

Jurisdiction	Corona
Reporting Year	2019 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Note: "-" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																																										
Project Identifier				Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building Permits						Affordability by Household Incomes - Certificates of Occupancy											Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		Term of Affordability or Deed Restriction		Demolished/Destroyed Units			Notes
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40			
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category (4.5-AJCM)	Tenure (R/Lease/On-Owner)	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Building Permits Data Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Data Issued	# of Units Issued Certificates of Occupancy or other forms of readiness	How many of the units are Extremely Low Income?	Was Project APPROVED using DC #311 (48)? (R/S 36 Streamlining) Y/N	Initial Units? Y/N	Assistance Programs for Each Development (see instructions)	Deed Restriction (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (if affordable in perpetuity enter "1000")	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter?	Notes							
Summary Row: Start Date Entry Below																																										
11520003			Griffis Homes	P02018-0004	SFD	O								518	609																											
11520003			Griffis Homes	P02018-0004	SFD	O								609	609																											
11520003			Griffis Homes	P02018-0004	SFD	O								609	609																											
11520003			Griffis Homes	P02018-0004	SFD	O								609	609																											
11520003			Griffis Homes	P02018-0004	SFD	O								609	609																											
11520003			Griffis Homes	P02018-0004	SFD	O								609	609																											
11520003			Griffis Homes	P02018-0004	SFD	O								609	609																											
11520003			Griffis Homes	P02018-0004	SFD	O								609	609																											
11520003			Griffis Homes	P02018-0004	SFD	O								609	609																											
11520003			Griffis Homes	P02018-0004	SFD	O								609	609																											
11520003			Griffis Homes	P02018-0004	SFD	O								609	609																											
11520003			Griffis Homes	P02018-0004	SFD	O								609	609																											
11520003			Griffis Homes	P02018-0004	SFD	O								609	609																											
11520003			Griffis Homes	P02018-0004	SFD	O								609	609																											
11520003			Griffis Homes	P02018-0004	SFD	O								609	609																											
11520003			Griffis Homes	P02018-0004	SFD	O								609	609																											
11520003			Griffis Homes	P02018-0004	SFD	O								609	609																											
11520003			Griffis Homes	P02018-0004	SFD	O								609	609																											
11520003			Griffis Homes	P02018-0004	SFD	O								609	609																											
11520003			Griffis Homes	P02018-0004	SFD	O								609	609																											
11520003			Griffis Homes	P02018-0004	SFD	O								609	609																											
11520003			Griffis Homes	P02018-0004	SFD	O								609	609																											
11520003			Griffis Homes	P02018-0004	SFD	O								609	609																											

Jurisdiction	Corona	
Reporting Year	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	192		53				11				64	128
	Non-Deed Restricted												
Low	Deed Restricted	128		18				73				91	37
	Non-Deed Restricted												
Moderate	Deed Restricted	142						1				67	75
	Non-Deed Restricted			3	2	57	4						
Above Moderate		308		622	559	8	207	335	609			2340	
Total RHNA		770											
Total Units				696	561	65	211	420	609			2562	240

Note: units serving extremely low-income households are included in the very low-income permitted units totals
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Corona
Reporting Year	2019 (Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report 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.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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 of the project review process that city staff implements when preparing discretionary projects for approval.
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. The city's 2012 CAP is currently in process of being updated to be complete by mid-year 2019. Measurements indicate city compliance with GHG emissions reductions as <u>mandates by the state.</u>
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. The East Sixth Street Affordable Housing project is imminent for development and was a beneficiary development from the lot <u>consolidation process.</u>

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 the use of density bonus incentives by providing information on city website and offering technical assistance to developers.	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.
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. The public is aware of this provision and multiple inquiries of interest are received in this regard.
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. The most recent fee study update and adoption took place in 2018.
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 materials; implement the action 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	The five-year 2015-2019 Analysis of Impediments was adopted by the City Council on April 15, 2015. Fair Housing Services are also funded through CDBG, annually. The Riverside County Council of Fair Housing provides information materials in English and Spanish, over the phone assistance, in person consultations and case management.
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.	On-going	RRP - assisted 4 single family dwelling homeowners make health and safety improvements. Loans are forgivable. Special Notes: 1) Processed 4 subordination requests for people with housing loans wishing to refinance. 2) Referred approximately 30 people to miscellaneous County programs such as the 1st Time Homebuyer program. 3) Referred approximately 12 mobile homeowners to CAP Riverside for weatherization and appliance replacement 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.	On-going	Under the Housing Choice Program, the County issued 654 new vouchers, of which 19 are Corona households. Staff also referred dozens of callers to the County seeking this assistance. 2015 - 346 vouchers 2016 - 363 vouchers 2017 - 363 vouchers 2018 - 333 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	1) Units at Risk: -94 very low income family units to be lost January 2019 will be resyndicated. TEFRA hearing held October 17, 2018 in support. Affordability will increase from 94 units to 160 units affordable at 50-60 AMI for 55 years. -74 moderate income senior units will be resyndicated. TEFRA hearing held October 17, 2018 in support. These units will be affordable at 50-60 AMI for 55 years. 2) Communication with HUD - on going 3) Tenant Education - provided through a partnership with Fair Housing and 211. City also provides assistance through its Code Enforcement team. 4) Acquisition Funds - since the loss of redevelopment set aside funds, no reoccurring funding sources have been found. In 2019-2020 staff will explore reinstating set aside if AB11 & SB5 passes. 5) Potential Acquisition sites/Coordination w/ Developers: -AB2135 gives 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. In 2018, negotiations commenced and in November 2018 RCTC accepted the offer. The acquisition of a 5 acre site (APN 118-270-002 & -003 and 118-302-014) is scheduled to close escrow in June 2019. Thereafter, plans to develop the site will commence. -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

PROGRAM 4 - NEIGHBORHOOD IMPROVEMENTS (ENHANCE COMMUNITY PRIDE)	Continued implementation of neighborhood public improvements, property maintenance ordinance, design review, and historic preservation.	Ongoing	In 2018/19 and 2019/20 the following CDBG funds projects were completed: FY 2018/19, CDBG funds will be utilized to reconstruct sidewalks and accessible paths throughout the CDBG low income eligible area, including ADA ramps. FY 2019/20, CDBG funds were utilized to assist with the purchase of the RCTC surplus property. This nearly 5 acre property will be utilized to construct an all affordable multifamily project, with Permanent Supportive Housing units.
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 need of upgrading in exchange fo rlong0term affordability controls on some or all of the units; pursue available funds for multi-family acquisition and rehabilitation.	Program	Since 2014 all NSP funds have been completely spent. - NSP and HOME funds were utilized to acquire a 12 unit dilapidated complex. The entire property was completely rehabilitated and the income levels are at 50% AMI. -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. -NSP funds are spent. Close out documents were submitted in June 2018. HUD approved close out July 2018.
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	1) East Sixth Street (Phase 1) 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. This project is nearing completion the second quarter of 2020. 2) RCTC surplus land on Second Street at Buena Vista was acquired November 2019. This site will produce over 100 new family affordable units and Permanent Supportive Housing Units to homeless. 3) Riverside Flood Control has an infill lot adjacent to affordable housing project, Corona Del Rey. The property owner is considering purchasing the property and has submitted a letter of intent to purchase. Although opportunities exist, HOME funds are not sufficient to purchase these properties and develop. For several years, HOME funds have been redirected to RRP program to substantially rehabilitate homes occupied by low income households. In FY20/21 HOME funds are being shifted into homeless services such as Tenant Base Assistance (or Rapid Rehousing) and may be used to support Permanent Supportive Housing Units as part of the Second Street affordable housing development

[illegible]

Jurisdiction	Corona	
Reporting Year	2019	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		609
Total Units		609

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

Housing Applications Summary	
Total Housing Applications Submitted:	12
Number of Proposed Units in All Applications Received:	0
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas