



PROGRAM YEAR 2023-2024  
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

Community Development Block Grant  
HOME Investment Partnerships Program

# **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 2023-2024 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 fourth program year of the 2020-2024 Consolidated Plan period. This report covers the period beginning July 1, 2023, and ending June 30, 2024.

The City receives CDBG and HOME funds from HUD on a formula basis each year, and in turn, implements housing and community 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 2023-2024 program year, the City received \$1,181,327 of CDBG funds and \$526,976 of HOME funds from HUD. The City also allocated \$53,916 of unexpended prior year CDBG funds. The total budget allocated in the 2023-2024 Action Plan included \$1,235,243 of CDBG funds and \$526,976 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 1,829 residents
- Bring 306 housing units into compliance with local codes
- Completed 4 owner-occupied dwelling under the Residential Rehabilitation Program
- Substantially make strides in the completion of design phase, and prepare the project for bid solicitation, and contract award for the 2021-2022 Corona Senior Center Rehabilitation project. Project is anticipated to be completed with construction in the 2024-2025 program year.
- Substantially made strides in the completion of design phase, and prepare the project for bid solicitation for the City of Corona Park Projects Phases I and II. The first phase project is anticipated to be completed in the 2024-2025 program year.
- Provide one-on-one mentoring for 17 student youth from low-income families
- Provide life-skills support to 68 low-income residents
- Provide life-skills training and housing for 135 residents starting back on the path to self-sufficiency
- Provide nursing services for 28 developmentally disabled adults
- Provide assistance to 15 foster youths through CASA (Court Appointed Special Advocate) Program

Table 1 on the following page provides a summary of the five-year and one-year accomplishments for the period ending June 30, 2024, arranged by each of the Strategic Plan Goals included in the 2020-2024 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	2023-2024 Amount	Indicator	Unit of Measure	5-Year Strategic Plan			2023-2024 Program Year 4		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Affordable Housing	Affordable Housing	CDBG: \$100,000 HOME: \$474,278	Rental units constructed	Housing Unit	60	0	0.0%	0	0	0.0%
			Tenant-based rental assistance	Households	60	51	85.0%	20	51	255.0%
			Code Enforcement	Housing Unit	375	1,065	284.0%	75	306	408.0%
			Owner Units Rehabilitated	Housing Unit	30	8	26.6%	6	4	66.7%
Public Services	Public Services	CDBG: \$177,195	People	People	5,355	7,716	144.0%	2,066	2,092	101.2%
Community Facilities	Non-Housing Community Development	CDBG: \$721,784	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	People	159,595	0	0%	31,965	0	0.0%
CDBG-CV	COVID-19 Response	CDBG-CV: \$1,670,542	People receiving emergency housing assistance	People	267	576	208.6%	267	201	75.2%
			Businesses	Businesses	45	8	17.8%	0	0	0%

**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 fourth 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 was funded with CDBG funds and is complete; Phase 2, work including accessibility modifications are complete and a service provider is selected to operate the facility. With the completion of Phase II the Corona Harrison Shelter/Navigation Center opened its doors for service on May 31, 2023.

Continued progress in the use of the Cities federal resources around its TBRA (Tenant Based Rental Assistance) Program was accomplished during the 2023-2024 Program Year. Funds went towards the payment of security deposits, and rental assistance for Corona residents that come through this program. As of the writing of this CAPER, the Corona TBRA program has expended \$450,428. This program is being funded in upcoming program years where its continued success will further assist Corona residents in need.

The 2021-2022 Corona Senior Center Rehabilitation Project made significant strides and completed the final stages of design phase, solicited bids and awarded the project for construction. The project is to be completed with construction during the 2024-2025 program year. In regard to the pending capital improvement Park Projects (Phase I and II), substantial strides in the completion of design phase, and prepare the project for bid solicitation has been made. I. The first phase project is anticipated to be completed in the 2024-2025 program year. The City's Community Services Team is working closely with the Public Works department to ensure the timely completion of these projects and to draw down on eligible project expenditures.

The City of Corona's CDBG Public Service Grant partners selected for the 2021-2023 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 Peppermint Ridge nursing services program provided care for 28 developmentally disabled adults residing at Peppermint Ridge.

To address housing needs, the CDBG-funded Fair Housing Program served 1,829 people, confirming that a high need exists for these services in the community. The CDBG-funded Residential Rehabilitation Program completed four loans 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 6/30/24	Percent Spent
<b>1. Affordable Housing</b>				
^ 2022-23 Tenant-Based Rental Assistance Program	CDBG	\$401,587.00	\$77,611.06	19.3%
^2019-20 Acquisition for Affordable Housing	CDBG	\$600,000.00	\$600,000.00	100.0%
^2019-20 Residential Rehabilitation Program	CDBG	\$411,526.63	\$133,903.57	32.5%
^2019-20 Residential Rehabilitation Program	HOME	\$568,556.00	\$56,176.00	9.9%
^Tenant-Based Rental Assistance	HOME	\$372,817.00	\$372,817.00	100.0%
Code Enforcement	CDBG	\$100,000.00	\$85,210.96	85.2%
	<b>Subtotal</b>	<b>\$2,454,486.63</b>	<b>\$1,325,718.59</b>	<b>54.0%</b>
<b>2. Public Services</b>				
ABC Hopes - [DIS]Abilities Life Skills Support	CDBG	\$28,839.00	\$28,838.22	100.0%
Big Brothers Big Sisters - Bigs with Badges Program	CDBG	\$28,839.00	\$28,839.00	100.0%
Fair Housing Council of Riverside County	CDBG	\$33,000.00	\$33,000.00	100.0%
Peppermint Ridge - Skilled Nursing Services	CDBG	\$28,839.00	\$27,567.31	95.6%
Starting Over Inc. - Path to SEED Program	CDBG	\$28,839.00	\$28,839.00	100.0%
Voices for Children - CASA Program	CDBG	\$28,839.00	\$28,839.00	100.0%
	<b>Subtotal</b>	<b>\$177,195.00</b>	<b>\$175,922.53</b>	<b>99.3%</b>
<b>3. Community Facilities</b>				
^2023-24 Community Facilities (Sheridan Park)	CDBG	\$721,783.52	\$210,610.34	29.2%
^2022-23 Community Facilities (Victoria Park)	CDBG	\$703,775.00	\$28,349.72	4.0%
<b>4. Infrastructure</b>				
^2021-22 Corona Senior Center Rehabilitation	CDBG	\$714,229.00	\$201,109.99	28.2%
<b>5. Planning and Administration</b>				
CDBG Administration	CDBG	\$236,265.00	\$221,736.83	93.9%
HOME Administration	HOME	\$52,697.00	\$35,276.62	66.9%
	<b>Subtotal</b>	<b>\$288,962.00</b>	<b>\$257,013.45</b>	<b>88.9%</b>
	<b>Total for all Goals:</b>	<b>\$2,920,643.63</b>	<b>\$1,758,654.57</b>	<b>60.2%</b>
*All activities were approved as part of the 2023-2024 Action Plan except as otherwise noted.				
^Activity will continue to be implemented during the 2024-2025 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	1	33.3%
^2019-20 Residential Rehabilitation Program (HOME)	Housing Units	3	3	100.0%
^Tenant-Based Rental Assistance	Households	20	51	255.0%
Code Enforcement	Housing Units	75	306	408.0%
<b>2. Public Services</b>				
ABC Hopes - [DIS]Abilities Life Skills Support	People	80	68	85.0%
Big Brothers Big Sisters - Bigs with Badges Program	People	16	17	106.3%
Fair Housing Council of Riverside County	People	1,800	1,829	101.6%
Peppermint Ridge - Skilled Nursing Services	People	30	28	93.3%
Starting Over Inc. - Path to SEED Program	People	126	135	107.1%
Voices for Children - CASA Program	People	14	15	107.1%
<b>3. Community Facilities</b>				
^2023-24 Community Facilities (Sheridan Park)	People	31,895	0	0.0%
^2022-23 Community Facilities (Victoria Park)	People	31,895	0	0.0%
<b>4. Infrastructure</b>				
^2021-22 Corona Senior Center Rehabilitation	Public Facility	1	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 2023-2024 Action Plan except as otherwise noted.				
^Activity will continue to be implemented during the 2024-2025 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, through the first two amendments. During the 2021-2022 Program Year, the Corona City Council approved a third amendment to the 2019-2020 Annual Action Plan that canceled the Corona Emergency Related Activities Project (\$176,000), and reduced the Personal Protective Equipment Grant by \$100,000 allowing \$276,000 to be reprogrammed into the City's Emergency Housing Needs Assistance Program (EHNAP). During the 2022-2023 program year, the Corona City Council approved a fourth amendment to the 2019-2020 Annual Action Plan that Action Plan Amendment No. 4 reduced the remaining balance of the Personal Protective Equipment Grant program by \$86,039.38, reduced the Emergency Housing Needs Assistance (EHNAP – Mortgage) budget by \$75,363, and increased the Emergency Housing Needs Assistance Program (EHNAP – Rental) budget by \$161,402.38. Remaining active funds under the EHNAP – Mortgage, will continue to be reviewed and monitored and if due to lack of interest or inactivity, funds will be transferred to the EHNAP – Rental program budget at a future date to ensure program expenditure compliance. A description of the CDBG-CV funded projects include the following:

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 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 6/30/24	Percent Spent
<b>1. CDBG-CV Emergency Housing Needs Assistance</b>				
Rental Assistance	CDBG-CV	\$1,079,964.93	\$1,075,982.42	99.63%
Mortgage Assistance	CDBG-CV	\$217,951.45	\$217,951.45	100.00%
	<b>Subtotal</b>	<b>\$1,297,916.38</b>	<b>\$1,293,933.87</b>	<b>99.69%</b>
<b>3. CDBG-CV Planning, Administration, and Monitoring</b>				
^CDBG Administration	CDBG-CV	\$334,108.00	\$318,733.19	95.40%
<b>4. CDBG-CV Business Assistance</b>				
Personal Protective Equipment Grants for Businesses	CDBG-CV	\$38,517.62	\$38,517.62	100.00%
	<b>Total for all Goals:</b>	<b>\$1,670,542.00</b>	<b>\$1,651,184.68</b>	<b>98.84%</b>
*All activities were approved as part of the 2019-2020 Action Plan Amendments for CDBG-CV and subsequent amendments to adjust allocation budgets to approved activities				
^Activity will continue to be implemented during the 2024-2025 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 program until these funds are fully expended. The City expects to meet the CDBG-CV expenditure deadline on or before the required six-year period of performance.

Figure 4 – Program Year Accomplishments for CDBG-CV

Strategic Plan Goal / Activity	Source	Allocation	Spent through 6/30/24	Percent Spent
<b>1. CDBG-CV Emergency Housing Needs Assistance</b>				
Rental Assistance	CDBG-CV	\$1,079,964.93	\$1,075,982.42	99.63%
Mortgage Assistance	CDBG-CV	\$217,951.45	\$217,951.45	100.00%
	<b>Subtotal</b>	<b>\$1,297,916.38</b>	<b>\$1,293,933.87</b>	<b>99.69%</b>
<b>3. CDBG-CV Planning, Administration, and Monitoring</b>				
^CDBG Administration	CDBG-CV	\$334,108.00	\$318,733.19	95.40%
<b>4. CDBG-CV Business Assistance</b>				
Personal Protective Equipment Grants for Businesses	CDBG-CV	\$38,517.62	\$38,517.62	100.00%
	<b>Total for all Goals:</b>	<b>\$1,670,542.00</b>	<b>\$1,651,184.68</b>	<b>98.84%</b>
*All activities were approved as part of the 2019-2020 Action Plan Amendments for CDBG-CV and subsequent amendments to adjust allocation budgets to approved activities				
^Activity will continue to be implemented during the 2024-2025 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

To address homeless needs during the 2022-2023 program year, 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 was funded with CDBG funds and is complete; Phase 2, work including accessibility modifications are complete and a service provider is selected to operate the facility. With the completion of Phase II during the 2022-2023 program year, the Corona Harrison Shelter/Navigation Center opened its doors for service on May 31, 2023.

Continued progress in the use of the Cities federal resources around its TBRA (Tenant Based Rental Assistance) Program was accomplished during the 2023-2024 Program Year. Funds went towards the payment of security deposits, and rental assistance for Corona residents that come through this program. As of the writing of this CAPER, the Corona TBRA program has expended \$450,428. This program is being funded in upcoming program years where its continued success will further assist Corona residents in need.

**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 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 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**

Although the City of Corona does not receive ESG funds, the City does have representation in this process because the Corona Homeless Solutions Manager is the Chair of the Riverside County Continuum of Care. By extension, 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 involved developing policies and procedures that govern the administration of the regional HMIS and CES Systems.

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	932	2
Black or African American	190	-
Asian	26	-
American Indian or American Native	2	-
Native Hawaiian/Other Pacific Islander	5	-
Other	26	-
<b>Total</b>	<b>1,181</b>	<b>2</b>
Hispanic	528	0
Not Hispanic	653	2

### 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 2023-2024 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	\$1,235,243	\$693,480.66
HOME	\$526,976	\$608,379.68
<b>Total</b>	<b>\$1,762,219</b>	<b>\$1,301,860.34</b>

### Narrative

For the 2023-2024 program year, the City received \$1,181,327 of CDBG funds and \$526,976 of HOME funds from HUD. The City also allocated \$53,916 of unexpended prior year CDBG funds. The total budget allocated in the 2023-2024 Action Plan included \$1,235,243 of CDBG funds and \$526,976 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	5.6	5.6	Code Enforcement

### Narrative

CAPER Table 4 shows the geographic distribution and location of investments in Target Areas defined by the grantee in the Consolidated Plan.

**Planned Percentage of Allocation:** During the 2023-2024 program year, the City funded one activity (Code Enforcement) that exclusively benefited its CDBG Target Areas. The \$100,000 planned investment represented 5.6% of the total amount of the total resources made available in Table 3 (\$1,762,219).

**Actual Percentage of Allocation:** During the 2023-2024 program year, the City spent \$80,253 for the Code Enforcement activity that exclusively benefited the CDBG Target Areas. This expenditure represents 4.5% of the \$1,762,219 of CDBG and HOME funds expended during the program year as shown in Table 3.

## 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 provided a 100% reduction of Corona's match requirement for 2022 due to COVID-19. Ordinarily, HUD requires HOME Participating Jurisdictions (PJs) to match 25 percent of their non-administrative 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	\$8,776,574.00
2. Match contributed during current Federal fiscal year	\$0.00
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$8,776,574.00
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)	\$8,776,574.00

**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				
1. Balance on hand at beginning of reporting period	2. Amount received during reporting period	3. Total amount expended during reporting period	4. Amount expended for TBRA	5. Balance on hand at end of reporting period
\$568,033	\$71,000	\$71,000	\$384,592	\$201,441

**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	0	0	0	0	0	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0
<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	0	0	0	0	0	
Dollar Amount	\$0	\$0	\$0	\$0	\$0	
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	
Dollar Amount	\$0	\$0	\$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	20	51
Number of non-homeless households to be provided affordable housing units	6	4
Number of special-needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>26</b>	<b>55</b>

Table 12 – Number of Households Supported

	One-Year Goal	Actual
Number of households supported through rental assistance	20	51
Number of households supported through the production of new units	0	0
Number of households supported through the rehab of existing units	6	4
Number of households supported through the acquisition of existing units	0	0
<b>Total</b>	<b>26</b>	<b>55</b>

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

Tables 11 and 12 reflect the City's affordable housing goals and accomplishments for the 2023-2024 program year. HUD defines affordable rental housing in Section 215(a) of the National Affordable Housing Act as housing rented at less than the fair market rent; or a rent that does not exceed 30 percent of the adjusted income of a family whose income equals 65 percent of the median income for the area, with adjustment for number of bedrooms in the unit, except that HUD may establish income ceilings higher or lower than 65 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. In HOME-funded rental projects of five or more units, Section 215 specifies that not less than 20 percent of the units must be occupied by

households earning less than 50 percent of area median income when the project includes 5 or more HOME-assisted units. HUD defines affordable ownership housing in Section 215(b), whereby the housing does not have an initial purchase price or after-rehabilitation value that exceeds 95 percent of the median purchase price for the area, as determined by HUD or in accordance with a local market study pursuant to 24 CFR 92.254(a)(2)(iii).

During 2023-2024, the City preserved and revitalized four owner-occupied housing units by providing loans 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 had some huge strides in accomplishments and expenditures during the 2023-2024 program year. The City focused its efforts on the rehabilitation of the emergency shelter and plans to select an operator for this program during the 2022-2023 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. The shelter had its grand opening and began services May 31, 2023. Continued progress in the use of the Cities federal resources around its TBRA (Tenant Based Rental Assistance) Program was accomplished during the 2023-2024 Program Year. Funds went towards the payment of security deposits, and rental assistance for Corona residents that come through this program. As of the writing of this CAPER, the Corona TBRA program has expended \$450,428. This program is being funded in upcoming program years where its continued success will further assist Corona residents in need.

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. In the 2020-2021 program year, the City issued an RFP for an affordable housing developer to build on this site. During the 2021-2022 Program Year, a developer has been selected and the City has been negotiating the developer agreement. Subject to completion of project financing, the City and Developer anticipate completing agreements during the 2023-2024 Program Year.

#### **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 2023-2024 program year, the City made CDBG public service funding available to nonprofit organizations with an option to renew the grants for two 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	4
<b>Total</b>	<b>0</b>	<b>4</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. To address what HUD defines as “worst case housing need” – low-income residents who pay more than 50 percent of their income for housing costs—the City has prioritized the investment of CDBG funds and HOME 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. The City also provided HOME funds in the 2023-2024 Action Plan for a tenant based rental assistance program that did rapidly re-house an estimated 91 potential homeless households.. The City also used previously allocated HOME funds to preserve four affordable housing unit through the City of Corona Residential Rehabilitation Program.

## **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 most recent published data is the Riverside Counties 2022 Point in Time Count. Corona homeless were identified as 110 unsheltered homeless, and 78 sheltered homeless. A total of 188 in its most recent count, a 6% increase in the City of Corona from the last count in 2020. It should be noted that this data is the most current data for Riverside Counties 2022 PIT and the county has forgone to conduct a count in 2024 and will do a full count in 2025 ([https://www.recordgazette.net/news/inland\\_empire/riverside-county-shifts-focus-of-2024-homeless-count/article\\_09b6136e-c162-11ee-8a60-af189922a82e.html](https://www.recordgazette.net/news/inland_empire/riverside-county-shifts-focus-of-2024-homeless-count/article_09b6136e-c162-11ee-8a60-af189922a82e.html)) 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 included 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. Completion of Phase 2 accessibility improvements and selection of the shelter operator via RFP, were completed in Program Year 2022-2023 when the shelter officially opened its doors for service on May 31, 2023. Currently, the

City's motel shelter program serves single males, single females, and families; however, once the shelter/navigation center opened 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**

Since receiving its allocation of CARES Act Funding in June 2020, the Corona City Council has approved \$1,297,916 of CARES Act funding to establish a homeless prevention / emergency housing needs assistance program. The program was designed to help low-income families and individuals who are at risk of becoming homeless. Since June 2020, 143 households have avoided eviction because of this CDBG-CV housing assistance program that provided assistance for rent and utilities for up to six 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 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 correct and strengthen discharge planning throughout the region. These strategies and goals are outlined in the Riverside County Homeless Action Plan attached to this CAPER.

Specifically within the City of Corona, the City's Harrison Shelter/Navigation Center provides post hospital recuperative care shelter. We have a partnership with Corona Regional Medical Center so that homeless discharged from the hospital can be placed in our recuperative care beds and then transition to our regular shelter program with a path to permanent housing. Corona also has a partnership with Centro Medical Community Clinic who is on site at our shelter and will provide medical, behavioral health, and oral care service to the recuperative care patients discharged from the hospital to our shelter. The clinic's services will also be available to other shelter guests.

**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 during the 2023-2024 program year developed a 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**

There are no public housing developments in the City of Corona. The Corona Housing Authority (CHA) does not administer Section 8 and does not own HUD Public Housing.

For public housing purposes, the City is within the service area of the Housing Authority of the County of Riverside (HACR). 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 February 2023, the Housing Choice Voucher waiting list had 106,458 registrants, of which more than 22,546 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 2023, HACR provided rental assistance to over 502 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 City's most recent 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 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 2023-2024 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 2023-2024 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 2023-2024 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 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 City's most recent Housing Element, the City's objective is to assist 120 households during the planning period, with an average of 15 households annually.

**2023-2024 Status:** *In Progress.* Four homeowners were assisted with housing rehabilitation financial assistance during the 2023-2024 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 2024-2025 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.

**2023-2024 Status:** The Fair Housing Council of Riverside County served 1,829 Corona residents during the 2023-2024 program year with landlord-tenant mediation, educational services, and housing discrimination services. The agency provided a total of 12 workshops spread out monthly that covered topics such as tenant rights, landlord rights, first-time homebuyer program as well as 2 virtual town hall meetings in the month of December 2023 to discuss trending housing topics.

## **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, CDBG-CV, 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 a 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. Now that COVID-19 pandemic restrictions have subsided, (desk monitoring conducted during pandemic), the City monitored all six of its CDBG public service activities for the 2023-2024 program year. Results of those monitoring's will be currently being conducted and shared with each subrecipient and the monitoring's are set to close in the 2024-2025 program year. CDBG-CV, and HOME activities, monitoring will be conducted during the 2024-2025 Program Year 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 13, 2024, notifying the public of the availability of the Consolidated Annual Performance and Evaluation Report for a 15-day public review and comment period (September 13, 2023, through September 27, 2024). A copy of the public notices is included in Appendix A.

The 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 1,829 residents. To support Services for Low-and Moderate-Income residents, The Big Brothers Big Sisters of the Inland Empire Bigs with Badges program provided a comprehensive mentoring program for 17 Corona youths. The Peppermint Ridge skilled nursing program provided advocacy and wellness support to 28 adults with a range of developmental and intellectual disabilities. The ABC Hopes Life Skills Support Program assisted 68 residents during the program year. The Starting Overs "Path to Seed" program assisted 135 residents get back on the track to self-sufficiency. Lastly, 15 foster youths were assisted through the court system via a Court Appointed Special Advocate or (CASA) to ensure their case is heard, followed up on, and results in the base case for the youth.

### **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 2020-2021 program year. Completion of Phase 2 accessibility improvements and selection of a service provider to operate the shelter occurred during the 2022-2023 program year. The shelter opened its doors on May 31, 2023 and the activity has been marked complete in HUD's Integrated Disbursement and Information System during the 2023-2024 program year.

## **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 (inspected quarterly during program year all 12 units are in compliance).
- Meridian Apartments – 80 units (inspected during program year 2023-2024 all 80 units in compliance)

**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 monitoring, the annual Affirmative Fair Housing Marketing Report and waitlist are reviewed to ensure compliance with HUD requirements to affirmatively further fair housing choice.

It should be noted that all 12 HOME units within the Mission Apartments were monitored quarterly during the program year and were all in compliance. The Meridian Apartment units were monitored during the 23-24 program year, all 80 units in compliance)

**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, a total of \$35,276.62 was drawn for program administration. Accordingly, there are no owner or tenant characteristics associated with that use of program administration. Additionally, \$71,000 of program income was drawn for a residential rehabilitation program activity that brought four owner occupied units to standard. The owner-occupant characteristics of IDIS activity 648 are 80% AMI, one person Non-Hispanic household. The owner-occupant characteristics of IDIS activity 677 are 80% AMI, two person Non-Hispanic household. The owner-occupant characteristics of IDIS activity 678 are 80% AMI, two person Hispanic household. The owner-occupant characteristics of IDIS activity 679 are 80% AMI, two person Non-Hispanic household. In total, \$71,000 of program income was drawn during the program year.



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

In the implementation of the 2023-2024 Action Plan, the City invested HOME funds to preserve and maintain affordable housing through the Residential Rehabilitation Program. Four projects were completed with HOME funds.