

§302(c)(4) Plan

Rev. 5/2020

§302(c)(4)(A) Describe the manner in which allocated funds will be used for eligible activities.

In May 2020, the City finalized a comprehensive Homeless Strategic Plan which was adopted by City Council on June 17, 2020. Use of PLHA funds for emergency shelter is a strategy in the plan. At the May 27, 2020 Study Session, City Council approved the development of a comprehensive system of services, shelter, and housing for the homeless, including the development of a 24/7, 30-bed, low-barrier emergency shelter/navigation center. The City of Corona will use 100% of the Permanent Local Housing Allocation (PLHA) funds to partially fund the operation of the shelter/navigation center. The City will use other funding sources to fully fund this project. The City will issue an RFP to select a qualified nonprofit operator with December 2020 as the target for start of program operation. The approved nonprofit will be required to operate the shelter/navigation center in compliance with Housing First and other related policies governing the PLHA Funds. The City will use its Federal HOME funds and existing, City-Owned 12-Housing Units to facilitate permanent housing placements from the emergency shelter/navigation center. The City will also use its existing outreach and engagement teams to facilitate referrals to the shelter/navigation center.

§302(c)(4)(B) Provide a description of the way the Local government will prioritize investments that increase the supply of housing for households with incomes at or below 60 percent of Area Median Income (AMI).

In March 2019, the City of Corona conducted a comprehensive homeless census. The census identified 209 street homeless (142 males and 67 females). 76% of Corona's street homeless have no income. The remaining 24% of street homeless fall within the very low income category. The January 2020 Point in Time Count identified 109 unsheltered homeless in Corona. Although Corona's homeless count decreased, the income categories and percentages had no major changes. PLHA funds will be used to operate the emergency shelter/navigation center to serve the homeless. Providing emergency shelter to the homeless meets the requirement to prioritize investments that increase the supply of housing for households with incomes at or below 60% of AMI. Furthermore, the City of Corona will use its Federal HOME funds and existing, City-Owned, 12-Housing Units to increase the supply of housing for homeless served at the shelter/navigation center. By using the PLHA funds for emergency shelter, the City can utilize other funding resources to create a seamless path to end homelessness in housing.

§302(c)(4)(C) Provide a description of how the Plan is consistent with the programs set forth in the Local Government's Housing Element.

Goal 2 of the City's Housing Element states "Promote and preserve suitable and affordable housing for persons with special needs, including large families, single-parent households, the disabled, and seniors, and shelter for the homeless". Policy 2.4 of Goal 2 states "Provide emergency shelter with transitional support for City residents, including disadvantaged groups". The City's plan to use 100% of PLHA funds for the emergency shelter/navigation center and other funding/housing resources for permanent housing placements from the shelter is consistent with Goal 2 and Policy 2.4 in the City's Housing Element.

Activities Detail (Activities Detail (Must Make a Selection on Formula Allocation Application worksheet under Eligible Activities, §301))

§301(a)(1) The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low-, very low-, low-, or moderate-income households, including necessary Operating subsidies.

§301(a)(2) The predevelopment, development, acquisition, rehabilitation, and preservation of Affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meets the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.

§301(a)(3) Matching portions of funds placed into Local or Regional Housing Trust Funds.

§301(a)(4) Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.

§301(a)(5) Capitalized Reserves for Services connected to the preservation and creation of new permanent supportive housing.

§301(a)(6) Assisting persons who are experiencing or At risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.

§302(c)(4)(E)(i) Provide a description of how allocated funds will be used for the proposed Activity.

100% of the PLHA funds will be used for operation of a 30-bed, low-barrier emergency shelter/navigation center. Consistent with the City's five-year Homeless Strategic Plan, the facility will provide 24/7, emergency shelter and multi-disciplinary, wrap-around services for shelter guests. The City will use its existing outreach and engagement teams for shelter referrals. In addition, transportation services will be provided for access to the shelter/navigation center. As part of the low-barrier, housing first model, the shelter will be pet friendly and provide comprehensive services to transition shelter guests out of crisis and into stability, self-sufficiency, and permanent housing. The City's emergency shelter is not a stand-alone service. It is part of a comprehensive system of services to facilitate continuity of care.

Complete the table below for each proposed Activity to be funded with 2019-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the Activity as many times as needed to capture all of the AMI levels that will be assisted, but only show the percentage of annual funding allocated to the Activity one time (to avoid double counting).

Funding Allocation Year	2019	2020	2021	2022	2023										
Type of Activity for Persons Experiencing or At Risk of Homelessness	Emergency Shelter	Emergency Shelter	Emergency Shelter	Emergency Shelter	Emergency Shelter										
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	100.00%	100.00%	100.00%	100.00%	100.00%										
§302(c)(4)(E)(ii) Area Median Income Level Served	30%	30%	30%	30%	30%										TOTAL

§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level	N/A	N/A	N/A	N/A	N/A										0
§302(c)(4)(E)(ii) Projected Number of Households Served	30	30	30	30	30										150
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	N/A	N/A	N/A	N/A	N/A										
§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.															
The City of Corona will use a city-owned facility to develop the emergency shelter/navigation center. The City will be using its CDBG Capital funds for renovation / rehabilitation of the facility during the summer and fall of 2020 with a target date of December 2020 for start of shelter/navigation center operation. In addition, the City will be issuing an RFP to select a qualified nonprofit operator concurrent with rehabilitation / renovation of the facility. Once the program becomes operational in December 2020, the City will be able to provide a seamless system of homeless services, shelter, and housing. Once selected, the nonprofit operator will partner with County Agencies and other organizations to provide wrap-around services to facilitate crisis stabilization and quick transitions to permanent housing throughout the five-year PLHA plan period.															
§301(a)(7) Accessibility modifications in Lower-income Owner-occupied housing.															
§301(a)(8) Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.															
§301(a)(9) Homeownership opportunities, including, but not limited to, down payment assistance.															
§301(a)(10) Fiscal incentives made by a county to a city within the county to incentivize approval of one or more affordable housing Projects, or matching funds invested by a county in an affordable housing development Project in a city within the county, provided that the city has made an equal or greater investment in the Project. The county fiscal incentives shall be in the form of a grant or low-interest loan to an affordable housing Project. Matching funds investments by both the county and the city also shall be a grant or low-interest deferred loan to the affordable housing Project.															
File Name:	Plan Adoption					§302(c)(4)(D) Evidence that the Plan was authorized and adopted by resolution by the Local jurisdiction and that the public had an adequate opportunity to review and comment on its content.							Attached and on USB?		Yes

Local Government Formula Allocation										Rev. 5/20/20	
Eligible Applicant Type:		Entitlement									
Local Government Recipient of PLHA Formula Allocation:										Corona	
Approximate PLHA Formula Allocation Amount:				\$582,003				Allowable Local Admin (5%):		\$29,100	
<p>Instructions: If the Local Government Recipient of the PLHA Formula Allocation delegated its PLHA formula allocation to a Local Housing Trust Fund or to another Local Government, the Applicant (for which information is required below) is the Local Housing Trust Fund or administering Local Government. The PLHA award will be made to the Applicant (upon meeting threshold requirements) and the Applicant is responsible for meeting all program requirements throughout the term of the Standard Agreement.</p> <p>The 302(c)(4) Plan template worksheet requires first choosing one or more of the Eligible Activities listed below. If "Yes" is clicked, the 302(c)(4) Plan worksheet opens a series of questions about what precise activities are planned. Some specific activities, such as providing downpayment assistance to lower-income households for acquisition of an affordable home, could be included under either Activity 2 or 9. Please only choose one of those Activities; don't list the downpayment assistance under both Activities.</p> <p>If the PLHA funds are used for the same Activity but for different Area Median Income (AMI) level, select the same Activity twice (or more times) and the different AMI level the Activity will serve. Please enter the percentage of funds allocated to the Activity in only the first Activity listing to avoid double counting the funding allocation.</p>											
Eligible Applicants §300											
<p>§300(a) and (b) Eligible Applicants for the entitlement and Non-entitlement formula component described in Section §100(b)(1) and (2) are limited to the metropolitan cities and urban counties allocated a grant for the federal fiscal year 2017 pursuant to the federal CDBG formula specified in 42 USC, Section §5306 and Non-entitlement local governments.</p>											
Applicant:		City of Corona									
Address:		400 S. Vicentia Avenue									
City:		Corona		State:		CA		Zip:		92882	
County:		Riverside									
§300(d) Is Applicant delegated by another Local government to administer on its behalf its formula allocation of program funds?										No	
§300(d) If Applicant answered "Yes" above, has the Applicant attached the legally binding agreement required by §300 (c) and (d)?										N/A	
File Name:		App1 Resolution				PLHA webpage for Resolution Document				Attached and on USB?	
File Name:		App1 Signature Block				Signature Block - upload in Microsoft Word Document				Attached and on USB?	
File Name:		App1 TIN				Taxpayer Identification Number Document				Attached and on USB?	
File Name:		Applicant Agreement				Legally binding agreement between Delegating and Administering Local Governments				Attached and on USB?	
Eligible Activities, §301											
§301(a) Eligible activities are limited to the following:										Included?	
§301(a)(1) The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to Extremely low-, Very low-, Low-, or Moderate-income households, including necessary operating subsidies.										☐ YES	
§301(a)(2) The predevelopment, development, acquisition, rehabilitation, and preservation of affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meets the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.										☐ YES	
§301(a)(3) Matching portions of funds placed into Local or Regional Housing Trust Funds.										☐ YES	
§301(a)(4) Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.										☐ YES	
§301(a)(5) Capitalized Reserves for services connected to the preservation and creation of new permanent supportive housing.										☐ YES	
§301(a)(6) Assisting persons who are experiencing or At-risk of homelessness, including, but not limited to, providing rapid re-housing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.										☑ YES	
§301(a)(7) Accessibility modifications in Lower-income Owner-occupied housing.										☐ YES	
§301(a)(8) Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.										☐ YES	
§301(a)(9) Homeownership opportunities, including, but not limited to, down payment assistance.										☐ YES	
§301(a)(10) Fiscal incentives made by a county to a city within the county to incentivize approval of one or more affordable housing Projects, or matching funds invested by a county in an affordable housing development Project in a city within the county, provided that the city has made an equal or greater investment in the Project. The county fiscal incentives shall be in the form of a grant or low-interest loan to an affordable housing Project. Matching funds investments by both the county and the city also shall be a grant or low-interest deferred loan to the affordable housing Project.										☐ YES	
Threshold Requirements, §302											
§302(a) Housing Element compliance: Applicant or Delegating Local Government's Housing Element was adopted by the Local Government's governing body by the application deadline and subsequently determined to be in substantial compliance with state Housing Element Law pursuant to Government Code Section 65585.										Yes	
§302(b) Applicant or Delegating Local Government has submitted the current or prior year's Annual Progress Report to the Department of Housing and Community Development pursuant to Government Code Section 65400.										Yes	
§302(c)(2) Applicant certifies that submission of the application was authorized by the governing board of the Applicant.										Yes	
§302(c)(3) Applicant certifies that, if the Local Government proposes allocation of funds for any activity to another entity, the Local government's selection process had no conflicts of interest and was accessible to the public.										Yes	
§302(c)(4) Does the application include a Plan in accordance with §302(c)(4)?										Yes	
§302(c)(4)(D) Applicant certifies that the Plan was authorized and adopted by resolution by the Local Government and that the public had an adequate opportunity to review and comment on its content										Yes	
§302(c)(5) Applicant certifies that the Plan submitted is for a term of five years. Local Governments agree to inform the Department of changes made to the Plan in each succeeding year of the term of the Plan.										Yes	
§302(c)(6) Applicant certifies that it will ensure compliance with §302(c)(6) if funds are used for the acquisition, construction, or rehabilitation of for-sale housing projects or units within for-sale housing projects.										N/A	
§302(c)(7) Applicant certifies that it will ensure that the PLHA assistance is in the form of a low-interest, deferred loan to the Sponsor of the Project, if funds are used for the development of an Affordable Rental Housing Development. The loan shall be evidenced through a Promissory Note secured by a Deed of Trust.										N/A	
§302(c)(8) Has Applicant attached a program income reuse plan describing how repaid loans will be reused for eligible activities specified in Section 301?										N/A	
Administration											
Applicant agrees to adhere to §500, Accounting Records.										Yes	
Applicant agrees to adhere to §501, Audits/Monitoring of PLHA Files.										Yes	
Applicant agrees to adhere to §502, Cancellation/Termination.										Yes	
Applicant agrees to adhere to §503, Reporting.										Yes	
Certifications											
On behalf of the entity identified below, I certify that: The information, statements and attachments included in this application are, to the best of my knowledge and belief, true and correct and I possess the legal authority to submit this application on behalf of the entity identified in the signature block.											
Jacob Ellis				City Manager				7/1/20			
Authorized Representative Printed Name				Title				Signature			
Entity name:				City of Corona				Phone Number: 951-279-3670			
Entity Address				400 S. Vicentia Avenue				City: Corona			
				State: CA				Zip: 92882			