

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction CORONA

Reporting Period 01/01/2017 - 12/31/2017

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3			4	207							
(10) Total by Income Table A/A3			0	0	4	207					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	2	0	0	2	0	4	4
No. of Units Permitted for Above Moderate	95	0	112	0	0	207	0

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	192	0	53	0	0	0	0	0	0	0	53	139
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	128	0	18	0	0	0	0	0	0	0	18	110
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		142	0	3	2	57	4	0	0	0	0	66	76
Above Moderate		308	0	622	559	8	207	0	0	0	-	1396	0
Total RHNA by COG. Enter allocation number:		770	0	696	561	65	211	0	0	0	0	1533	325
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 1 - RESIDENTIAL REHABILITATION PROGRAM (RRP)	Assist 120 Households during the planning period with an average of 15 household annually; continue to provide community outreach regarding available loans and grants.	Ongoing	RRP - assisted 7 single family dwelling homeowners make health and safety improvements. Loans are forgivable. Special Notes: 1) Processed 8 subordination requests for people with housing loans wishing to refinance. 2) Referred approximately 36 people to miscellaneous County programs such as the 1st Time Homebuyer program.
PROGRAM 2 - HOUSING CHOICE VOUCHER PROGRAM	Continue to provide tenant-based rental assistance to approximately 350 households annually through cooperation with the Riverside County Housing Authority; compile and maintain a list of properties that participate in the Housing Choice Voucher program; create and implement an outreach program to promote the Housing Choice Voucher program to property owners.	Ongoing	Under the Housing Choice Program, the County issued 352 vouchers to Corona households. Staff also referred dozens of callers to the County seeking this assistance. 2015 - 346 vouchers 2016 - 363 vouchers 2017 - 352 vouchers

PROGRAM 3 - CONSERVATION OF EXISTING AND FUTURE AFFORDABLE UNITS	Identify and analyze inventory that may be at risk of losing affordability controls; maintain communication with the local HUD office; assist in tenant education; identify potential buyers; identify potential acquisition funds; coordinate with non-profit developers to identify potential acquisition opportunities.	Annual monitoring and Ongoing	<p>1) Units at Risk:</p> <ul style="list-style-type: none"> -82 low income units lost August 2017 -92 very low income units to be lost January 2019 <p>2) Communication with HUD - on going</p> <p>3) Tenant Education - provided through a partnership with Fair Housing and 211. City also provides assistance through its Code Enforcement team.</p> <p>4) Acquisition Funds - since the loss of redevelopment set aside funds, no re-occurring funding sources have been found.</p> <p>5) Potential Acquisition sites/Coordination w/ Developers:</p> <ul style="list-style-type: none"> -AB2135 affords housing projects preference with purchasing surplus property. February 2016, a city development partner contacted RCTC/Caltrans about 91 FWY expansion project surplus property. In 2017, RCTC acknowledged the request and will provide more guidance in the coming year. -City staff has met with several affordable housing developers and directed them to the RCTC surplus property to assess potential affordable housing sites. -Phase II of East Sixth Street Affordable Housing Project - 2 houses remain to complete assembly of land adjacent to Phase I. Developer has been asked to acquire these residences to develop 18 additional units for veterans and developmentally disabled adults. -County Flood Control has a 1 acre site adjacent to an affordable project called Corona Del Rey. The owner has been advised and asked about acquiring the site to construct additional units. They have stated that a lack of funds prohibits them from proceeding with this request.
PROGRAM 4 - NEIGHBORHOOD IMPROVEMENTS (ENHANCE COMMUNITY PRIDE)	Continued implementation of neighborhood public improvements, property maintenance ordinance, design review, and historic preservation.	Ongoing	<p>In 2017 the following CDBG funds projects were completed:</p> <ul style="list-style-type: none"> -public improvements that included repairing and replacing public sidewalks, curb, gutters and miscellaneous ADA in residential areas that benefit low income persons - purchase and installation of cameras in all parks within the CDBG eligible area (low income areas) - cameras connected to PD dispatch for surveillance and security <p>2018 CDBG funding will be used to construct a major waterline required as a condition of approval for the East Sixth Street Multi-Family Affordable Housing project.</p>
PROGRAM 8 - MULTI-FAMILY ACQUISITION REHABILITATION	Utilize NSP and HOME funds to assist both non-profit and for-profit developers to acquire existing apartment buildings in	Program	<p>Since 2014 all NSP funds have been completely spent. HOME funds have been redirected to the RRP.</p> <ul style="list-style-type: none"> - NSP and HOME funds were utilized to acquire a 12 unit dilapidated complex.

	need of upgrading in exchange for long-term affordability controls on some or all of the units; pursue available funds for multi-family acquisition and rehabilitation.		<p>The entire property was completely rehabilitated and the income levels are at 50% AMI.</p> <p>-NSP funds were utilized to purchase a remnant structure with 19 units. This was part of a partial-take affected by the 91 Fwy expansion project. These 19 units were integrated into the Citrus Circle Affordable Housing project which also constructed 42 new units. The entire project created 61 affordable units.</p>
PROGRAM 9 - INFILL HOUSING DEVELOPMENT	Continue to apply HOME funds to implement program; pursue available funds for infill housing development; produce three new affordable units a year.	Ongoing	<p>1) East Sixth Street (Phase I) is an infill project. It's 4-acres and will be developed into an 85-family units affordable at 30-60% of the area AMI.</p> <p>2) East Sixth Street (Phase II) will be the site of 18 additional units if 2 residential lots can be acquired. The city owns 4 surrounding and abutting lots.</p> <p>3) RCTC surplus land on Second Street at Buena Vista is a potential infill site, 3-acres in size, for additional affordable units. RCTC has acknowledged the City's and developers request to purchase the land per AB2135.</p> <p>4) Riverside Flood Control has an infill lot adjacent to affordable housing project, Corona Del Rey.</p> <p>Although opportunities exist, HOME funds are not sufficient to purchase these properties and develop. As such, HOME funds have been redirected to RRP program to substantially rehabilitate homes occupied by low income households.</p>
PROGRAM 10 - AFFORDABLE HOUSING DEVELOPMENT	Facilitate affordable housing production or self-help housing development through assistance in the site identification and acquisition, priority processing, collaboration with non-profit or other developers, as well as provision of incentives; explore and research other funding sources.	Ongoing	<p>On June 15, 2016 the East Sixth Street Multifamily Affordable Housing Project was approved. Under the terms of the agreement, the City provided developer 4 acres of land, a cash contribution and development fee deferrals in exchange for the development of an 85 unit affordable family project. The developer was permitted to submit the project to the California Tax Credit Committee up to 4 times to secure 9% tax credits. The first submittal was unsuccessful. In March of 2017 the developer resubmitted and was unsuccessful. On August 16, 2017 the city approved a change to project's financing structure from 9% to 4% tax credits. This change required a higher cash contribution and CDBG and HOME funds were committed. The 4% tax credits were awarded. In 2018, construction drawings will be approved, the site will be razed and construction is anticipated to commence in the fourth quarter.</p> <p>Other funding sources were researched. However, the project was not eligible for CA Cap and Trade funds, but the developer was able to secure nearly \$2 million in private housing funds.</p>
PROGRAM 16 - HOMELESS AND SPECIAL NEEDS SUPPORT	Continue to provide financial support to social service agencies that provide emergency shelter, transitional housing, and supportive services to the homeless, those at risk of becoming homeless, and persons with disabilities (including	Ongoing	<p>CDBG funds are allocated annually to assist with the prevention of homelessness and to support special needs persons/families through partnerships with the following local service agencies:</p> <p>1) Inspire Life Skills assisted 5 young adult woman aged out of the foster care program to provide them shelter and vocational or 4 year degrees.</p> <p>2) Peppermint Ridge assisted 91 developmentally disabled adults.</p>

	developmental disabilities); allocate funding to service agencies through the city's CDBG annual action planning process; continue to financially support the 211 system operated by Community Connect. This system provides information on social services and housing offered within the county.		<p>3) Community Connect assisted 2,300 person through their 211 system find social services and housing opportunities.</p> <p>4) Community Connect assisted 66 residents with emergency rent or utility payments.</p> <p>5)United Way assisted 28 adults and 38 children through their domestic violence program and services.</p>
PROGRAM 5 - SUSTAINABLE BUILDING	Continue to implement the Climate Action Plan that fosters sustainability in all development requiring discretionary approval.	Ongoing	All new development that is subject to discretionary approval must comply with the city's CAP and is verified through the project review process.
PROGRAM 6 - SITE AVAILABILITY	Continue to provide zoning at appropriate densities to provide opportunities for accommodating the regional housing needs; continue to update the infill Affordable Housing Map to indicate suitable infill development sites; provide residential sites information to interested developers; monitor the remaining residential site inventory to ensure continued ability to meet the remaining RHNA; continue to offer pre-application meetings with developers to help craft development proposals that maximize the efficient use of sites and meet city objectives for the areas.	Ongoing	This program is part and parcel of the project review process that city staff implements when preparing discretionary projects for approval.
PROGRAM 7 - LOT CONSOLIDATION	Continue to facilitate lot consolidation or residential and mixed use developments by providing information and technical assistance to property owners and developers.	Ongoing	This program is encouraged through the written regulations in the two most affected specific plans, the Downtown Revitalization Specific Plan and the North Main Street Specific Plan. Although lot consolidation is encouraged, implementation takes time. Funding for the East Sixth Street project reported in last year's annual report is still pending, but will result in lot consolidation at the time the project is implemented.
PROGRAM 11 - DENSITY BONUS PROGRAM	Continue to advertise and inform prospective developers of options for density bonuses, and actively educate and promote density bonus increases as adopted; meet with developers to discuss incentives and concessions appropriate for the density bonus program to facilitate affordable housing development; promote	Ongoing	This program is always available as established in the municipal code and in the project review comments as they relate to multi-family development.

	the use of density bonus incentives by providing information on city website and offering technical assistance to developers.		
PROGRAM 12 - ZONING ORDINANCE MONITORING	Monitor the city's zoning ordinance to ensure that standards do not excessively constrain affordable residential development	Ongoing	The municipal code underwent a substantial amendment related to second units to provide more flexible standards for Accessory Dwelling Units in accordance with state legislation.
PROGRAM 13 - DEVELOPMENT FEES	Continue to evaluate the impact of fees on residential and mixed use developments and make adjustments as necessary to facilitate development activities.	Bi-annually	Fee studies are undertaken by the city's Finance Department every two years.
PROGRAM 14 - EXPEDITED PROJECT REVIEW AND HOUSING PROCESS	Continue to provide CDBG funds to a fair housing service provider; encourage affirmative marketing on all residential projects and require developers to advertise to under-represented minority groups to indicate the availability of housing units that meet affordable housing requirements; make available bilingual fair housing assistance and materials; implement the actions items identified in the 2015-19 Analysis of Impediments to Fair Housing Choice which was adopted by the City Council on April 15, 2015.	Complete	As reported in last year's annual report, the five-year 2015-2019 Analysis of Impediments was adopted by the City Council on April 15, 2015.

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General Comments: