b>36</b>     | <b>1</b> |

Table 12 – Number of Households Supported

|  | One-Year Goal | Actual   |
|--|---------------|----------|
| Number of households supported through rental assistance                 | 30            | 0        |
| Number of households supported through the production of new units       | 0             | 0        |
| Number of households supported through the rehab of existing units       | 6             | 1        |
| Number of households supported through the acquisition of existing units | 0             | 0        |
| <b>Total</b>   | <b>36</b>     | <b>1</b> |

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

During 2020-2021, the City preserved and revitalized deteriorated one owner-occupied housing unit by providing a loan to improve the City's aging single-family housing stock as part of the Residential Rehabilitation Program implemented by the Community Development Department. The program slowed significantly during the COVID-19 pandemic as residents were not comfortable with staff and contractors regularly coming into contact in their homes. With access to vaccinations and improved safety measures, the City expects to see a gradual increase in interest for the Residential Rehabilitation program and will continue to offer the program to interested residents using funds already on the books.

The Tenant-Based Rental Assistance program planned for program year 2020-2021 did not start on time. The City focused its efforts on the rehabilitation of the emergency shelter and plans to select an operator for this program during the 2021-2022 program year that will focus not only on rapid re-housing with TBRA but also on eviction prevention as the City exhausts its CDBG-CV funded Emergency Housing Needs Assistance public service program funds.

In 2019-2020, the City purchased a 4.82-acre surplus property from the Riverside County Transportation Commission (RCTC) at Second Street and Buena Vista. This site will be used for future development of affordable housing, potentially including several permanent supportive housing units for chronically homeless people. During the 2020-2021 program year, the City issued an RFP for an affordable housing developer to build on this site.

**Discuss how these outcomes will impact future annual action plans.**

In future annual action plans under the 2020-2024 Consolidated Plan – Strategic Plan that established a new strategy to comprehensively address homelessness in Corona, the City will prioritize funding for the development of affordable housing that may include permanent supportive housing or other housing options to address the needs of homeless, extremely-low income, low-income, and moderate-income residents in need of affordable housing. Additionally, for the 2021-2022 program year, the City made CDBG public service funding available to nonprofit organizations for the 2021-2022 program year with an option to renew the grants for three additional program years to cover the remainder of the 2020-2024 Consolidated Plan period. These efforts support the Consolidated Plan, the Homeless Strategic Plan, and the City’s Strategic Plan.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

**Table 13 – Number of Persons Served**

| Number of Persons Served | CDBG Actual | HOME Actual |
|--------------------------|-------------|-------------|
| Extremely Low-income     | 0           | 0           |
| Low-income               | 0           | 0           |
| Moderate-income          | 0           | 1           |
| <b>Total</b>             | <b>0</b>    | <b>1</b>    |

**Narrative Information**

The Consolidated Plan - Strategic Plan identified a high priority need to increase the supply of affordable housing and a high priority need to preserve the supply of affordable housing. During the 2020-2021 program year, the City of Corona allocated HOME funds to support

a tenant based rental assistance program that will rapidly re-house an estimated 30 homeless households once the program operator is selected. The City also used previously allocated HOME funds to preserve one affordable housing unit through the City of Corona Residential Rehabilitation Program. In future program years, the City will prioritize the investment of HOME and/or CDBG funds in support of projects that increase the supply of affordable housing through housing development, particularly the project at the Second and Buena Vista 4.82-acre site.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City of Corona utilizes a public/private outreach and engagement model to assess the needs of the homeless in Corona. This model is critical given the 2020 Point in Time Count of the Homeless identified 109 unsheltered homeless in the City of Corona. The public side of the model is the Corona Police Department Homeless Outreach & Psychological Evaluation (HOPE) Team. The private side of the model is City Net, a contracted nonprofit partner. The City's Homeless Strategic Plan was adopted in June of 2020. The plan contains a goal to expand outreach and engagement given the large number of unsheltered homeless in the City. In July 2020, the City successfully expanded outreach and engagement services using general funds and a DOJ grant to increase the HOPE Team from 2 to 4 Officers.

The HOPE Team and City Net combine multiple disciplines to provide a comprehensive approach to outreach and engagement. The HOPE Team and City Net conduct outreach and engagement throughout the City. As part of the outreach process, each homeless individual and/or family receives a detailed field assessment to determine needs and appropriate resources. After field assessments are conducted, homeless clients are connected to a wide variety of supportive services, shelter, and housing through the City's system of services as well as through other public and private partners in the community.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

As part of Corona's Homeless Strategic Plan adoption, City Council approved the development of a comprehensive system of services, shelter, and housing in FY 2021. This includes the development of a low-barrier, emergency shelter/navigation center and an expansion of the City's existing motel voucher emergency shelter program. Using CDBG funds, Corona renovated a city-owned facility for use as an emergency shelter/navigation center which will serve 30 single males after completion of Phase 2 accessibility improvements and selection of the shelter operator via RFP. Currently, the City's motel shelter program serves single males, single females, and families; however, once the shelter/navigation center opens to serve single males, the motel program may transition to only serve single females and families.

It should be noted that the City's motel program operates as a low-barrier shelter and provides a variety of supportive services. Since the City's Motel Emergency Shelter Program was launched in January of 2020, the program has provided thousands of shelter



bed nights to homeless individuals and homeless families. While the strategic plan focuses on a low-barrier emergency shelter with quick transitions to housing, the City does coordinate with transitional shelter providers for certain homeless sub-populations such as youth and veterans.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

In June 2020 and November 2020, City Council approved \$585,877 of CARES Act funding to establish a homeless prevention / emergency housing needs assistance program. The program is designed to help low-income families and individuals who are at risk of becoming homeless. Since June 2020, 77 households including 217 Corona residents have avoided eviction because of this CDBG-CV housing assistance program that provides assistance for rent and utilities for up to three months. Because Homeless Prevention is an important goal in the Homeless Strategic Plan, the City hopes to secure additional funding and/or to establish new partnerships to expand homeless prevention efforts. As a member of the CoC, the City has established important relationships with many public and private partners. Accordingly, the city coordinates with different County agencies and nonprofit organizations to connect Corona residents to housing, health, social services, employment, education, and youth programs. This level of coordination has been especially important due to COVID-19 impacts on the economy.

As the Vice Chair of the Continuum of Care, the City's Homeless Solutions Manager works with the County, CoC Board of Governance and Continuum of Care partners to ensure that regional discharge planning protocols and partnerships are in place with foster care and other youth facilities, health care, mental health care, and correctional facilities. Discharge planning coordination with these facilities is a mandate from HUD; therefore, to qualify for Federal CoC funds, the County, on behalf of the Riverside Continuum of Care, must certify that this level of regional coordination is in place when submitting the annual funding application to HUD. In addition, the CoC has sub-committees that focus on HMIS and CES. These systems track last known address data and assist the CoC in determining if homeless are being discharged from any of these facilities to the streets. This helps the CoC to course correct and strengthen discharge planning throughout the region.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless**

**individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City's Homeless Strategic Plan includes a comprehensive needs assessment. This needs assessment concluded that the City's largest homeless subpopulation is the chronically homeless who are living with co-occurring diagnoses such as mental illness, substance abuse, health issues and physical disabilities. More specifically, the City's March 2019 homeless census confirmed that 76% of Corona's homeless have been on the streets for over a year with some as long as 15 to 20 years and that 96 homeless individuals fit the definition of chronically homeless. Calls for service data from the City's police and fire departments provides similar conclusions in terms long-term street homeless who are living with mental illness, substance abuse and health issues.

Accordingly, the City continues to enhance its system of services comprised of outreach and engagement and low-barrier emergency shelter using a housing first model that facilitates quick transitions to housing. As part of this system, the City is also developing tenant-based rental assistance and permanent supportive programs to ensure that homeless clients served in the City's shelter programs will have opportunities for timely housing placements. To avoid recidivism and returns to homelessness, the City's housing programs will provide case management and supportive services through public and private partnerships with the County and nonprofit organizations. Although the Homeless Strategic Plan prioritizes chronically homeless, the City is also developing programs and partnerships that serve transitionally homeless and at-risk of homelessness; therefore, all sub-populations including veterans, families with children, and unaccompanied youth will also be served.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The Corona Housing Authority (CHA) was formed in 2012 under State of California Housing Authority Law to actively improve existing neighborhoods and develop affordable housing opportunities using local, state, and federal resources. CHA does not administer Section 8 and does not own HUD Public Housing; however, the City is within the service area of the Housing Authority of the County of Riverside (HACR).

There are no public housing developments in the City of Corona.

The mission of HACR is “to transform and promote healthy, thriving communities, re-ignite hope and restore human dignity through the creation and preservation of high quality and innovative housing and community development programs which enhance the quality of life and revitalize neighborhoods to foster self-sufficiency.”

HACR converted its 469 units of public housing into project-based voucher units through HUD’s Rental Assistance Demonstration Program on October 1, 2016. The converted units are now owned by Riverside Community Housing Corp, which is the non-profit side of the Housing Authority. The inventory of 469 units includes 37 accessible units. As the population has increased in Riverside County so has the demand for accessible public housing units. As of March 2020, the Housing Choice Voucher waiting list had 100,220 registrants, of which more than 22,000 have registered as disabled households and a portion of these registrants may require an accessible unit.

According to the HACR Housing Choice Voucher Administrative Plan, HACR prioritizes leasing of available accessible units to households requiring such an accommodation. If a non-disabled household occupies an accessible unit, HACR has an established relocation policy that will relocate non-disabled households to standard units and facilitate access to the needed accessible unit for the disabled household. According to HACR, all accessible units are occupied by disabled households who require these units. HACR’s Reasonable Accommodation procedure specifies that any resident may submit a written request for a Reasonable Accommodation to allow full access and participation in the agency’s Housing Choice Voucher program. According to HACR, the most frequently requested reasonable accommodation is for live-in aides to occupy the unit and assist with acts of daily living.

Although there are no public housing developments located in Corona, the City supports the efforts of HACR. HACR administers the Section 8 Housing Choice Voucher program to provide rental assistance to low-income families, senior citizens, and disabled individuals. In 2020, HACR provided rental assistance to over 360 households in the City of Corona. HACR is well-positioned to increase the supply of affordable housing units in the City of Corona and throughout Riverside County.

**Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

HACR maintains active resident councils at all public housing developments and includes resident members on its Board of Directors. HACR constantly seeks feedback from residents on improvements and planning documents to ensure activities are meeting the needs of residents. HACR receives feedback through distributed resident surveys.

HACR maintains a home ownership program for current public housing tenants through its Homeownership Program. HACR also links its Homeownership Program with its Family Self-Sufficiency Program to help households save money for a down payment through an escrow account.

**Actions taken to provide assistance to troubled PHAs**

Not applicable. HACR is designated as High Performing PHA.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

In the development of the 2013-2021 Housing Element, the City evaluated significant public policies affecting affordable housing development such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges and growth limitations. Based on this evaluation, the City determined that it has taken all necessary steps to ameliorate the negative effects of public policies that may have been a barrier to affordable housing. Moreover, the City is actively engaged with affordable housing developers concerning the siting of affordable housing and ensuring that the entitlement process runs smoothly from inception to completion.

A barrier to affordable housing is a public policy or nongovernmental condition that constrains the development or rehabilitation of affordable housing, such as land use controls, property taxes, state prevailing wage requirements, environmental protection, cost of land and availability of monetary resources. Barriers to affordable housing are distinguished from impediments to fair housing choice in the sense that barriers are lawful and impediments to fair housing choice are usually unlawful.

Based on information gathered during community meetings, the Consolidated Plan survey, the 2013-2021 Housing Element and market analysis, the primary barriers to affordable housing in Corona are housing affordability and the lack of monetary resources necessary to develop and sustain affordable housing. The two barriers are related in the sense that demand for affordable housing exceeds the supply and insufficient resources are available to increase the supply of affordable housing to meet demand.

For low- and moderate-income households, finding and maintaining decent affordable housing is difficult due to the high cost of housing in Corona and throughout Southern California in general. Based on evaluation of 2011-2015 ACS and CHAS data, there is a high need for housing units affordable for households earning less than 80 percent of AMI. Of the 14,655 households earning 0-80 percent of AMI in the City, 11,684 are cost burdened households—meaning households paying more than 30 percent of their income for housing. Additionally, 7,815 of the cost burdened households are considered severely cost burdened households—meaning that they pay more than 50 percent of their income for housing. Of the 7,815 severely cost burdened households, 4,565 are renters. Of those severely cost burdened renter households, 1,890 households earn less than 30 percent of AMI and are considered the most at risk of becoming homeless. Consistent with available data, responses to the 2020-2024 Consolidated Plan Needs Assessment Survey indicate a high need for additional affordable housing in Corona.

The elimination of local Redevelopment Agencies by the State of California resulted in the loss of a crucial resource for the development and preservation of affordable housing. This was the most significant public policy change impacting affordable housing and residential investment. While there are mechanisms whereby certain affordable housing assets tied to the former Redevelopment Agencies may be utilized today, these resources are finite and scarce. In fact, after CHA acquires property and provides development assistance for a planned 100+ unit development, CHA funding will be depleted. Therefore, with no reoccurring funding source, CHA will not have the resources to create new units, purchase affordable covenants, or rehabilitate existing units.

In the implementation of the 2020-2021 Action Plan, the City invested CDBG and HOME funds to prevent homelessness through HOME TBRA, to address homelessness through creation of a low-barrier emergency shelter, and to continue setting aside funds for the development of new affordable units to potentially include several units of permanent supportive housing at the Second and Buena Vista 4.82-acre site previously acquired with CDBG funds.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state, and other local sources, the high cost of housing that is not affordable to low-income people and the lack of availability of home improvement financing in the private lending industry. To address these obstacles, the City invested CDBG and HOME funds through the 2020-2021 Action Plan in projects that will provide rental assistance to low- and moderate-income residents at risk of homelessness, projects that provide for community facilities rehabilitation, and public services that address special needs populations. To address underserved needs, the City allocated 100 percent of its non-administrative CDBG and HOME investments for program year 2020-2021 to projects and activities that benefit low- and moderate-income people.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. To reduce lead-based paint hazards, the City of Corona Residential Rehabilitation Program will conduct lead-based paint testing and risk assessments for each property assisted that was built prior to January 1, 1978 and will incorporate safe work practices or abatement into the scope of work as required to reduce lead-based paint hazards in accordance with 24 CFR Part 35.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The implementation of CDBG and HOME activities meeting the goals established in the 2020-2024 Consolidated Plan - Strategic Plan and this Annual Action Plan helped to reduce the number of poverty-level families by:

- Supporting activities that increase the supply of housing that is affordable to low- and moderate-income households;
- Supporting activities that preserve the supply of decent housing that is affordable to low- and moderate-income households;
- Supporting a continuum of housing and public service programs to prevent and eliminate homelessness; and
- Supporting public services for low- and moderate-income residents including those with special needs and those at-risk of homelessness offered by nonprofit organizations receiving CDBG Public Service Grants.

In addition to these local efforts, mainstream state and federal resources also contributed to reducing the number of individuals and families in poverty. Federal programs such as the Earned Income Tax Credit and Head Start provided pathways out of poverty for families who are ready to pursue employment and educational opportunities. Additionally in California, the primary programs that assist families in poverty are CalWORKS, CalFresh (formerly food stamps) and Medi-Cal. Together, these programs provided individuals and families with employment assistance, subsidy for food, medical care, childcare, and cash payments to meet basic needs such as housing, nutrition, and transportation. Other services were available to assist persons suffering from substance abuse, domestic violence, and mental illness.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The institutional delivery system in Corona is high-functioning and collaborative—particularly the relationship between local government and the nonprofit sector comprised of a network of capable non-profit organizations that are delivering a full range of services to residents. Strong City departments anchor the administration of HUD grant programs and the housing, community and economic development activities that are implemented by the City. To further develop this structure, the City plans to retain a third party to operate the emergency shelter facility and to operate the tenant based rental assistance program.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

To enhance coordination between public and private housing and social service agencies, the City invited the participation of a wide variety of agencies and organizations involved in the delivery of housing and supportive services to low- and moderate-income residents in Corona—particularly the CDBG Target Areas and as it relates to addressing homelessness. The City’s Homeless Solutions Manager is actively engaged and involved with the Continuum of Care as its Vice Chair, helping to expand coordination regionally, sub-regionally, and within the City to address the needs of Corona residents.

**Identify actions taken to overcome the effects of any impediments identified in the**



## jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The 2020 Analysis of Impediments to Fair Housing Choice (A.I.) identified the following two impediments:

### **Impediment No. 1: Lack of Access to Home Improvement Financing**

The inability to fund home rehabilitation was identified in the 2020 A.I. and prior AIs as an impediment to lower and moderate-income households and Hispanic households. The CDBG target areas are in the northern and central portions of the City, where much of the City's older housing stock is located. These areas have a higher concentration of lower and moderate-income persons and minorities than the rest of the City. Based on Home Mortgage Disclosure Act (HMDA) data, these groups are more likely to be denied private home improvement loans.

As of 2020, over 80 percent of the housing stock is at least 20 years old. A general rule of thumb in the housing industry is that homes built more than 30 years ago begin to require major investments to maintain quality. Moreover, 26 percent of the housing stock is over 40 years old.

**Recommendation:** It is recommended that the City to continue to offer the Residential Rehabilitation Program to increase opportunities for low and moderate-income households to improve their homes. The City should also continue to implement a robust community outreach effort to ensure that available HOME and CDBG resources are deployed quickly to maintain decent housing. As noted in the 2013-21 Housing Element, the City's objective is to assist 120 households during the planning period, with an average of 15 households annually.

**2020-2021 Status:** In Progress. One homeowner was assisted with housing rehabilitation financial assistance during the 2020-2021 program year. The City's Residential Rehabilitation Program slowed with the onset of the COVID-19 pandemic as homeowners and contractors did not want to be in close proximity. The City expects the pace of program implementation to improve in 2021-2022 and in subsequent years.

### **Impediment No. 2: Limited Access to Home Purchase Loans**

African American and Hispanic households have limited access to conventional home purchase loans due to disproportionate denial rates compared to households of other racial groups. According to the 2020 A.I., of home purchase loan applicants earning less than 80 percent of Area Median Income (AMI), Hispanic households (66.67 percent) and African American households (50 percent) had disproportionately lower approval rates relative to the overall approval rate of 89.84 percent. This was also the case in previous evaluations of Home Mortgage Disclosure Act data evaluated in the 2010 and 2015 A.I. documents.

Differences in approval rates for home loan applications among minority groups do not



necessarily reflect discriminatory practices. Differences could be due to credit scores, employment history, knowledge of the lending process, debt-income ratio, or other factors. Nonetheless, the disproportionately lower home purchase loan approval rates for Hispanics and African Americans could be subject to additional inquiry and examination, and affirmative efforts appear necessary to address this disparity.

**Recommendation:** It is recommended that the City work with its fair housing service provider to continue to monitor HMDA data to ensure that discrimination practices such as loan denial on the basis of race and ethnicity may be detected. In addition, it is recommended that the fair housing service provider continue to provide homeownership workshops to low- and moderate-income people, including minorities and members of protected classes, during the five-year period of the 2020 planning period.

**2020-2021 Status:** The Fair Housing Council of Riverside County served 2,015 Corona residents during the 2020-2021 program year with landlord-tenant mediation, educational services, and housing discrimination services.

## **CR-40 - Monitoring 91.220 and 91.230**

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

To ensure that CDBG and HOME funds are used efficiently and in compliance with applicable regulations, the City provides technical assistance to all subrecipients at the beginning of each program year and monitors subrecipients throughout the program year.

### **Technical Assistance**

To enhance compliance with federal program regulations, the City provides an annual Notice of Funding Availability (NOFA) workshop to review the Plan goals, program requirements and available resources with potential applicants. After the Annual Action Plan is approved, a mandatory subrecipient workshop is held to review program regulations in detail, to provide useful forms and resources for documenting compliance and to review the City's compliance procedures and requirements. Additionally, individualized technical assistance is provided on an as-needed basis throughout a program year.

### **Activity Monitoring**

All activities are monitored, beginning with a detailed review upon receipt of an application to determine eligibility, conformance with a National Objective and conformance with a Plan goal. This review also examines the proposed use of funds, eligibility of the service area, eligibility of the intended beneficiaries and likelihood of compliance with other federal requirements such as the National Environmental Policy Act, the System for Award Management (SAM) debarment list, prevailing wage, Minority and Women Business Enterprise, Section 3 and federal acquisition and relocation regulations, as applicable.

Subrecipients are required to submit an audit and other documentation to establish their capacity, and any findings noted in the audit are reviewed with the applicant. Eligible applications are then considered for funding. Once funded, desk monitoring includes ongoing review of required quarterly performance reports. For CDBG public service activities, an on-site monitoring is conducted once every two years, or more frequently as needed to ensure compliance. These reviews include both a fiscal and programmatic review of the subrecipient's activities. The reviews determine if the subrecipient is complying with the program regulations and City contract. Areas routinely reviewed include overall administration, financial systems, appropriateness of program expenditures, program delivery, client eligibility determination and documentation, reporting systems, and achievement toward achieving contractual goals. Following the monitoring visit, a written report is provided delineating the results of the review and any findings of non-compliance and the required corrective action. Subrecipients normally have 30 days to provide the City

with corrective actions taken to address any noted findings. Individualized technical assistance is provided, as noted above, as soon as compliance concerns are identified.

For CDBG capital projects, monitoring also includes compliance with regulatory agreement requirements. For HOME funded activities, annual monitoring is undertaken to ensure that for renter occupied units, household income, rents and utility allowances comply with applicable limits pursuant to the affordability covenant. For ownership units, annual monitoring of occupancy is conducted throughout the affordability period.

**Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

In accordance with the City’s adopted Citizen Participation Plan, a public notice was published in the Sentinel Weekly News on September 1, 2021, notifying the public of the availability of the Consolidated Annual Performance and Evaluation Report for a 15-day public review and comment period. A copy of the public notices is included in Appendix A.

The draft CAPER was available at [www.CoronaCA.gov/cdbg](http://www.CoronaCA.gov/cdbg) and at the following locations:

**City Hall: Community Services Department**  
400 S. Vicentia Avenue  
Corona, California 92882

**City Hall: City Clerk’s Office**  
400 S. Vicentia Avenue  
Corona, California 92882

**Corona Public Library – Reference Desk**  
650 S. Main Street  
Corona, California 92882

## **CR-45 - CDBG 91.520(c)**

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

CDBG funds are making a significant impact on strategies to address the high priority needs. As shown in Figure 1 in section CR-05, CDBG funds are contributing each of the Strategic Plan goals. Should any challenges arise in the implementation of CDBG-funded activities, the City will pro-actively identify additional opportunities to invest CDBG funds to meet Strategic Plan goals.

### **Affordable Housing**

Using CDBG funds in 2019-2020, the City acquired land for affordable housing at Second and Buena Vista and issued an RFP during 2020-2021 to select a developer for this site. The City also invested CDBG funds in Code Enforcement to identify and compel private property owners to address code violations for housing units located in the CDBG Target Areas.

### **Public Services**

The Fair Housing Council of Riverside provides the City with outreach, education, and enforcement activities, including landlord-tenant matters. This activity served 2,015 residents. To support Services for Low-and Moderate-Income residents, the City provides funding for the United Way Children and Youth Success program, which provided afterschool tutoring and academic enrichment services to 25 schoolchildren. The YMCA Fine Arts program provided 53 children with fine arts education activities. The Big Brothers Big Sisters of the Inland Empire Preventing Violence Against Girls program provided a comprehensive mentoring program for 16 girls. The Corona-Norco United Way Children's Wellness Program provided counseling services to 25 Corona residents who experienced domestic violence and/or child abuse in the home. The Peppermint Ridge Activity Center program provided advocacy and wellness support to 81 adults with a range of developmental and intellectual disabilities.

### **Community Facilities**

To address homelessness, the City Council invested over \$1 million of CDBG funds to rehabilitate a community facility to be used as a 30-bed low-barrier emergency shelter for single males, as well as a homeless solutions navigation center. The Phase 1 rehabilitation project was completed during the program year. Pending completion of Phase 2 accessibility improvements and selection of a service provider to operate the shelter, the shelter will open its doors and the activity will be marked complete in HUD's Integrated Disbursement and Information System.

## **CR-50 - HOME 91.520(d)**

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Maintaining HOME-assisted affordable housing is a high priority. During the program year, the City inspected the HOME-assisted property listed below to determine compliance with the housing codes and other applicable regulations. Where any deficiencies existed, the property owner and property management were notified to make repairs and City staff followed up to ensure completion.

- Mission Apartments – 12 units
- Meridian Apartments – 80 units

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

The Meridian Apartments and the Mission Apartments follow an Affirmative Fair Housing Marketing Plan. During annual monitoring, the annual Affirmative Fair Housing Marketing Report and waitlist are reviewed to ensure compliance with HUD requirements to affirmatively further fair housing choice.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

According to the PR-09 report for the HOME program, \$193,706 of HOME program income was receipted during the 2020 program year.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k)**

In the implementation of the 2020-2021 Action Plan, the City invested HOME funds to preserve and maintain affordable housing through the Residential Rehabilitation Program. One project was completed with HOME funds.



2020-2021  
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT  
JULY 1, 2020 THROUGH JUNE 30, 2021

APPENDIX A  
Public Notice



**CITY OF CORONA  
OFFICE OF THE CITY CLERK  
NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD  
NOTICE OF PUBLIC HEARING**

**PUBLIC NOTICE IS HEREBY GIVEN** that the City of Corona, California, will publish the draft 2020-2021 Consolidated Annual Performance and Evaluation Report (CAPER) for a 15-day public review and comment period. The CAPER is an annual progress report to the U.S. Department of Housing and Urban Development reflecting the accomplishments of the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs for funds expended during fiscal year 2020-2021 in relationship to the goals and objectives stated in the 2020-2024 Consolidated Plan and the 2020-2021 Annual Action Plan.

A copy of the draft CAPER will be available for public review during business hours starting Wednesday, September 1, 2021 and ending Thursday, September 16, 2021 at the City's Community Services Department and the City Clerk's Office located at 400 S. Vicentia Avenue, Corona. The draft CAPER may also be reviewed at the Corona Public Library, Reference Desk, located at 650 S. Main Street, Corona, or online at [www.CoronaCA.gov/cdbg](http://www.CoronaCA.gov/cdbg). The public review and comment period will conclude at 5:00 p.m. on September 16, 2021.

Residents and stakeholders are encouraged to submit written comments to Clint Whited, CDBG Consultant, via email to [Clint.Whited@CoronaCA.gov](mailto:Clint.Whited@CoronaCA.gov) or via U.S. Mail or hand delivery to the Community Services Department, 400 S. Vicentia, Corona, CA 92882. If you have any questions regarding this notice, please contact Clint Whited, CDBG Program Consultant, at (951) 817-5715 or by email at [Clint.Whited@CoronaCA.gov](mailto:Clint.Whited@CoronaCA.gov).

**PUBLIC NOTICE IS ALSO GIVEN** that the City Council of the City of Corona, California, will conduct a public hearing in the Council Chamber, at City Hall, 400 South Vicentia Avenue, in said City of Corona, Wednesday, September 15, 2021 at 6:30 p.m., or thereafter, to receive comments on the draft CAPER. The public is invited to attend the public hearing and comment on the draft CAPER. Due to time constraints and the number of persons wishing to give oral testimony, each speaker will be limited to three minutes at the public hearing. You may wish to make your comments in writing and submit them to the City Clerk for inclusion into the public record. If you challenge any portion of the draft CAPER in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written

correspondence delivered at, or prior to the public hearing. Any person unable to attend the public hearing may submit written comments.

It is the objective of the City of Corona to comply with Section 504 of the Rehabilitation Act of 1973, as amended, the Americans with Disabilities Act (ADA) of 1990 and the ADA Amendment Act of 2008, the Fair Housing Act, and the Architectural Barriers Act in all respects. If you require public documents in an accessible format, the City will make reasonable efforts to accommodate your request. If you require a disability-related accommodation to attend or participate in a hearing or meeting, including auxiliary aids, or translation services are required for persons who do not speak English, please contact the City Clerk's Office at least three business days prior by calling (951) 736-2201. Requests received after this date may not be accommodated.

Sylvia Edwards - City Clerk

Published: September 1, 2021, Sentinel Weekly News





**AYUNTAMIENTO DE LA CIUDAD DE CORONA  
OFICINA DEL SECRETARIO MUNICIPAL  
AVISO DE REVISIÓN PÚBLICA Y PERÍODO DE COMENTARIOS  
AVISO DE AUDIENCIA PÚBLICA**

**POR MEDIO DE LA PRESENTE SE NOTIFICA AL PÚBLICO** que el Ayuntamiento de la Ciudad de Corona, California, publicará el borrador del Reporte de la Evaluación del Rendimiento y Desempeño Anual Consolidado 2020-2021 (CAPER, por sus siglas en inglés) por un período de 15 días para su revisión y comentarios públicos. El CAPER es un reporte anual del progreso que se reporta al Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD, por sus siglas en inglés) reflejando los logros realizados del Programa de Subsidios Globales para el Desarrollo Comunitario (CDBG) y del Programa de Asociación para Inversiones en Vivienda HOME (HOME) y los fondos gastados del durante el Año Fiscal 2020-2021 relacionados con las metas y objetivos establecidos en el Plan Consolidado 2020-2024 y en el Plan de Desempeño Anual 2020-2021.

Una copia del borrador del CAPER estará disponible para revisión pública durante las horas de oficina comenzando el miércoles, 1 de septiembre de 2021 y terminando el jueves, 16 de septiembre de 2021 en el Departamento de Servicios Comunitarios y en la Oficina del Secretario Municipal del Ayuntamiento ubicado en 400 S. Vicentia Avenue, Corona. El borrador del CAPER también puede ser revisado en la Biblioteca Pública de Corona, Mostrador de Referencia, ubicado en 650 S. Main Street, Corona, o en línea en [www.CoronaCA.gov/cdbg](http://www.CoronaCA.gov/cdbg). El período de revisión y comentarios públicos concluirá a las 5:00 pm el 16 de septiembre de 2021.

Se les incentiva a todos los residentes y partes interesadas a presentar sus comentarios por escrito a Clint Whited, Consultante del Programa CDBG, vía correo electrónico a [Clint.Whited@CoronaCA.gov](mailto:Clint.Whited@CoronaCA.gov) o por correo postal de U.S.A, o por entrega personal al Departamento de Servicios Comunitarios, 400 S. Vicentia, Corona, CA 92882. Si tiene alguna pregunta sobre este aviso, comuníquese con Clint Whited, Consultante del Programa CDBG, al (951) 817-5715 o por correo electrónico a [Clint.Whited@CoronaCA.gov](mailto:Clint.Whited@CoronaCA.gov).

**TAMBIÉN SE DA AVISO AL PÚBLICO** de que el Ayuntamiento de la Ciudad de Corona, California, llevará a cabo una audiencia pública en la Sala del Concejo, en el Ayuntamiento, 400 South Vicentia Avenue, en dicha Ciudad de Corona, el miércoles 15 de septiembre de 2021 a las 6:30 p.m., o posteriormente, para recibir comentarios sobre el borrador del CAPER. Se invita al público a asistir a la audiencia pública y comentar sobre el borrador del CAPER. Debido a las limitaciones de tiempo y al número de personas que deseen dar testimonio oral, cada expositor será limitado a tres minutos en la audiencia pública. Es posible que desee hacer sus comentarios por

escrito y enviarlos al Secretario Municipal del Ayuntamiento de la Ciudad para su inclusión en el registro público. Si usted tiene una objeción de cualquier parte del borrador del CAPER en la corte, usted puede ser limitado a objetar solamente a esas cuestiones que usted o alguien más objetó en la audiencia pública descrita en esta notificación, o en correspondencia escrita entregada en, o antes de la audiencia pública. Cualquier persona que no pueda asistir a la audiencia pública puede presentar sus comentarios por escrito.

El Ayuntamiento de la Ciudad de Corona tiene como objetivo cumplir en todo con respecto a la Sección 504 de la Ley de Rehabilitación de 1973, tal y como se enmendó, la Ley de Americanos con Discapacidades (ADA) de 1990 y la Ley de Enmienda a ADA de 2008, la Ley de Vivienda Justa, y la Ley de Barreras Arquitectónicas, en todos los aspectos. Si usted necesita documentos públicos en un formato accesible, el Ayuntamiento hará lo posible dentro de lo razonable para dar cabida a su petición. Si usted requiere acomodo especial debido a alguna discapacidad para asistir o participar en una audiencia o junta, incluyendo recursos auxiliares, o se requieren servicios de traducción para personas que no hablan inglés, comuníquese con la Oficina del Secretario Municipal por lo menos tres días hábiles antes llamando al (951) 736-2201. Las peticiones recibidas después de dicha fecha no se admitirán.

Sylvia Edwards – Secretario Municipal

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