



2025-2029 Consolidated Plan 2025-2029 Action Plan

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Executive Summary

ES-05 Executive Summary

The City of Corona has prepared the *2025-2029 Consolidated Plan* as required as required by the U.S. Department of Housing and Urban Development (HUD) to qualify to receive federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds. The Consolidated Plan provides a comprehensive assessment of the City's housing and community development needs. It also outlines the City's priorities, objectives, and strategies for investing CDBG and HOME funds to address these needs over the five year period from July 1, 2025, through June 30, 2030.

Each year, the City receives CDBG and HOME funding based on a formula used by HUD. These funds are awarded to local nonprofit organizations or City departments to support a variety of activities that align with the City's Consolidated Plan goals and address the priority needs of low- and moderate-income residents.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

The CDBG program, established under the Housing and Community Development Act of 1974, is a flexible federal funding source designed to address a wide range of housing and community development needs. HUD evaluates the City's Consolidated Plan and program performance based on three primary objectives: providing decent housing, creating suitable living environments, and expanding economic opportunities for low- and moderate-income households. To qualify for CDBG funding, each activity must meet one of the following national objectives:

- Benefit low- and moderate-income persons; or
- Aid in the prevention or elimination of slums and blight; or
- Meet other community development needs having a particular urgency (usually the result of a natural disaster).

HOME INVESTMENT PARTNERSHIPS (HOME)

The HOME program, established under the Cranston-Gonzalez National Affordable Housing Act of 1990, is the largest federal program dedicated to affordable housing development. Designed to increase the supply of safe and affordable housing for low- and moderate-income households, the HOME program is often implemented in collaboration with nonprofit housing developers, public agencies, and private entities. Eligible activities supported by HOME funds include new construction, acquisition, and rehabilitation of affordable housing, homebuyer assistance programs, and tenant-based rental assistance.

The City's formula grant allocations for the 2025 Program Year include \$1,085,264 of CDBG funds and \$409,306 of HOME funds. The 2025-2026 Action Plan allocates these resources

to fund the following program activities that will be implemented from July 1, 2025, to June 30, 2026.

2025-2026 CDBG ACTIVITIES

PUBLIC SERVICES

Big Brothers Big Sisters: Bigs with Badges Mentoring Program	\$32,048
Fair Housing Council of Riverside County	\$34,594
Starting Over, Inc: Employment Readiness & Training/ Certifications	\$32,048
Inspire Life Skills Training: Inspiring Hope, Corona	\$32,048
Voices for Children: County-Appointed Special Advocate	\$32,048

CAPITAL

Public Works ADA Compliance	\$605,426
Housing Code Enforcement	\$100,000

ADMINISTRATION & PLANNING

Administration & Planning	\$217,052
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2025-2026 HOME ACTIVITIES

Tenant Based Rental Assistance	\$306,979.70
Community Housing Development Organization (CHDO) Set-Aside	\$61,395.94
Administration & Planning	\$40,930.63

Summary of the objectives and outcomes identified in the Plan needs assessment Overview

The *2025-2029 Consolidated Plan* is a thorough, data-driven needs assessment and market analysis, combined with insights gathered from residents, community organizations, and other local stakeholders. This approach ensures CDBG and HOME funds are directed toward high priority needs that align with the City's goals.

Based on this analysis, the City has identified six priority needs, which will be addressed through four goals over the five-year period. These goals establish a clear framework for the allocation of CDBG and HOME funds that ensure investments produce meaningful results. Each goal is tied to measurable outcome indicators, which allow the City to track progress, assess performance, and evaluate the impact of HUD-funded activities. The following table summarizes the goals, priority needs, and expected five-year outcomes.

Table 1 - Strategic Plan Summary

Goal Name	Time Period	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Goal 1: Affordable Housing	2025 – 2029	-Affordable Housing -Homelessness	Citywide	-Prevent and eliminate homelessness -Increase the supply of affordable housing -Preserve the supply of affordable housing	HOME: \$1,841,877 CDBG: \$1,193,790	Tenant-Based Rental Assistance: 125 Households Assisted Rental Housing Constructed: 140 Housing Units Homeowner Housing Rehabilitated: 30 Housing Units Housing Code Enforcement: 375 Housing Unit Cases Resolved
<p>Description: In partnership with housing developers, leverage HOME and CDBG funds in support of the development or creation of affordable rental housing opportunities that are affordable to households earning less than 30, 50, or 60 percent of Area Median Income, including units for individuals, families, persons with special needs, and persons experiencing homelessness or at-risk of experiencing homelessness. This goal includes development of permanent supportive housing units that include wrap-around services to help individuals with a history of chronic homelessness to remain stably housed. Rapidly house homeless individuals and families ready to become housed or prevent individuals and families who are currently housed but experience cost burdens from becoming homeless by implementing a Tenant-Based Rental Assistance program. This goal also includes improving housing quality for renters and owners by implementing the Code Enforcement program and preserving housing that is already affordable to its occupants by implementing the Residential Rehabilitation Program.</p>						
Goal 2: Public Services	2025 – 2029	-Non-Housing Community Development -Homelessness	Citywide	-Prevent and eliminate homelessness -Equal access to housing opportunities -Provide public services for low-income residents and residents with special needs	CDBG: \$813,948	Public Service Activities other than Low / Moderate-Income Housing Benefit: 9,500 People
<p>Description: Provide public services designed to affirmatively further fair housing choice each year and implement a new four-year CDBG Public Service Grants Notice of Funding Availability focused on public services including but not limited to youth and senior services, transportation, substance abuse services, employment training, child care, health and community services, services for domestic violence victims, services for homeless persons including emergency shelter operations, and services for persons with special needs including persons with disabilities, domestic violence, reentry, substance abuse and HIV/AIDS.</p>						

Goal Name	Time Period	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Goal 3: Community Facilities & Infrastructure	2025 – 2029	-Non-Housing Community Development -Homelessness	Citywide	-Prevent and eliminate homelessness -Improve community facilities and infrastructure	CDBG: \$2,387,317	Public Facility or Infrastructure Activities other than Low / Moderate-Income Housing Benefit: 81,935 People
<p>Description: Invest in the revitalization of existing community facilities and explore options for new community facilities, including the City's aging parks and recreational facilities. Improve public facilities and infrastructure to benefit low- and moderate-income residents or those presumed under HUD regulations to be low- and moderate-income such as the elderly and disabled adults. Infrastructure includes alleyways, streets, sidewalks, and accessibility improvements, but infrastructure also includes public improvements in support of affordable housing and neighborhood revitalization. Where possible, improvements will focus on removing material and architectural barriers to accessibility for elderly persons and severely disabled adults.</p>						
Goal 4: Planning and administration	2025 - 2029	Program Administration	N/A	All	CDBG: \$1,085,264 HOME: \$204,653	Other: 5
<p>Description: Provide for the timely and compliant administration of the CDBG and HOME programs in accordance with HUD policy and federal regulations. HUD requires the City to represent Administration funds as a "goal" within the Consolidated Plan so that the sources of funds (refer to Section SP-35) are fully allocated to goals.</p>						

Evaluation of past performance

The investment of HUD resources during the 2020-2024 Program Years had widespread impact in Corona. In 2020, the global coronavirus pandemic struck and Congress passed the Coronavirus Aid, Relief, and Economic Security (CARES) Act. The City received \$1,670,542 CDBG-CV funds to prevent, prepare for, and respond to the virus in the community. The World Health Organization, based on evidence, has ended pandemic status and the national public health emergency has ended.

Together with other federal, state, and local investments, HUD resources allowed the City of Corona and its partners to aid low- and moderate-income individuals and households throughout community over the last five years. The City continues to effectively carry out its activities and align projects and programs with the City's overall strategies and goals. A full review of past performance is available in the Consolidated Annual Performance and Evaluation Reports (CAPERs) that can be accessed through the City's website at www.coronaca.gov/cdbg. In summary, as of June 30, 2024, the City:

- Provided Tenant Based Rental Assistance to 51 households.
- Brought 1,065 housing units into compliance with local codes.
- Completed eight owner-occupied dwellings under the Residential Rehabilitation Program.
- Rehabilitated a homeless emergency shelter building and the Corona Senior Center.
- Completed design, engineering, and construction of the Victoria Park Splash Pad.
- Completed design, engineering, and contractor procurement for the Sheridan Park Universal Playground.
- Provided public services including one-on-one mentoring for student youth from low-income families, life-skills support to low-income residents, life-skills training and housing, nursing services for developmentally disabled adults, and assistance to foster youth, to over 4,000 individuals.
- Provided fair housing services to over 3,000 residents.

Summary of citizen participation process and consultation process

The Consolidated Plan regulations at 24 CFR Part 91 provide the citizen participation and consultation requirements for the development of the Consolidated Plan. Chief among those requirements is the need to consult with the Continuum of Care (CoC) to address homelessness, Public Housing Authorities (PHA), business leaders, civic leaders, and public or private agencies that address housing, health, social service, victim services, employment, or education needs of low-income individuals and families, homeless individuals and families, youth and/or other persons with special needs. Information supplied by these community stakeholders, together with the data supplied by HUD resulted in a well-informed planning document that reflects the housing and community development needs and priorities for the City of Corona over the next five years.

In accordance with the City's Citizen Participation Plan (CPP), residents and stakeholders were able to participate in the development of the *2025-2029 Consolidated Plan* through surveys, community meetings, and public hearings. Special efforts were made to encourage participation by low- and moderate-income persons, particularly those living in areas where HUD funds are proposed to be used, as well as residents of predominantly low- and moderate-income neighborhoods. The City also worked to engage the participation of minorities and non-English speaking individuals, as well as persons with disabilities. The consultation process included representatives of the Continuum of Care (CoC), the Public Housing Authority (PHA), and other key organizations. These partners contributed by completing surveys, sharing local data, and helping the City to coordinate strategies to maximize impact and avoid duplication of effort.

Summary of public comments

TBD

Summary of comments or views not accepted and the reasons for not accepting them

TBD

Summary

The *2025-2029 Consolidated Plan* establishes a clear framework for the strategic use of CDBG and HOME funds to address high-priority community needs. All projects align with at least one of the five Strategic Plan goals and their corresponding measurable objectives.

In Program year 2025-2026, the City will allocate \$1,085,264 CDBG and \$409,306 HOME funds toward eligible activities designed to provide suitable affordable housing and improve the quality of life for low- and moderate-income residents.

The Process

PR-05 Lead & Responsible Agencies

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Table 2 – Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Administrator	Corona	Housing & Homeless Solutions Division
HOME Administrator	Corona	Housing & Homeless Solutions Division

Narrative

The Housing & Homeless Solutions Division of the City of Corona is the lead agency responsible for the administration of the CDBG and HOME programs. Policy and funding decisions are made by the City Council, which consists of the Mayor, who is elected at-large, the Vice Mayor, and three City Council Members. Decisions regarding implementation of activities within the Consolidated Plan are informed by staff recommendations and input from the residents.

The City contracted with LDM Associates, Inc. to prepare the *2025-2029 Consolidated Plan*. In the development of this Consolidated Plan, the City and LDM Associates, Inc. implemented a comprehensive citizen participation and consultation process and conducted a needs assessment and market analysis to identify levels of relative need regarding affordable housing, homelessness, special needs, and community development. This information was gathered through consultation with stakeholders and community meetings, review of demographic and economic data, and housing market analysis.

In the implementation of the *2025-2029 Consolidated Plan* and each of the five Annual Action Plans, Housing & Homeless Solutions Division staff shall be responsible for all grants planning, management, and monitoring duties necessary to comply with HUD regulations and City policy.

Consolidated Plan Public Contact Information

Housing & Homeless Solutions Division
Attn: Frank Perez, CDBG Consultant
400 South Vicentia Avenue, Corona, CA 92882
(951) 817-5715

PR-10 Consultation

As part of the preparation of the Consolidated Plan the City reached out for consultation to agencies, groups, and organizations involved in the development of affordable housing, creation of job opportunities for low-and moderate-income residents, and/or provision of services to homeless and non-homeless individuals with special needs. To facilitate this consultation, the City solicited feedback through the following methods:

- Community Needs Survey (web-based and paper-surveys)
- Community and stakeholder meetings
- Public hearings
- Receipt of written or oral comments

The input received from these consultations helped establish and inform the objectives and goals described in the Strategic Plan.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City recognizes the importance of careful coordination and alignment among various service providers to maximize the effectiveness of the CDBG and HOME programs. As a result, during the development of the *2025-2029 Consolidated Plan*, the City consulted with organizations that provide assisted housing, health services, and other community-focused programs. Outreach efforts included surveys, invitations to community meetings, and follow-up interviews where appropriate. Outreach was made to organizations and agencies including:

- The Continuum of Care,
- Nonprofit services providers,
- Affordable and market rate housing developers,
- Housing advocates,
- Public agencies (such as the school district and Public Housing Authority),
- Economic development and employment organizations,
- Community and neighborhood groups, and
- Neighboring cities and communities.

The City further recognizes the importance of continued coordination and alignment during the upcoming five-year planning period with these organizations and agencies and will work to strengthen relationships over the next five years.

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

Riverside County's homeless Continuum of Care (CoC) is comprised of a network of public, private, faith-based, for-profit, and nonprofit service providers who utilize several federal, state and local resources to provide services for homeless people. The successful implementation of the City of Corona's Homeless Strategic Plan has led to the City offering a complete continuum of care. Agencies, nonprofits, and faith-based entities throughout Riverside County provide programs ranging from feeding the homeless on the street, creating permanent supportive housing opportunities, services for homeless and non-homeless victims of domestic violence, veterans, the disabled and youth. These services are available to homeless families with children, and single men and women.

The CoC guides the development of homeless strategies and the implementation of programs to end homelessness throughout the region. The City of Corona Housing & Homeless Solutions Manager serves as the Chair of the Riverside County Continuum of Care. She was directly consulted regarding the needs of homeless individuals and families and subpopulations.

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

The City of Corona consulted with a variety of housing providers, social service agencies and organizations involved in housing, community and economic development in Corona and across the region. These consultations helped the City to obtain valuable information on the priority needs and how best to invest CDBG, HOME and other resources to support decent affordable housing, a suitable living environment, and economic opportunities for low- and moderate-income residents.

Although the City of Corona does not receive Emergency Shelter Grant (ESG) funds, the CoC was consulted to ensure that local homeless solutions were pursued collaboratively and supported regional goals.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 3 – Participation

LOCAL, STATE & FEDERAL GOVERNMENT		
1	Agency/ Group/ Organization	City of Corona
	Agency/ Group/ Organization Type	Local Government; Housing; Services-Housing; Service- Children; Services-Elderly; Planning Organization
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Homelessness Strategy; Non-Homeless Special Needs; Economic Development; Lead-Based Paint Strategy; Anti-Poverty Strategy
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
2	Agency/ Group/ Organization	Corona Department of Water & Power
	Agency/ Group/ Organization Type	Water District/ Agency
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Other-Non-Housing Community Needs
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
3	Agency/ Group/ Organization	County of Riverside Board of Supervisors
	Agency/ Group/ Organization Type	Local Government; Public Land Agency
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Homelessness Strategy; Non-Homeless Special Needs; Economic Development; Anti-Poverty Strategy
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
4	Agency/ Group/ Organization	County of Riverside Department of Public Social Services
	Agency/ Group/ Organization Type	Local Government; Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Homeless Strategy; Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.

5	Agency/ Group/ Organization	Housing Authority of Riverside County
	Agency/ Group/ Organization Type	PHA; Local Government; Public Land Agency; Assisted Housing
	What section of the Plan was addressed by Consultation?	Housing Strategy; Homeless Strategy
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
6	Agency/ Group/ Organization	County of Riverside Emergency Management Department
	Agency/ Group/ Organization Type	Emergency Management Agency; Local Government
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
7	Agency/ Group/ Organization	County of Riverside Flood Control and Water Conservation District
	Agency/ Group/ Organization Type	Flood Plain Management; Local Government
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
8	Agency/ Group/ Organization	County of Riverside Transportation and Land Management Agency
	Agency/ Group/ Organization Type	Local Government; Public Land Agency; Planning Organization
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
9	Agency/ Group/ Organization	California State Senate (District Office 31)
	Agency/ Group/ Organization Type	State Government
	What section of the Plan was addressed by Consultation?	Housing; Other-Non-Housing Community Development

	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
10	Agency/ Group/ Organization	U.S. Department of Housing and Urban Development
	Agency/ Group/ Organization Type	Federal Government
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
11	Agency/ Group/ Organization	U.S. Department of Agriculture Forest Service
	Agency/ Group/ Organization Type	Federal Government; Public Land Agency
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
HOMELESS		
12	Agency/ Group/ Organization	211 Community Connect
	Agency/ Group/ Organization Type	Services-Homeless; Continuum of Care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
13	Agency/ Group/ Organization	Vets Connect Resource Center
	Agency/ Group/ Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Homelessness Needs-Veterans; Anti-Poverty
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
14	Agency/ Group/ Organization	Inspire Life Skills Training
	Agency/ Group/ Organization Type	Services-Homeless

	What section of the Plan was addressed by Consultation?	Homeless Strategy; Homelessness Needs; - Unaccompanied Youth; Anti-Poverty
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
15	Agency/ Group/ Organization	Riverside County Continuum of Care
	Agency/ Group/ Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
16	Agency/ Group/ Organization	County of Riverside Housing & Workforce Solutions
	Agency/ Group/ Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
17	Agency/ Group/ Organization	CityNet
	Agency/ Group/ Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Anti-Poverty
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
18	Agency/ Group/ Organization	Starting Over
	Agency/ Group/ Organization Type	Services-Homeless; Assisted Housing
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Anti-Poverty
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.

19	Agency/ Group/ Organization	United Way
	Agency/ Group/ Organization Type	Continuum of Care; Services-Homeless; Services-Elderly; Services-Children; Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Non-Homeless Special Needs; Anti-Poverty
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
20	Agency/ Group/ Organization	For the People Task Force
	Agency/ Group/ Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Anti-Poverty
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
21	Agency/ Group/ Organization	Abode Communities
	Agency/ Group/ Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Anti-Poverty
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
22	Agency/ Group/ Organization	Angels Over Cliffs in Corona
	Agency/ Group/ Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Anti-Poverty
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
23	Agency/ Group/ Organization	Crossroads Community Church
	Agency/ Group/ Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Anti-Poverty

	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
24	Agency/ Group/ Organization	Corona Friends Church
	Agency/ Group/ Organization Type	Service-Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Anti-Poverty
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
25	Agency/ Group/ Organization	Mercy House
	Agency/ Group/ Organization Type	Services-Homeless; Assisted Housing
	What section of the Plan was addressed by Consultation?	Homelessness Strategy, Anti-Poverty; Housing Needs
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
26	Agency/ Group/ Organization	St. Edwards Food Pantry
	Agency/ Group/ Organization Type	Service-Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Anti-Poverty
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
ELDERLY & DISABLED		
27	Agency/ Group/ Organization	Council on Aging
	Agency/ Group/ Organization Type	Services – Elderly
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
28	Agency/ Group/ Organization	Meals on Wheels Riverside
	Agency/ Group/ Organization Type	Services – Disabled; Services-Elderly
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
29	Agency/ Group/ Organization	LIFT
	Agency/ Group/ Organization Type	Services – Disabled; Services-Elderly
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
30	Agency/ Group/ Organization	Peppermint Ridge
	Agency/ Group/ Organization Type	Services – Disabled
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
31	Agency/ Group/ Organization	Easterseals of Southern California
	Agency/ Group/ Organization Type	Services – Disabled
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
32	Agency/ Group/ Organization	ABC Hopes, Inc.
	Agency/ Group/ Organization Type	Services – Disabled
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
CHILDREN		
33	Agency/ Group/ Organization	Avant-Garde Foster Family Agency
	Agency/ Group/ Organization Type	Child Welfare Agency; Service-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Other-Non-Housing Community Development

	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
34	Agency/ Group/ Organization	Corona Norco - YMCA
	Agency/ Group/ Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Homeless Needs-Unaccompanied Youth
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
35	Agency/ Group/ Organization	Boys & Girls Club
	Agency/ Group/ Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Homeless Needs-Unaccompanied Youth
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
36	Agency/ Group/ Organization	Big Brothers Big Sisters
	Agency/ Group/ Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Anti-Poverty Strategy
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
37	Agency/ Group/ Organization	Assistance League of Riverside
	Agency/ Group/ Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Anti-Poverty Strategy
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
38	Agency/ Group/ Organization	Voices For Children
	Agency/ Group/ Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Anti-Poverty Strategy

	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
39	Agency/ Group/ Organization	Corona/Norco Day of the Child
	Agency/ Group/ Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Anti-Poverty Strategy
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
40	Agency/ Group/ Organization	100 Mile Club
	Agency/ Group/ Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Anti-Poverty Strategy
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
EDUCATION		
41	Agency/ Group/ Organization	California State University San Bernardino
	Agency/ Group/ Organization Type	Services-Children; Publicly Funded Institution; Services-Education; Services-Homelessness
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Homelessness Strategy; Anti-Poverty; Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
42	Agency/ Group/ Organization	Corona Norco Unified School District
	Agency/ Group/ Organization Type	Services-Children; Publicly Funded Institution; Services-Education; Services-Homelessness
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Homelessness Strategy; Anti-Poverty; Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.

43	Agency/ Group/ Organization	Women’s Improvement Club
	Agency/ Group/ Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Anti-Poverty
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
44	Agency/ Group/ Organization	Christian Arts and Theatre
	Agency/ Group/ Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Anti-Poverty
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
45	Agency/ Group/ Organization	Friends of Corona Public Library
	Agency/ Group/ Organization Type	Services-Education; Civic Leader
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
HOUSING & FAIR HOUSING		
46	Agency/ Group/ Organization	C & C Development
	Agency/ Group/ Organization Type	Housing; Assisted Housing
	What section of the Plan was addressed by Consultation?	Housing Strategy; Housing Need
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
47	Agency/ Group/ Organization	Habitat For Humanity
	Agency/ Group/ Organization Type	Housing; Assisted Housing
	What section of the Plan was addressed by Consultation?	Housing Strategy; Housing Need
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.

48	Agency/ Group/ Organization	Fair Housing Council of Riverside
	Agency/ Group/ Organization Type	Services- Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Strategy; Housing Need
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.

HEALTH

49	Agency/ Group/ Organization	Corona Regional Medical Center
	Agency/ Group/ Organization Type	Health Agency; Services-Health; Services-HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Housing Special Needs; Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.

50	Agency/ Group/ Organization	Riverside University Health System Public Health
	Agency/ Group/ Organization Type	Health Agency; Services-Health; Services-HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Housing Special Needs; Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.

51	Agency/ Group/ Organization	The Stephan Center
	Agency/ Group/ Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development Strategy
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.

BROADBAND

52	Agency/ Group/ Organization	California Emerging Technology Fund
	Agency/ Group/ Organization Type	Narrowing the digital divide
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development

	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
53	Agency/ Group/ Organization	Spectrum
	Agency/ Group/ Organization Type	Broadband ISP
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
REGIONAL PLANNING, BUSINESS LEADER, EMPLOYMENT SERVICES		
54	Agency/ Group/ Organization	Southern California Association of Governments
	Agency/ Group/ Organization Type	Planning Organization; Regional Organization
	What section of the Plan was addressed by Consultation?	Housing Need Analysis; Homelessness Strategy Non-Homeless Needs Assessment; Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
55	Agency/ Group/ Organization	Corona Chamber of Commerce
	Agency/ Group/ Organization Type	Business Leader; Continuum of Care
	What section of the Plan was addressed by Consultation?	Economic Development; Homeless Strategy
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
56	Agency/ Group/ Organization	Thomas Miller Mortuary
	Agency/ Group/ Organization Type	Business Leader
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.

57	Agency/ Group/ Organization	Upwards Inc.
	Agency/ Group/ Organization Type	Business Leader
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
58	Agency/ Group/ Organization	Inland Empire Women's Business Center
	Agency/ Group/ Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
CIVIC & OTHER		
59	Agency/ Group/ Organization	Building a Beloved Corona
	Agency/ Group/ Organization Type	Civic Leader
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
60	Agency/ Group/ Organization	Shrine of the Presentation
	Agency/ Group/ Organization Type	Other: Religious Institution
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
61	Agency/ Group/ Organization	Faith Fellowship Bible Church
	Agency/ Group/ Organization Type	Other: Religious Institution
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.

62	Agency/ Group/ Organization	Corona Thanksgiving Church
	Agency/ Group/ Organization Type	Other: Religious Institution
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
63	Agency/ Group/ Organization	Iglesia Reformada La Senda
	Agency/ Group/ Organization Type	Other: Religious Institution
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
64	Agency/ Group/ Organization	Centro Libre Church
	Agency/ Group/ Organization Type	Other: Religious Institution
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
65	Agency/ Group/ Organization	Corona Church of Christ
	Agency/ Group/ Organization Type	Other: Religious Institution
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
66	Agency/ Group/ Organization	New Hope Family Worship
	Agency/ Group/ Organization Type	Other: Religious Institution
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.

67	Agency/ Group/ Organization	True Word Apostolic Church
	Agency/ Group/ Organization Type	Other: Religious Institution
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
68	Agency/ Group/ Organization	Church of the Nazarene
	Agency/ Group/ Organization Type	Other: Religious Institution
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
69	Agency/ Group/ Organization	Seventh Day Adventist Church
	Agency/ Group/ Organization Type	Other: Religious Institution
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
70	Agency/ Group/ Organization	First Baptist Church
	Agency/ Group/ Organization Type	Other: Religious Institution
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
71	Agency/ Group/ Organization	Saint Edwards Roman Catholic Church
	Agency/ Group/ Organization Type	Other: Religious Institution
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.

72	Agency/ Group/ Organization	Saddleback Church Corona
	Agency/ Group/ Organization Type	Other: Religious Institution
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
73	Agency/ Group/ Organization	Bridge in Corona
	Agency/ Group/ Organization Type	Other: Religious Institution
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
74	Agency/ Group/ Organization	Inland Vineyard Christian Fellowship
	Agency/ Group/ Organization Type	Other: Religious Institution
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
75	Agency/ Group/ Organization	Copus Christi Roman Catholic Church
	Agency/ Group/ Organization Type	Other: Religious Institution
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
76	Agency/ Group/ Organization	New Life Community Church
	Agency/ Group/ Organization Type	Other: Religious Institution
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.

77	Agency/ Group/ Organization	Praise Chapel Corona Christian Church
	Agency/ Group/ Organization Type	Other: Religious Institution
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
78	Agency/ Group/ Organization	Presence of the Lord Christian Church
	Agency/ Group/ Organization Type	Other: Religious Institution
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.
79	Agency/ Group/ Organization	Congregation Beth Shalom
	Agency/ Group/ Organization Type	Other: Religious Institution
	What section of the Plan was addressed by Consultation?	Other-Non-Housing Community Development
	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and selected departments through surveys, meetings, and email.

Identify any Agency Types not consulted and provide rationale for not consulting

The City maintains a list of agencies, organizations and other stakeholders that have expressed an interest in City’s CDBG and HOME programs and invited representatives from each entity to participate at multiple points in the planning process. All agencies were strongly encouraged to attend the Community Meetings and participate in surveys. If an agency did not attend meetings or participate in surveys, it was done so by the agency’s choice.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Table 4– Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your <i>Strategic Plan</i> overlap with the goals of each plan?
Continuum of Care	County of Riverside Housing & Workforce Solutions, Office of Homeless Services and Continuum of Care	Consultation with the CoC indicates that the City’s Consolidated Plan goals are consistent with the CoC’s strategies.
<i>2021-2029 Housing Element</i>	City of Corona	The goals included in the Consolidated Plan are consistent with the Housing Element policies and objectives.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

City of Corona departments, adjacent units of government, the CoC, and Corona Public Housing Authority were consulted with on the development and implementation of the *2025-2029 Consolidated Plan*.

PR-15 Citizen Participation

Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal setting

The City of Corona conducted a comprehensive citizen participation process to ensure the *2025-2029 Consolidated Plan* reflects community needs and priorities. The public engagement process was designed in accordance with the City's Citizen Participation Plan (CPP) and HUD regulations (24 CFR 91.105), ensuring residents, local organizations, and community stakeholders had meaningful opportunities to participate in shaping the City's housing and community development strategies.

The Housing & Homeless Solution Division led outreach efforts, emphasizing broad public engagement, particularly among low- and moderate-income residents, individuals with disabilities, racial and ethnic minorities, non-English-speaking populations, and public housing residents. The City also actively consulted with local and regional institutions, businesses, developers, nonprofit and faith-based organizations, the Continuum of Care (CoC), and philanthropic entities to ensure a coordinated and holistic approach to addressing housing and community development needs.

To identify and prioritize community needs, the City developed and distributed a survey to gather input on housing, community, and economic development needs. The survey was available in English and Spanish online and in paper format at various public facilities. The survey received 2,583 responses from Corona residents and stakeholders. A summary of the survey and responses is in Appendix B.

In the Fall of 2024, two publicly noticed meetings were held to obtain the views of the community on the City's housing and community development needs. The meetings were held on October 17, 2024. One meeting was conducted in English and one was conducted in Spanish. A public hearing to adopt the Consolidated Plan and first year Annual Action Plan is scheduled for July 2, 2025, at City Hall.

Public notices for public hearings, meetings, the survey, and the 30-day comment period were published in a medium of general circulation in the City. Additionally, the City used social media platforms such as Facebook and Instagram to advertise the opportunities to participate. At each step in the process, the City was careful to ensure that low- and moderate-income residents, members of minority groups, agencies involved in the provision of services to these populations, and others who are directly impacted by the programs and activities supported by the Consolidated Plan programs had the opportunity to be actively involved.

Table 5 - Citizen Participation Outreach

Outreach			Summary		
Mode	Additional Modes	Target	Content/ Attendance	Comments	Comments not accepted
Newspaper Ad	City website; Social Media; Flyers	Broad Community	Published in the Sentinal Weekly News on October 4, 2024. Public Meetings, October 17, 6:00 PM, at the Historic Civic Center and City Hall, Community Needs Survey.	N/A	N/A
Public Meeting		Broad Community	Public Hearing, October 17, 6:00 PM, at the Historic Civic Center. See Appendix B.	All comments were accepted	N/A
Public Meeting		Broad Community	Public Meeting, October 17, 2024, at 6:00 PM at City Hall. See Appendix B.	All comments were accepted	N/A
Community Needs Survey		Broad Community	See Appendix B	All comments were accepted	N/A
Newspaper Ad	City website	Broad Community	Published in the Sentinal Weekly News on April 11, 2025. Notice of Application of Funding for FY2025 CDBG.	N/A	N/A
Newspaper Ad	City website	Broad Community	Draft <i>2025-2029 Consolidated Plan</i> and <i>2025-2026 Annual Action Plan</i> 30-day review period from June 2 to July 2, 2025, and public hearing on July 2, 2025, 6:00 PM, at City Hall.	N/A	N/A
30-Day Review		Broad Community	Made available on website and in hard copy from June 2 to July 2, 2025	TBD	TBD
Public Hearing		Broad Community	Public hearing of <i>Draft 2025-2029 Consolidated Plan</i> and <i>2025-2026 Annual Action Plan</i> on July 2, 2025, 6:00 PM, at City Hall.	TBD	TBD

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Consolidated Plan Needs Assessment examines a range of needs including housing, homelessness, non-homeless special needs, and non-housing community development needs. The Housing Needs Assessment section evaluates household income, tenure (renter or owner), housing cost as a function of household income, disproportionate need amongst racial and ethnic groups, and public housing needs.

The Homeless Needs Assessment examines the sheltered and unsheltered homeless population in Riverside County to inform the City's strategy to address homelessness during the next five years.

The Non-Homeless Special Needs Assessment section evaluates the needs of people who are not homeless, and due to various reasons need services. This population includes elderly, frail and elderly, people who have severe mental illness including Post Traumatic Stress Disorder (PTSD), developmental and physical disabilities, alcohol or other drug addictions, HIV/AIDS, and victims of human trafficking and domestic violence.

Lastly, the Non-Housing Community Development Needs Assessment section discusses the need for public facilities, public infrastructure improvements, and public services to benefit low- and moderate-income residents.

Methodology

To assess community needs, the City examined data, held community meetings, conducted a survey of residents and local stakeholders, and consulted with experts and local stakeholders. The Needs Assessment primarily relies on the following data sources:

- American Community Survey (ACS) 2020 five-year estimates
- Comprehensive Housing Affordability Strategy (CHAS) 2016–2020
- 2023 Point-In-Time Homeless Count

The ACS and CHAS five-year estimates were the most recent complete datasets available.

Consolidated Plan Survey for Residents and Stakeholders

Corona residents and stakeholders had the opportunity to respond to a survey to rate the level of need for public services, housing, and housing services. The surveys also gathered insight into residents' internet access. The tabulation of survey results from 2,583 residents and stakeholders that responded to the surveys are integrated throughout the Needs Assessment (NA) and Market Analysis (MA) of Consolidated Plan.

NA-10 Housing Needs Assessment

Summary of Housing Needs

According to the Demographics table, the City population rose three percent from 152,374 to 157,136 over the ten-year period from 2010 to 2020. During this time, the number of households increased 11 percent from 43,325 to 47,953 and the median household income grew 12 percent from \$79,180 to \$88,434.

Figure 1 illustrates the number of households in each income category. Over 34 percent of households in Corona earn up to 80 percent Area Median Income (AMI). The household income levels correspond with the following HUD Area Median Family Income (HAMFI)/AMI definitions:

- Extremely low-income: 0-30% HAMFI/AMI
- Low-income: 30-50% HAMFI/AMI
- Moderate-income: 50-80% HAMFI/AMI
- Medium-income: 80-100% HAMFI/AMI
- Upper-income: 80-100% HAMFI/AMI

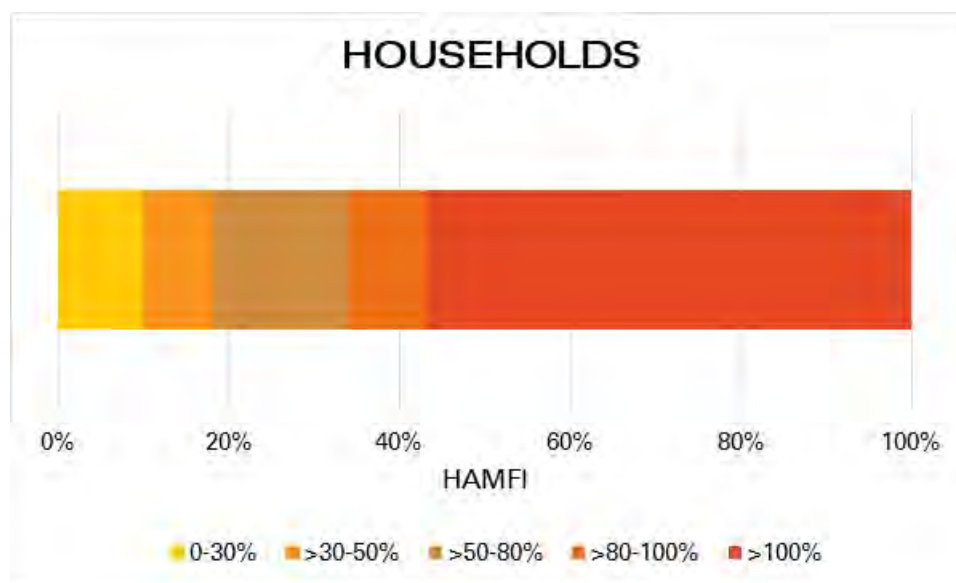


Figure 1 - Households
Data Source: 2016-2020 CHAS

Small-family households consist of two-to-four family members, while large-family households include five or more persons. The most common household type in Corona is small-family households, which represent 52 percent of all households in the City.

This section contains eight data tables referencing housing problems. Housing problems, as defined by HUD, include the following:

1. Lacks complete kitchen facilities: Household lacks a sink with piped water, a range or stove, or a refrigerator.
2. Lacks complete plumbing facilities: Household lacks hot and cold piped water, a flush toilet and a bathtub or shower.
3. Overcrowding / severe overcrowding: A household is overcrowded, if there are more than 1.01 persons per room, excluding bathrooms, porches, foyers, halls, or half-rooms. A household is severely overcrowded if there are more than 1.5 persons per room.
4. Cost burden / severe cost burden: A cost burdened household pays more than 30 percent of its total gross income for housing costs. A severely cost burdened household pays more than 50 percent of its total income for housing costs. Renter housing costs include rent paid by the tenant plus utilities. Owner housing costs include mortgage, taxes, insurance, and utilities.

Table 8 make clear cost burden – spending over 30 percent of income – is the most common housing problem among renter and owner households. Approximately 61 percent of the 16,285 households earning up to 80 percent AMI experience this burden. Additionally, 62 percent of households earning up to 80 percent AMI, with one or more severe housing problem are renters.

Table 6 - Housing Needs Assessment Demographics

Demographics	Base Year: 2010	Most Recent Year: 2020	% Change
Population*	152,374	157,136	3.1%
Households	43,325	47,953	10.7%
Median Income	\$79,180	\$88,434	11.7%

Data Source: Decennial Census 2010, 2020, 2016-2020 ACS

Table 7 - Number of Households Table

	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	>100% AMI
Total Households	4,720	3,950	7,615	4,385	27,285
Small Family Households	1,755	1,585	3,785	2,140	15,820
Large Family Households	420	950	1,500	815	4,960
Household contains at least one person 62-74 years of age	1,085	724	1,360	970	5,450
Household contains at least one-person age 75 or older	785	515	875	415	1,580
Households with one or more children six years old or younger	665	1,125	1,549	825	4,565

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

Table 8 - Housing Problems

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing	50	55	90	30	225	20	35	10	0	65
Severely Overcrowded	210	75	260	0	545	0	15	40	30	85
Overcrowded	300	300	355	200	1,155	110	40	155	60	365
Housing cost burden greater than 50% of income	1,595	1,500	795	170	4,060	1,245	715	970	265	3,195
Housing cost burden greater than 30% of income	130	480	1,990	705	3,305	290	260	1,090	1,015	2,655
Zero/negative Income	300	0	0	0	300	95	0	0	0	95

Data Source: 2016-2020 CHAS

Table 9 - Severe Housing Problem

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,150	1,930	1,500	400	5,980	1,375	805	1,170	355	3,705
Having none of four housing problems	650	550	2,565	1,410	5,175	545	660	2,380	2,215	5,800
Household has negative income, but none of the other housing problems	300	0	0	0	300	95	0	0	0	95

Data Source: 2016-2020 CHAS

Table 10 - Housing Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,070	1,015	2,015	4,100	570	420	1,025	2,015
Large Related	250	570	385	1,205	130	110	405	645
Elderly	560	405	190	1,155	795	405	495	1,695
Other	370	340	390	1,100	164	55	215	434
Total need by income	2,250	2,330	2,980	7,560	1,659	990	2,140	4,789

Data Source: 2016-2020 CHAS

Table 11 - Housing Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,045	665	440	2,150	430	330	480	1,240
Large Related	240	430	140	810	90	75	160	325
Elderly	480	270	75	825	650	300	170	1,120
Other	345	295	190	830	160	20	170	350
Total need by income	2,110	1,660	845	4,615	1,330	725	980	3,035

Data Source: 2016-2020 CHAS

Table 12 - Crowding Information

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	505	370	570	285	1,730	110	50	100	80	340
Multiple, unrelated family households	0	4	85	25	114	0	4	90	4	98
Other, non-family households	10	0	20	4	34	0	0	0	0	0
Total need by income	515	374	675	314	1,878	110	54	190	84	438

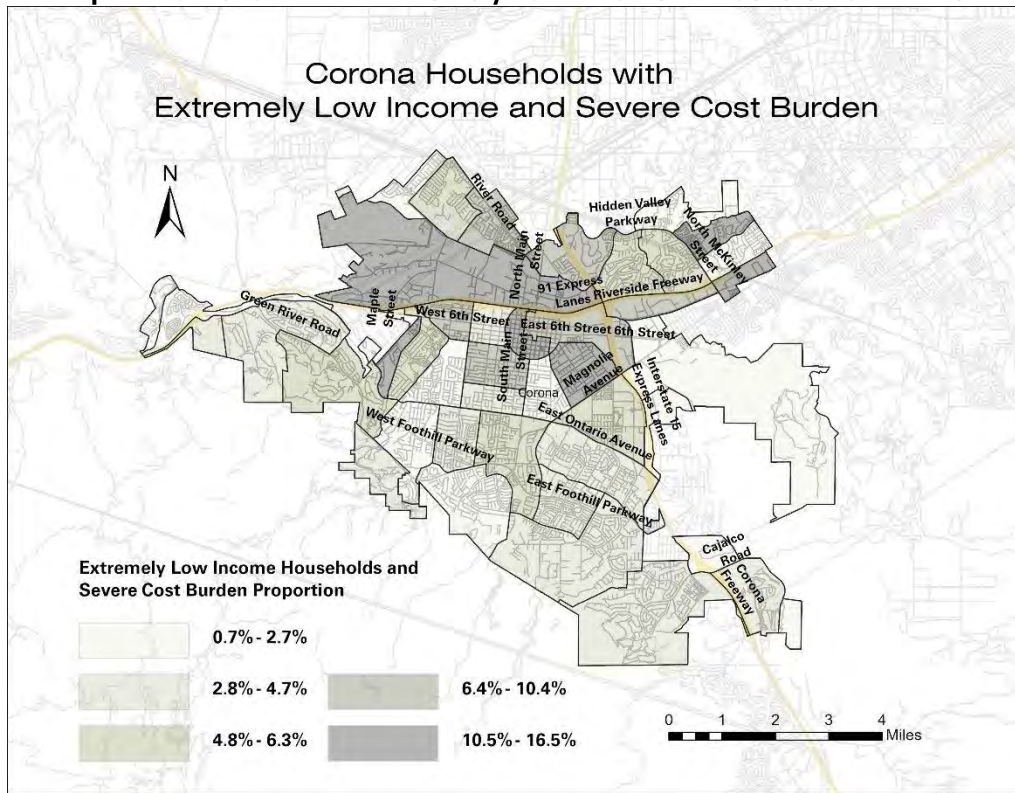
Data Source: 2016-2020 CHAS

Table 13 - Households with children under the age of six

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Households with children six years of age or younger present	590	890	985	2,465	75	235	564	874

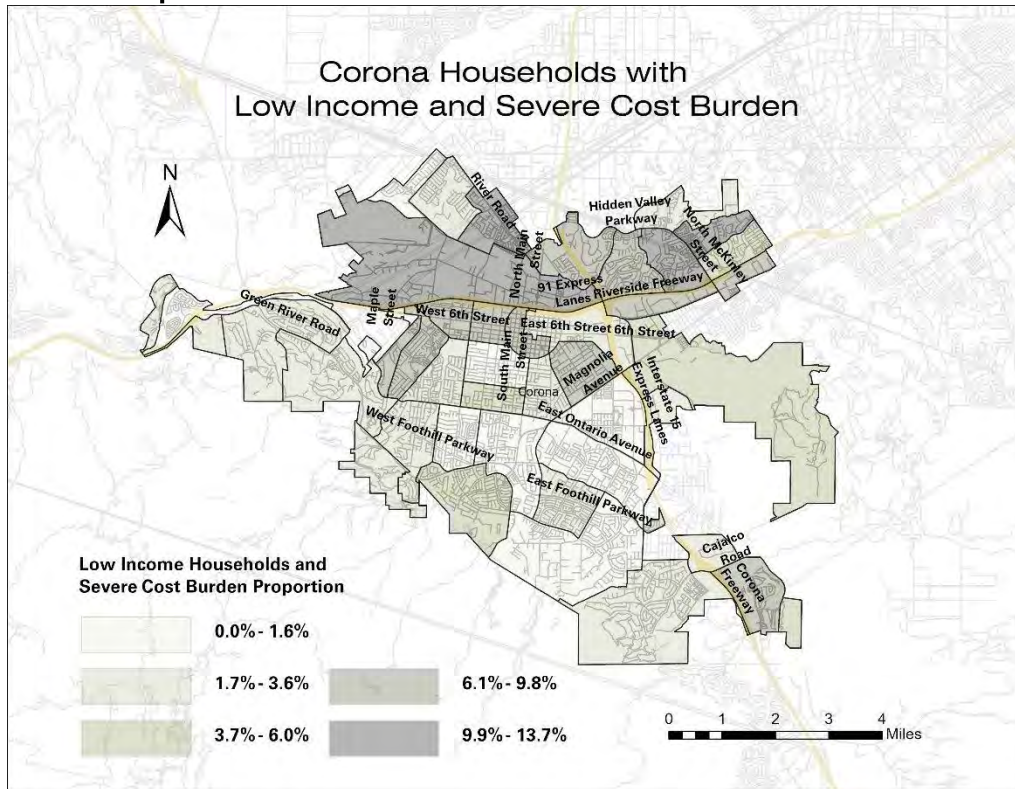
Data Source: 2016-2020 CHAS

Map 1 - Households with Extremely Low-Income and Severe Cost Burden



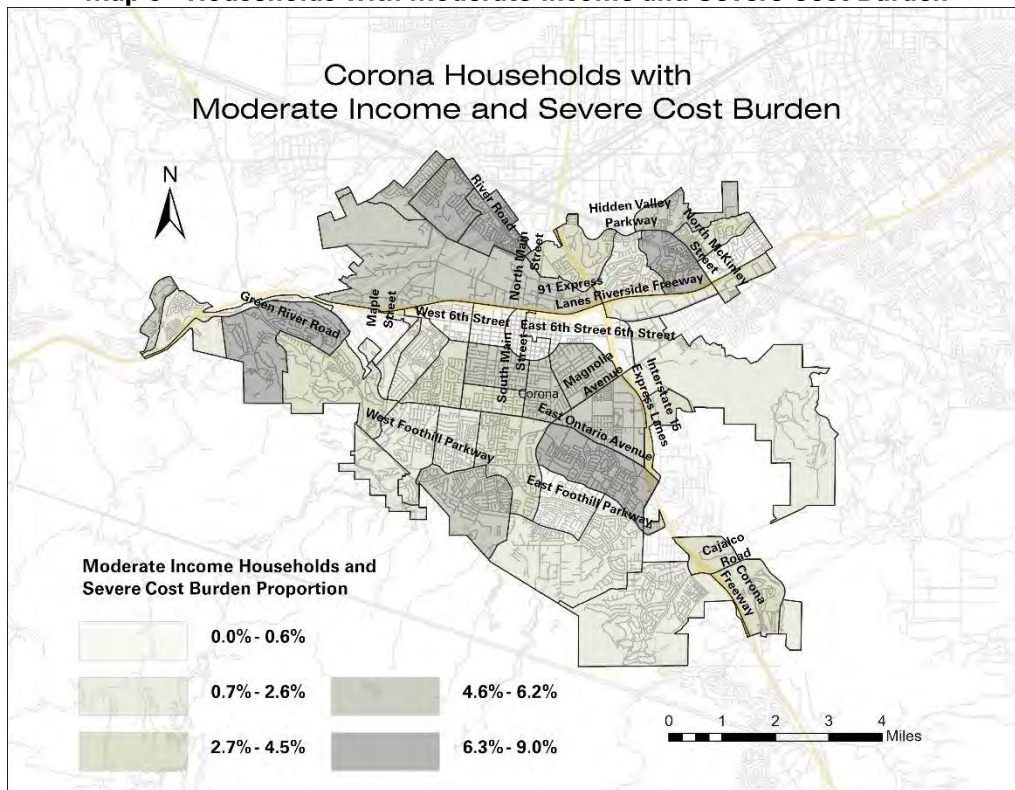
Data Source: 2016-2020 CHAS Data

Map 2 - Households with Low-income and Severe Cost Burden



Data Source: 2016-2020 CHAS Data

Map 3 - Households with Moderate-Income and Severe Cost Burden



Data Source: 2016-2020 CHAS Data

Describe the number and type of single-person households in need of housing assistance.

The precise number of single-person households in need of housing assistance is not available. According to the 2016–2020 five-year ACS estimates, there were 7,029 single-person households in 2020, approximately five percent of whom were aged 65 or older.

Typically, it is presumed that a household needs housing assistance if it experiences one or more housing problem and has income at or below 80 percent AMI. Tables 5 and 6 provide data on the types of households impacted by housing cost burden. “Other” households are defined as nonfamily and nonelderly, a category that includes single persons. Elderly households include elderly families include:

1. Elderly families with two or more persons aged 62 and over.
2. Elderly nonfamilies with one or two persons, at least one of whom is aged 62 or over.

According to CHAS 2016–2020 estimates, 354 “other” and 905 elderly households in this income range spend 30-50 percent of their income on housing costs. Additionally, 1,180 “other” and 1,945 elderly households, spend more than 50 percent of their income on housing costs.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault, and stalking.

Domestic violence, dating violence, assault, and stalking are often not reported. According to the 2022 National Crime Victimization Survey, only 53 percent of all domestic violence events and 21 percent of rapes or sexual assaults were reported to the Police. The State of California Department of Justice maintains statistics on domestic violence calls to local law enforcement agencies statewide by jurisdiction (openjustice.doj.ca.gov). In 2022, 228 calls related to domestic violence were made from Corona. Of these incidents:

- 19 involved a weapon
- two involved a firearm
- three involved a knife or cutting instruments
- 11 involved other dangerous weapons
- three involved personal weapons (i.e., feet or hands)

In households where physical violence occurred, at least one member may have needed to relocate to escape recurring violence. These households may have included children. Victims of domestic violence suffer in multiple ways, including economically, which impacts access to safe and affordable permanent housing. As a result, there is a need for emergency shelter and affordable permanent housing.

What are the most common housing problems?

The most common housing problems in the City affecting households with income at or below 80 percent AMI are housing cost burden greater than 30 percent of income, followed by overcrowding and severe overcrowding. Table 8 indicates nearly 68 percent of

households in this income range experience a housing cost burden, while 13 percent live in overcrowded and severely overcrowded conditions. This includes 6,490 renter and 4,570 owner households that are cost burdened. Overcrowding and severe overcrowding affect 2,150 households, including 1,500 renter households and 360 owner households.

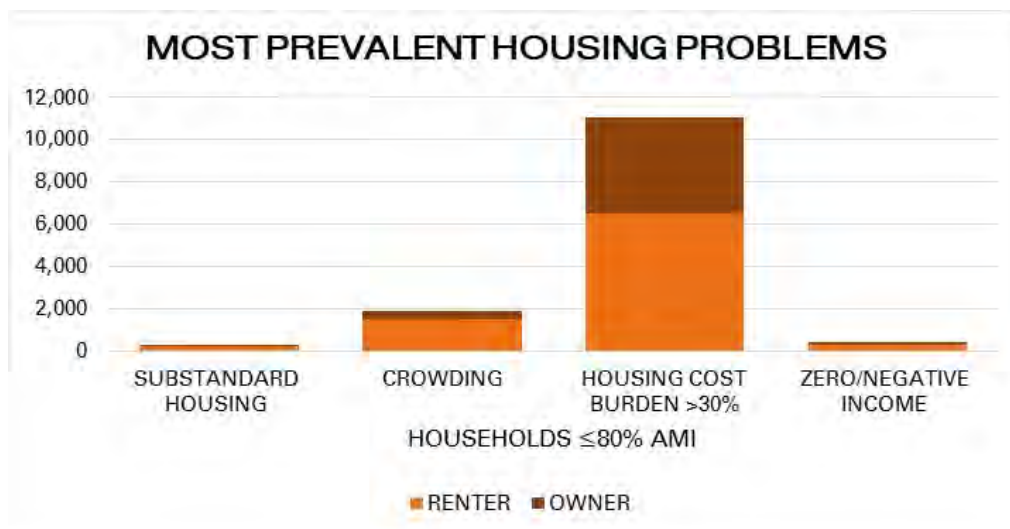


Figure 2 - Most Prevalent Housing Problems
Data Source: 2016-2020 CHAS

Are any populations/household types more affected than others by these problems?

Small related renter households with low- and moderate-incomes are most affected by housing cost burden, while single family renter households are most affected by overcrowding. When taking into consideration a household’s tenure and degree of housing cost burden it becomes evident that there are circumstances in which all household types are vulnerable.

Approximately 29 percent of households earning at most 80 percent AMI (4,699 households) carry a housing cost burden of 30 to 50 percent. Among renter households in this circumstance types impacted from largest to smallest are:

- small related,
- large related,
- elderly and
- "other"

Among owner households in this circumstance the most to least impacted types are as follows:

- small related,
- elderly,
- large related, and
- "other"

About 28 percent of households (7,650 households) at the same income level carry a severe cost burden of over 50 percent of their income. Among renter households living in these conditions the most to least impacted types are as follows:

- small related
- elderly,
- large related, and
- other

Among owner households the most to least impacted types are as follows:

- small related,
- elderly
- "other," and
- large related

Describe the characteristics and needs of low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Extremely low - and low-income households with one or more housing problem are presumed to be unstably housed, indicating that they are at risk of homelessness. Those with one or more housing problem at this income level are highly sensitive to adverse events. The greatest concentrations of unstably housed households are among small related renter households with a housing cost burden greater than 30 percent of their household income and single family renter households living in overcrowded conditions.

There are 8,670 households in Corona earning up to 50 percent AMI, representing 18 percent of all households. Within this income range, among renters small related households are the most impacted by housing cost burden, followed by elderly, large related, and "other." Among owners in these circumstances elderly households are most impacted, followed by small related, large related, and "other." Notably, 875 single family renter households are living in overcrowded conditions.

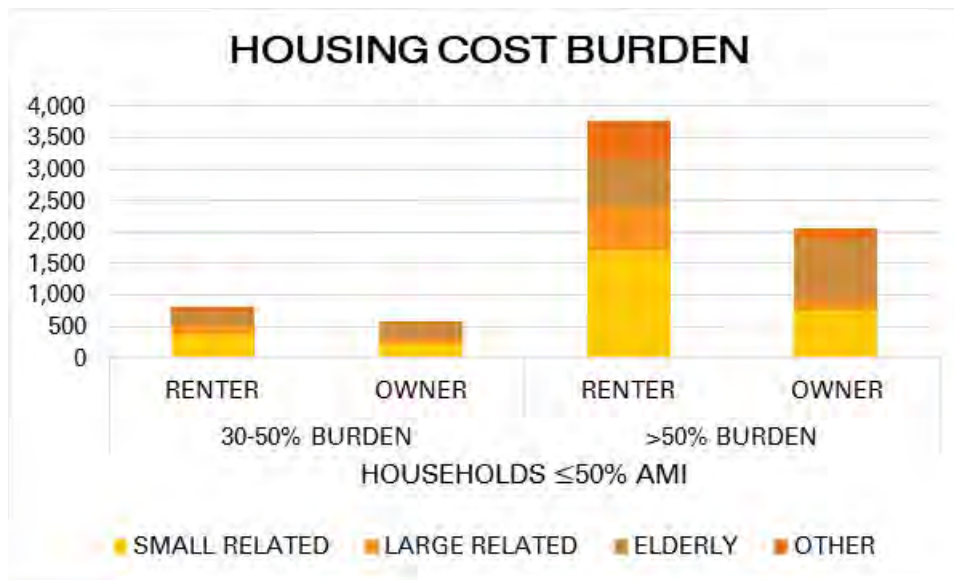


Figure 3 - Households With 30-50% & >50% Cost Burden
Data Source: 2016-2020 CHAS

As described in the Market Analysis section of the Consolidated Plan, rental housing costs have risen steadily over the past 10 years – creating more pressure on extremely low-income households. The ACS data shows the median contract rent in Corona increased 33 percent from 2010 to 2020. As rental prices continue to rise throughout Riverside County, the pressure on extremely low-income households will continue to increase.

Rapid rehousing programs may help homeless individuals and families; however, unless a housing unit is within a subsidized affordable housing development, formerly homeless families and individuals receiving rapid rehousing assistance face considerable uncertainty regarding their monthly housing costs and ability to remain stably housed once the assistance contract ends. As the assistance period nears its end, securing alternative housing remains difficult for the same reasons it was before homelessness – high housing costs and the potential impact of an eviction record.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

The assessment of at-risk populations described in the foregoing paragraphs in this Consolidated Plan is based on ACS and CHAS data using HUD definitions for household types and housing problems, supplemented by available local data for certain groups specified by HUD; such as households with children, and victims of domestic violence, dating violence, sexual assault, and stalking.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

There are 3,770 renter households who earn at most 50 percent of AMI and are severely cost burdened, according to the CHAS data (Table 11). Of these households:

- 1,710 are small, related households with four or fewer members

- 670 are large, related households with five or more members
- 750 are elderly households with one or more members over the age of 62
- 640 are other households

These extremely low- and low-income households are considered the most at-risk of becoming homeless.

Discussion

Of households with incomes up to 50 percent AMI, 28 percent are cost burdened renters, and 10 percent are overcrowded and severely overcrowded renters. Of households with incomes up to 30 percent AMI, 13 percent are severely cost burdened renters and eight percent are severely overcrowded renters. These households are presumed to be at risk of becoming homeless. To the greatest extent feasible, options should expand access to affordable housing for severely cost burdened and crowded renter households earning up to 50 percent AMI. This is one of many strategies to prevent homelessness.

NA-35 Public Housing

Introduction

The Housing Authority County of Riverside (HACR) administers affordable and public housing, vouchers, and supportive service programs throughout the County, including in Corona. HACR's mission is to "transform and promote healthy, thriving communities, reignite 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."

The Special Purpose Vouchers included in the tables in this section are Veterans Affairs Supportive Housing (VASH), Family Unification Program (FUP), and the disabled data includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition. As of December 2024, there were 438 households in receipt of a housing voucher in Corona.

Table 14 - Public Housing by Program Type

Program Type								
	Mod-Rehab	Public Housing	Vouchers					
			Total	Project - based	Tenant - based	Special Purpose Voucher		
			VASH	FUP	Disabled			
Unit vouchers in use	79	456	8,748	36	8,364	135	178	19

Data Source: PIC (PIH Information Center)

Table 15 - Characteristics of Public Housing Residents by Program Type

	Program Type						
	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Special Purpose Voucher VASH	Special Purpose Voucher FUP
Average Annual Income	12,664	13,261	13,870	10,805	13,850	13,465	14,983
Average length of stay	6	4	6	2	6	0	5
Average Household size	1	3	2	1	2	1	3
Homeless at admission	2	331	205	1	197	2	5
Elderly Program Participants (>62)	67	38	3,249	9	3,211	15	10
Disabled Families	12	70	2,587	26	2,422	82	33
Families requesting accessibility features	79	456	N/A	N/A	N/A	N/A	N/A
HIV/AIDS program participants	No data	No data	No data	No data	No data	No data	No data
DV victims	No data	No data	No data	No data	No data	No data	No data

Data Source: PIC

Table 16 - Race of Public Housing Residents by Program Type

Race	Program Type									
	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Vouchers				Disabled
						VASH	FUP	VASH	FUP	
White	66	318	5,469	26	5,195	79	144	15		
Black/ African American	10	126	2,967	8	2,867	55	29	3		
Asian	1	9	209	2	203	No data	2	1		
American Indian/ Alaska Native	No data	2	80	No data	76	1	3	No data		
Pacific Islander	2	1	23	No data	23	No data	No data	No data		
Other	No data	No data	No data	No data	No data	No data	No data	No data		

Data Source: PIC

Table 17 - Ethnicity of Public Housing Residents by Program Type

Ethnicity	Program Type									
	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Vouchers				Disabled
						VASH	FUP	VASH	FUP	
Hispanic	29	250	2,318	7	2,220	13	74	1		
Not Hispanic	50	206	6,430	29	6,144	122	104	18		

Data Source: PIC

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units.

Section 504 of the *Rehabilitation Act of 1973* prohibits discrimination based on disability in any program or activity that is conducted by federal agencies, or that receives financial assistance from a federal agency. A housing provider may not deny or refuse to sell or rent to a person with a disability, and may not impose application or qualification criteria, rental fees, or sales prices and rental or sales terms or conditions that are different than those required of or provided to persons who do not have disabilities. Further, housing providers may not require persons with disabilities to live only on certain floors, or to all live in one section of the housing. Housing providers may not refuse to make repairs, nor may limit or deny access to recreational and other public and common use facilities, parking privileges, cleaning or janitorial services, or any services to persons with disabilities, that are made available to other residents. When possible, HACR fulfills reasonable accommodation requests for households.

As of April 2024, there were 58,080 applicants on the waitlist for HACR assisted housing. Of those applicants 3,845, or approximately seven percent, had addresses in Corona. Among applicants with Corona addresses 610 are elderly and 812 are disabled. It is important note an applicant may be both elderly and disabled. Countywide, 14 percent of applicants are elderly, and 26 percent are disabled.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most pressing need is the high demand for affordable housing throughout Riverside County. There are over 58,000 households on the waitlist for HACR housing assistance.

How do these needs compare to the housing needs of the population at large?

The needs experienced by HACR residents are similar to the needs of very low-income and low-income households throughout Corona.

Discussion

The HACR implements a variety of strategies to address the need for affordable housing. The core strategies include maximizing affordable housing opportunities through continuous program and management improvement and leveraging additional resources by working with City and County resources.

NA-40 Homeless Needs Assessment

Introduction

There are four federally defined categories under which individuals and families may qualify as homeless: 1) literally homeless; 2) imminent risk of homelessness; 3) homeless under other Federal statutes; and 4) fleeing/attempting to flee domestic violence. According to the Riverside County 2023 Point in Time (PIT) Count, in addition to other data reports from the regional Homeless Management Information System (HMIS), homelessness is increasing within Riverside County. Further, the number of Corona residents at risk of homelessness, including those in poverty, those living with friends and family and those paying over half their income for housing remains high. In the City of Corona first time homelessness is trending upward.

In Riverside County, homelessness is addressed through the Continuum of Care (CoC). The CoC strategically allocates funding to provide affordable housing and homeless assistance by 1) leveraging funding through the HUD Consolidated Application as well as other federal, state, county and city resources and 2) facilitating collaboration between providers of housing and homeless assistance programs in conjunction with other federal programs. In Riverside County the CoC is a diverse network of private and public sector homeless service providers. It facilitates community-wide planning and strategic use of resources to address and prevent homelessness.

Further, the CoC diligently works to improve coordination and integration with mainstream resources and other community programs for people who are experiencing or are at-risk of becoming homeless. The CoC also works to improve and expand the collection of countywide data through the HMIS and Coordinated Entry System (CES), develop performance measurements, and support capacity building so each sub-region of Riverside County can address homelessness in their community. The CoC is also responsible for the annual HUD Continuum of Care Programs Notice of Funding Availability (NOFA), for homeless services and housing programs, and the Point in Time Count and Survey of homeless individuals.

The City of Corona Housing & Homeless Solutions Manager serves as the Chair of the Riverside County Continuum of Care. She was first elected as Vice Chair of the CoC in June 2020, then elected as Chair of the CoC in June of 2022 and then was reelected to serve a second term as Chair in June of 2024.

To expand the diversity of the membership, broaden the focus on more homeless sub-populations, and align CoC agenda items with goals and strategies with the Riverside County CoC Homeless Action Plan, the Chair has worked with County staff on the following initiatives:

- Doubled the size of the CoC Membership by restructuring meetings to focus on strategy, education, collaboration, capacity building, and problem-solving.
- Developed a \$40 million investment plan using State Housing & Homelessness Incentive Program (HHIP) funds. Participating managed Medi-Cal Providers included the Inland Empire Health Plan (IEHP) and Cal Optima. HHIP funds were invested in the Riverside County CoC to expand capacity in permanent supportive housing, emergency shelter, outreach, including street medicine, the regional HMIS and CES, and other components of the CoC. The HHIP funds will massively leverage HUD CoC funds that come into the region. As part of this effort, the City of Corona received a \$400,000 HHIP grant to support the operation of the City's Harrison Hope Center which is a 56-bed emergency shelter/navigation center that is pet friendly and provides an onsite full service Federally Qualified Health Center (FQHC) clinic.
- Facilitated the development of the CoC Policy/Advocacy Committee that has the following Working Groups:
 - o Youth Policy & Advocacy
 - o Housing Policy, Resources and Legislation Tracking
 - o Healthcare & Behavioral Health
 - o Re-entry and Justice System
 - o Community Education & Engagement
- Participated in the development of the Coordinated Community Plan (CCP) to develop priorities and identify unmet needs for the successful allocation and management of Riverside County's \$7.4 million Youth Homelessness Demonstration Program (YHDP). These actions culminated in the allocation of grants to seven nonprofit agencies to provide transitional housing, rapid rehousing, permanent supportive housing and supportive services to address youth homelessness across the region.
- Built on the CoC Policy/Advocacy Committee Working Group that focuses on Re-entry and the Justice System, partnered with Starting Over (CDBG subrecipient), County staff, and other stakeholders to conduct a public/private planning process that culminated in the Riverside County's first Re-Entry Conference. The conference focused on re-entry intersections with housing, economic and workforce development, family reunification and substance use disorders. As a result of the conference, the Riverside CoC is working to build a robust system that will reduce recidivism and homelessness for those who are discharged from prisons and jails.
- As a member of the CoC Board of Governance, the CoC Chair also participates in the allocation and system oversight of other funds including Federal CoC Funds, State HHAP funds, federal ESG funds, and other funding sources that support Riverside County's CoC system.

The Riverside CoC conducted the PIT Count of the Homeless on January 22, 2025; however, at the time this analysis was prepared, the results had not been released. The CoC opted to

conduct a bi-annual unsheltered PIT Count; therefore, data evaluated in this analysis is the 2023 data.

According to the Riverside County Homeless PIT Count conducted on January 25, 2023, there were 3,725 homeless people in Riverside County including 1,284 sheltered individuals and 2,441 unsheltered individuals. This represents a 23 percent increase in the unsheltered homeless population countywide, a four percent decrease in the sheltered population and an overall 12 percent increase in the homeless population when compared to the 2022 PIT Count.

Counter to the countywide increase, data from the 2023 Homeless PIT Count indicates the number of unsheltered homelessness in Corona declined by 60 percent from 164 unsheltered homeless individuals in 2019 to 65 in 2023. The City of Corona uses 2019 as the baseline year given the City Council adopted the Homeless Strategic Plan in 2020.

Table 18 – CoC Homeless Needs Assessment

Population	Homeless on a given night	
	Sheltered	Unsheltered
Persons in households with adults & children	459	20
Persons in households with only children	816	2,418
Persons in households with only adults	9	3
Chronically homeless individuals	262	659
Chronically homeless families	25	0
Veterans	54	198
Unaccompanied Child	9	3
Persons with HIV/AIDS	9	18

Data Source: Riverside County Homeless Count & Survey Report

Data Source Comments: HUD 2023 Continuum of Care Homeless Assistance Programs

Homeless Populations and Subpopulations PIT count

Jurisdiction Has No Rural Homeless

Table 19 - City of Corona Homeless Services Provided

Services	2020	2021	2022	2023	2024
Unique Individuals	216	613	906	880	216
Coordinated Entry	17	194	286	297	339
Emergency Shelter	114	251	303	395	271
Homelessness Prevention	14	48	101	63	120
Permanent Supportive Housing	14	12	66	67	65
Rapid Re-Housing	58	108	178	258	253
Services Only	4	5	2	34	51
Street Outreach	19	246	419	350	289
Transitional Housing	2	2	2	9	6

Data Source: HMIS

Table 20 – CoC Nature and Extent of Homelessness

Race	Sheltered	Unsheltered (optional)
Black or African American	280	377
White	881	1,665
Asian	17	37
American Indian or Alaska Native	41	73
Native Hawaiian or Pacific Islander	22	28
Multiple Races	43	261
Ethnicity	Sheltered	Unsheltered (optional)
Hispanic	555	914
Not Hispanic	729	1,527

Data Source: HUD 2023 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations

If data is not available for the categories "number of persons becoming and exiting homelessness each year" and "number of days that persons experience homelessness", then describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

A Chronically Homeless Individual is an unaccompanied homeless individual (living in an emergency shelter or in an unsheltered location) with a disabling condition that has been continuously homeless for a year or more or has had at least four episodes of homelessness in the past three years. A total of 22 unsheltered chronically homeless were identified during the 2023 count.

Families with children include at least one household member age 18 or over and at least one household member under the age of 18. According to the 2023 PIT Count, 132 families with children were counted in shelters across the region and 11 families with children were counted on the streets across the region.

Veterans are persons who have served on active duty in the Armed Forces of the United States. This does not include inactive military reserves or the National Guard unless the person was called to active duty. The 2023 PIT Count identified a total of 256 homeless veterans. Of those, 58 were sheltered veterans and 198 were unsheltered veterans. In the City of Corona, six veterans were identified on the streets of Corona.

Children are individuals age 17 and under. Transitional Aged Youth (TAY) are individuals between the ages of 18-24. According to the 2023 Point in Time Count, there were 229 homeless TAY including 75 sheltered and 154 unsheltered throughout the region. 8 homeless unsheltered TAY were identified in the City of Corona.

The age threshold for seniors is age 65 and over. A total of 257 homeless seniors were identified countywide with 101 sheltered seniors and 156 unsheltered seniors. This represents a size percent increase from 2022. In the City of Corona, 14 adults aged 55-64 and three adults aged 65 and over were identified as unsheltered.

Additionally, 325 unsheltered homeless individuals were categorized as having mental health conditions countywide. In the City of Corona, 12 unsheltered individuals reported mental health conditions.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

According to the 2023 PIT Count, there were 143 homeless families with at least one adult and one child. Of the 143 homeless families, 132 were sheltered and 11 were unsheltered. Countywide, an estimated 143 multi-family housing units that are affordable to extremely low-income households are needed to reduce the number of homeless families with children.

Veterans are persons who have served on active duty in the Armed Forces of the United States. This does not include inactive military reserves or the National Guard unless the person was called to active duty. The 2023 PIT Count identified a total of 256 homeless veterans. Of those, 58 were sheltered veterans and 198 were unsheltered veterans. In the City of Corona, six veterans were identified on the streets. Countywide, an estimated 256 housing units that are affordable to extremely low- or low-income households are needed to reduce the number of homeless veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Under the federal policy for reporting race during the 2023 PIT Count, there were five categories: 1) White, 2) Black/African American, 3) Asian, 4) American Indian or Alaska Native and Pacific Islander. For ethnicity, there were two categories: 1) Hispanic or Latino and 2) Non-Hispanic or Non-Latino. This breakdown, including data for those whose race or ethnicity was unknown, is shown in Table 20. According to this data from the 2023 PIT Count, most of the homeless population is comprised of non-Hispanic Whites.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the PIT Count, approximately 2,441 people or 66 percent of Riverside County's homeless people were unsheltered and living in places not meant for human habitation (i.e. living in the streets, storm drains, riverbed, parks, alleys and other outdoor locations). Approximately 1,284 people or 34 percent of homeless people counted were sheltered.

Discussion

Riverside County has dramatically expanded resources in the CoC and more work and funding are needed to meet Riverside County CoC's goal of achieving functional zero homelessness. Further, the lack of housing affordable to the lowest income levels in the County is pervasive. In addition, the high cost of housing and low vacancy factor in a rental housing market that continues to push individuals and families into homelessness.

The City of Corona continues to make homelessness a top priority and is addressing this complex issue through a systems-oriented approach that includes homeless prevention, outreach and engagement, low-barrier emergency shelter, wrap-around supportive services, rapid rehousing, permanent supportive housing, low-income affordable housing, and housing retention services.

In 2019, the City Council directed the City Manager to hire a Housing & Homeless Solutions Manager and appointed an Ad-Hoc Committee of the City Council to study homelessness. These actions resulted in the development and launch of a comprehensive Homeless Strategic Plan. Since that time, the City has made considerable progress in preventing and addressing homelessness at multiple levels.

Additionally, the City of Corona annually allocates \$5 to \$6 million in City Sales Tax Funds, known as Measure X, to provide sustainable and flexible funds to ensure the Homeless Strategic Plan has the necessary resources for successful implementation. Since the Homeless Strategic Plan was adopted in 2020, the City of Corona has leveraged Measure X funds to secure an over \$28 million in federal, state, and county resources to develop an A-to-Z system of services.

The City of Corona Housing & Homeless Solutions (H&HS) Division is a part of the City Manager's Office. H&HS is responsible for managing the operation of the City's Homeless System of Services. More recently, this Division was expanded to also manage other programs such as affordable housing development, a planned rent stabilization ordinance in 10 mobile home parks in the city, residential rehabilitation program for low-income residents, and management of the HUD CDBG and HOME Programs.

NA-45 Non-Homeless Special Needs Assessment

Introduction

Special needs populations consist of persons who are not homeless, but due to various reasons require services and supportive housing. Persons with special needs include the elderly, frail elderly, severely mentally ill, developmentally disabled, physically disabled, persons with alcohol or other drug addictions, persons with HIV/AIDS, and victims of domestic violence. The City will consider allocating CDBG to public services for special these needs populations, as well as victims of human trafficking, and individuals with PTSD or other needs.

Describe the characteristics of special needs populations in your community.

Elderly and Frail Elderly: HUD defines elderly as a person who is 62 years of age or older. A frail elderly person is an elderly person who is unable to perform at least three “activities of daily living” including eating, bathing, grooming, or home management activities. Generally, elderly people have lower incomes than the population at large. Based on 2016-2020 CHAS data, of the 13,759 households containing at least one elderly person in Corona, 39 percent, 5,344 households, earn up to 80 percent of the AMI and may require public services to continue to live independently. ACS data from the same period shows 7,529 residents of Corona aged 65 and above have a disability. Of those people, 48 percent have ambulatory difficulty, 40 percent have independent living difficulty, and 25 percent have hearing difficulty.

Persons with Disabilities: HUD defines a disabled person as having a physical or mental impairment that substantially limits one or more major life activity. The obstacle to independent living for these adults is not only their disability, but also the lack of financial resources, often related to limited employment. Additionally, persons with disabilities have increased health care costs, are dependent on supportive services, and may require accessibility modifications to accommodate their disability. The 2021, 1-year ACS estimate, of the total Civilian Noninstitutionalized Population age 18 and to 64 in Corona, an estimated 3,501 individuals with a disability are employed; 507 are unemployed; and 3,503 are not part of the labor force.

Alcohol and Other Drug Addictions: The Substance Abuse and Mental Health Services Administration (SAMHSA) is a federally funded institution established to disseminate information on mental disorders, including data on prevalence. Prevalence data is collected through the National survey on Drug Use and Health (NSDUH) and is calculated for a two-year period. Unfortunately, the Coronavirus Pandemic disrupted the method of survey delivery, which has disrupted the data series. The most recent data set for the 2021-2022 period is only available at the state level.

Rates of substance use disorder, mental illness, serious mental illness, and receipt of mental health treatment have increased among Californians ages 18 to 25, and 26 and over, since the pandemic and there is a higher prevalence in the younger age segment than the older group. Any mental illness and serious mental illness do not include developmental, or substance use disorders. Survey results from 2021-2022 show the following.

18- to 25-year-olds

- 34.35 percent had any mental illness
- 12.08 percent had serious mental illness
- 21.56 percent received mental health treatment in the past year
- 27.24 percent had substance use disorder

26-year-olds and over

- 20.31 percent had any mental illness
- 4.66 percent had serious mental illness in the past year
- 17.08 percent received mental health treatment in the past year
- 16.58 percent had substance use disorder

HIV/AIDS: Human Immunodeficiency Virus (HIV) weakens the immune system by destroying important cells which fight disease and infection. Acquired Immune Deficiency Syndrome (AIDS) is the final stage of HIV. The Center for Disease Control's (CDC) Atlas Plus program reported in Riverside County an estimated 320 were newly diagnosed during 2022 (<https://www.cdc.gov/nchhstp/atlas/index.htm>, accessed January 2025). New HIV diagnoses were most concentrated among people 25-34 years of age. For persons living with HIV/AIDS, access to affordable housing, supportive services, and quality health care is important to maintaining their health and well-being.

Victims of Domestic Violence: Domestic violence, assault, and stalking are not always reported. According to the 2022 National Crime Victimization Survey, only 53 percent of all domestic violence events and 21 percent of rapes/ sexual assaults were reported to the police. Domestic Violence includes, but is not limited to, felony or misdemeanor crimes of violence committed by a current or former spouse of the victim or by a person who is cohabitating with or has cohabited with the victim. In 2022, a total of 228 calls related to domestic violence were made from Corona.

What are the housing and supportive service needs of these populations and how are these needs determined?

Supportive services required for special needs populations include case management, medical or psychological counseling and supervision, childcare, transportation, and job training provided for the purpose of facilitating an individual's stability and independence.

To determine the level of need and types of services needed by special needs populations, the City conducted a survey, consulted with local service providers, and reviewed ACS data.

In housing, accessibility modifications to accommodate persons with mobility disabilities may include, but are not limited to, wider doorways, no-step thresholds, installation of ramps, grab bars, lowered countertops, and accessible hardware.

The needs of residents with sensory disabilities are different from those with mobility disabilities. Individuals with hearing disabilities require visual adaptations for such items as the telephone ringer, doorbells, and smoke alarms. Residents who are blind may require tactile marking of changes in floor level and stair edges, as well as braille markings on appliances and controls. People with low vision may require large-print markings and displays, contrasting colors to distinguish changes in level or transition from one area to another, proper lighting, and reduced glare from lighting and windows.

For persons with special needs, the high cost of living in Riverside County makes it difficult to maintain a stable residence. Often these segments of the population rely on support services from various County nonprofit organizations to avoid becoming homeless or institutionalized.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area.

According to the CDC, at the end of 2022, 1.1 million people in the United States had HIV, ([cdc.gov](https://www.cdc.gov), accessed January 2025). In Riverside County CDC data show, the number of persons living with HIV has increased from 5,069 in 2013 to 10,570 in 2022. Of those diagnosed with HIV, 81 percent were in receipt of medical care and 76 percent had reached viral suppression. Viral load is an indicator of health and adherence to medication. A high viral load is indicative of illness. Viral load suppression (less than 200 copies/ml) is suggestive of improved health.

In 2022, 320 new HIV diagnoses were reported in Riverside County. People aged 25-34 accounted for 30 percent, the greatest concentration of new cases. Of the newly diagnosed, 89 percent were male of whom most identified racially/ ethnically as Hispanic/Latino.

Discussion

In addition to the elderly, frail elderly, severe mentally ill, developmentally disabled, physically disabled, persons with alcohol and other drug addictions, persons with HIV/AIDS, and victims of domestic violence described above, two other subpopulations with special needs in Riverside County include victims of human trafficking and individuals with PTSD.

Victims of Human Trafficking: Human trafficking is a crime that involves forceful, fraudulent, or coercive methods of entrapping a person, real or perceived, to exploit them

for financial gain. The exploitative nature can come in the form of labor services, involuntary servitude, enslavement, debt bondage or commercialized sex acts. Human trafficking is extremely difficult to track. There is no recent or reliable prevalence rate to report. In 2023, in California, the National Human Trafficking Hotline identified 1,128 cases of human trafficking, which involved 2,045 victims (<https://humantraffickinghotline.org/> accessed January 2025). The most common type of human trafficking reported in California was sex trafficking.

The U.S. Department of State *Trafficking in Persons Report* published in July 2022, reports victims of human trafficking are found in every state in the country and trafficked from every country in the world. Victims of human trafficking in the United States are most frequently trafficked from within the United States, Mexico, and Honduras. The *Trafficking in Persons Report* states, “Traffickers often target those who experience compounding forms of discrimination (such as discrimination because of one’s racial or ethnic group, gender identity, disability, or sexual orientation), experience violence (such as intimate partner or domestic violence) or interact with government run programs (such as the criminal justice system, runaway and homeless youth services, foster or institution care, and the immigration enforcement system.”

Posttraumatic Stress Disorder: The National Institute of Mental Health (NIMH) explains PTSD can “develop after exposure to a potentially traumatic event that is beyond a typical stressor”. Potential inducing events may include, but are not limited to, “violent personal assaults, natural or human-caused disasters, accidents, combat, and other forms of violence.” Symptoms of PTSD can be debilitating. The U.S. Department of Veteran’s Affairs National Center for PTSD recognizes the disorder impacts populations inside and outside of the military including families, children, and non-combatants. The National Center reports an estimated six percent of the population, eight percent of women and four percent of men, will have PTSD at some point in their lives. “Women are more likely to develop PTSD than men in part due to the types of traumatic events that women are more likely to experience – such as sexual assault—compared to men.” Challenges these special needs populations and subpopulations face include low-income and high housing cost. This segment of the population also struggles for a decent quality of life that includes access to necessities, adequate food, clothing, and medical care.

Novel coronavirus COVID-19: COVID-19 caused a global pandemic. The widespread impact on the United State began in March 2020. In the ensuing years, lives changed dramatically, from the effect of measures to prevent the spread of the disease – including stay-in-place orders, social distancing, mask wearing and vaccination – to death. The Coronavirus Aid, Relief and Economic Security (CARES) Act allocated funds to respond to the public health emergency through HUD. The City received \$1,670,542 in CDBG-CV funds to assist low- and moderate-income individuals and families impacted by COVID. The national and global

public health emergency status was lifted in May 2023; however, the virus is still present and active around the world.

NA-50 Non-Housing Community Development Needs

Describe the jurisdiction's need for Public Facilities.

City residents benefit from improved public facilities, such as parks and recreation and homeless facilities, and youth, health, community and childcare centers. CDBG public facility projects that meet eligibility requirements, align with a Strategic Plan goal and address a National Objective will be considered for funding in the five Annual Action Plans.

How were these needs determined?

The needs identified for public facilities were determined through Community Meetings, responses to the Community Needs Survey, and consultation with Parks and Recreation and Public Works Departments. Seventy eight percent of respondents to the Community Needs Survey believe that the accessibility and condition of public facilities and infrastructure was good or fair.



Figure 4 - Community Need For Public Facilities
Data Source: Community Needs Survey

Describe the jurisdiction's need for Public Improvements.

City residents benefit from public improvements to infrastructure, such as the clean-up of abandoned lots, high speed internet, street improvements, and tree planting. The City will consider investing CDBG funds in an infrastructure improvement project should the need arise to modify existing infrastructure or install new infrastructure to support a project that benefits an identifiable segment of the population comprised of low- and moderate-income residents or residents presumed under HUD regulations to be low- and moderate-income.

How were these needs determined?

The needs identified for public facilities were determined through Community Meetings, responses to the Community Needs Survey, and consultation with Parks and Recreation and Public Works Departments. As indicated above, 78 percent of respondents to the Community Needs Survey believe that the accessibility and condition of public facilities and infrastructure was good or fair.

Describe the jurisdiction’s need for Public Services.

There is a high need for public services in the Corona. Approximately 34 percent of households in the City have incomes at or below 80 percent of AMI. The provision of services at reduced or no cost expands choices available to residents with low- and moderate-incomes. The City anticipates allocating the maximum allowable amount of CDBG funds to public services in the coming five years.

How were these needs determined?

The needs for public services were identified through Community Meetings, Public Hearings, responses to the Community Needs Survey and consultation with nonprofit service providers.



Figure 5 - Community Need For Public Services
Data Source: Community Needs Survey

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview

This section of the Consolidated Plan evaluates housing market conditions in Corona, including housing supply, demand, condition, and cost. Single, detached-structures are most prominent, representing 66 percent of structures. Owner households occupy 62 percent of units. The housing stock is relatively new; 72 percent have been built since 1980.

The data shows the housing market in Corona is relatively tight and many households, especially renters, are experiencing a housing cost burden. According to the Zillow Home Value Index from 2021 to 2025 the value for homes in Corona increased 39 percent. ACS data shows median contract rent increased 33 percent over the last 10 years. While CHAS data shows there are enough units affordable to people with incomes up to 80 percent of AMI the surplus is minimal. There are only 359 more units affordable to households with income up to 80 percent AMI than there are households at that income level. Furthermore, there is no guarantee as to which unit a household occupies. CHAS data shows 42 percent of households earning up to 80 percent of AMI experience a housing cost burden greater than 50 percent of income. This situation is not new. For many years monthly rent increased at a faster rate than household income.

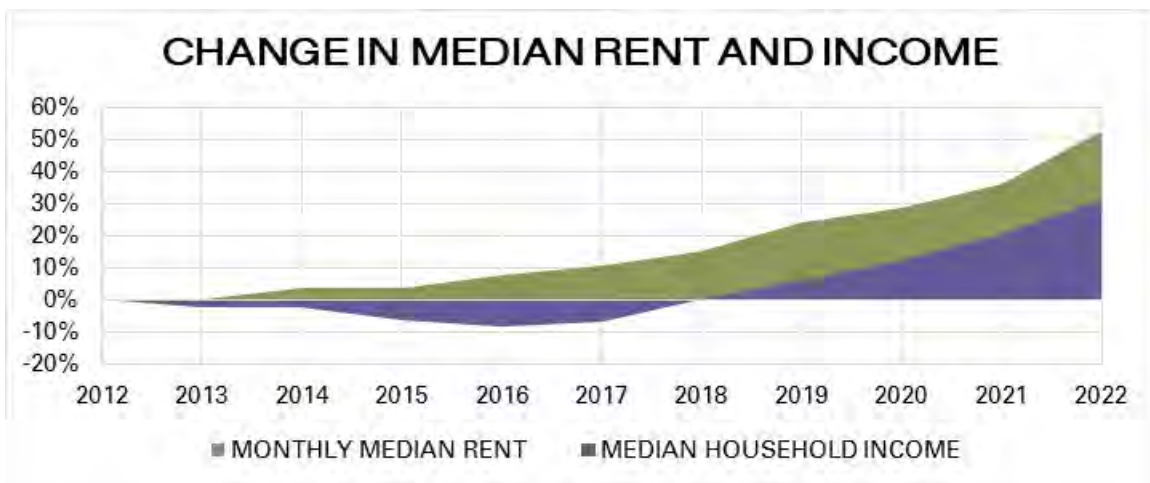


Figure 6 - Change in Median Rent and Income

Source: 2016-2020 ACS

MA-10 Number of Housing Units

Introduction

According to 2016-2020 ACS data, 66 percent of the City's housing stock is comprised of single, detached-structures housing. Structures with five to 19 units represent the next greatest amount of housing at 12 percent. Mobile homes comprise the smallest portion of the housing stock in the City at three percent.

Most ownership housing units in Corona have four or more bedrooms. In comparison, only one percent of ownership units have no bedroom. The tables below indicate the number of residential properties in the City by property type, unit size, and tenure.

Table 21 - Residential Properties by Unit Number

Property Type	Number	%
1-unit detached structure	33,035	66%
1-unit, attached structure	2,775	6%
2-4 units	2,815	6%
5-19 units	5,927	12%
20 or more units	3,559	7%
Mobile Home, boat, RV, van, etc.	1,678	3%
Total	49,789	1

Data Source: 2016-2020 ACS

Table 22 - Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	237	1%	775	4%
1 bedroom	358	1%	3,546	20%
2 or 3 bedrooms	12,664	42%	10,972	63%
4 or more bedrooms	17,222	57%	2,179	12%
Total	30,481	1	17,472	1

Data Source: 2016-2020 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

According to the *2021-2029 Housing Element*, the City tracks the affordability status of a total of 1,369 affordable housing units, which were constructed or rehabilitated with HOME, Housing Set-Aside, Housing Bond, or tax credit funds. Those units were targeted as follows:

- 362 very low-income, 189 of which were senior housing
- 989 low-income, 525 of which were senior housing
- 48 moderate-income

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

HUD requires the City to analyze federal, state and locally assisted housing units that may be at risk of being lost from the City's affordable housing stock. The expiration of affordability restrictions on government assisted rental units is the typical reason that affordable units convert to market rate and are "lost." Much of the housing at-risk of conversion from affordable housing to market rate housing is primarily reserved for lower income households.

Use restrictions, as defined by state law, refer to any federal, state, or local statute, regulation, ordinance, or contract which as a condition of receipt of any housing assistance, including a rental subsidy, mortgage subsidy, or mortgage insurance, to an assisted housing development, establishes maximum limitations on tenant income as a condition of eligibility for occupancy.

Conversion Risk: According to the City's Housing Element 2021-2029, there are 1,369 publicly assisted rental units across 13 developments. Of those units, 89 units within three developments are at risk of converting to market rate by 2027.

Preservation and Replacement Options: To maintain the existing affordable housing stock, the City may either attempt to preserve the existing assisted units or facilitate the development of new ones. Each negotiation to preserve affordable units is unique, as ownership interests, and economic needs will vary by project. Additionally, City resources may be insufficient to preserve all units when covenants expire. Depending on the circumstances of each project that includes at-risk units, different strategies may be used to either preserve or replace them. Preservation options typically include: 1) transfer of units to nonprofit ownership, 2) providing rental assistance to tenants using alternative funding sources, 3) purchasing extended affordability covenants. For replacement, the most direct approach is the development of new affordable units with long-term covenants.

Does the availability of housing units meet the needs of the population?

There is a significant need for additional rental housing units of all sizes affordable to households earning up to 80 percent AMI, especially smaller units such as no-bedroom and one-bedroom units. Determining the exact number and size of units is challenging, as there is no guarantee regarding the size of the housing unit a household will occupy.

Describe the need for specific types of housing.

ACS data indicates that in 2020 there were 7,092 single-person households in Corona – 3,637 renters and 3,455 owners. Table 22 shows 4,916 no-bedroom and one-bedroom units in the City, 4,321 rental, 595 owner. The data suggests a potential need for more opportunities to purchase small housing units.

Table 10 reports cost burden and illustrates the number and approximate size of households with incomes at or below 80 percent AMI living in housing units that are beyond their financial means. Elderly and “other” types include single-person households. There are 1,155 renter and 1,695 owner elderly households and 830 renter and 350 “other” households in Corona. The data also indicates there may be a need for more opportunities to purchase small housing units.

Discussion

For decades, California's housing market has been among the most expensive in the country, and those conditions persist today. Not only was renting expensive, but purchasing a home was also largely out of reach. To afford median market rent for a two-bedroom unit in Corona a household needed to earn \$51 per hour or work 126 hours per week at minimum wage of \$16 per hour, which equates to three full time jobs. These calculations were made using the same method as the National Low Income Housing Coalition in the *Out of Reach* series and using market rate rent from Zumper. Market rate rents are significantly higher than fair market rents and more accurately reflect the experience low- and moderate-income households are facing.



Figure 7 - Minimum Wage Affordability

Data Source: 2024 Zumper Research & CA Minimum Wage Data

MA-15 Housing Market Analysis: Cost of Housing

Introduction

One of the most important factors in evaluating a community's housing market is the cost of housing and its affordability for current and prospective residents. If housing costs are relatively high in comparison to household income, correspondingly high housing cost burden and overcrowding will typically occur.

Table 24 indicates the median home value and contract rent (not including utility or other associated costs). These values are self-reported by residents through the ACS Survey and the data reflects the 5-year estimate for 2016-2020. However, in looking at more current housing sales and rental market data – the cost of housing has risen tremendously in recent years. According to ACS data shows median contract rent increased 33 percent from 2010 to 2020. In 2020, according to ACS data, median home values in Corona were 13 percent greater than what they had been in 2010, during the mortgage-backed securities housing foreclosure crisis. According to the Zillow home value index, value increased 39 percent from \$549,755 in January 2021 to \$763,360 in January 2025.

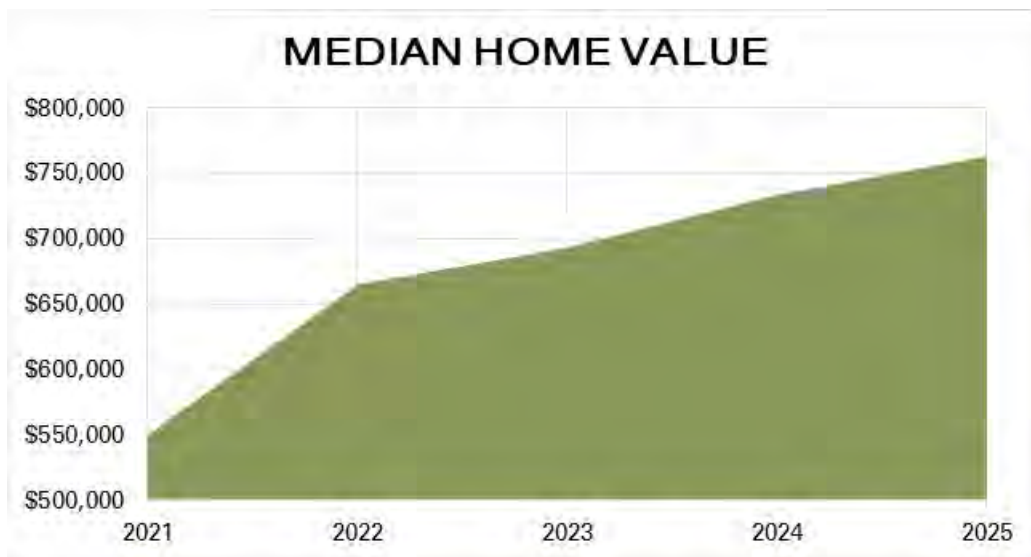


Figure 8 - Median Home Value

Data Source: 2021-2023 Zillow Home Value Index Research

Based on the reported housing costs, the Housing Affordability Table indicates the number of units currently affordable to households at different levels of income. It is important to note that simply because a unit is affordable to residents at that income level, it does not necessarily mean that a household at that income level is occupying the unit.

Table 23 – Market Rate Rental Housing Costs

Rental Housing Cost by Bedroom	2022	2023	2024	% Change
1-bedroom	\$2,182	\$2,138	\$1,940	-11.1%
2-bedroom	\$2,725	\$2,496	\$2,425	-11.0%
3-bedroom	\$2,924	\$2,985	\$2,999	2.6%

Data Source: Zumper Research (accessed March 2024)

Table 24 - Cost of Housing

Cost of Housing	2010	2020	% Change
Median Home Value	\$435,500	\$491,000	13%
Median Contract Rent	\$1,280	\$1,705	33%

Data Source: 2010, 2016-2020 ACS (Most Recent Year)

Table 25 - Rent Paid

Rent Paid	Number	%
Less than \$500	264	1.56%
\$500-999	1,190	7.01%
\$1,000-1,499	4,624	27.25%
\$1,500-1,999	5,857	34.52%
\$2,000 or more	5,032	29.66%
Total	16,967	1

Data Source: 2016-2020 ACS

Table 26 - Housing Affordability

Units affordable to Households at:	Renter	Owner
30% HAMFI	2,813	2,030
50% HAMFI	2,483	1,462
80% HAMFI	4,309	3,547
100% HAMFI	2,223	2,792
Total	11,828	9,831

Data Source: 2016-2020 CHAS

Table 27 - Monthly Rent

# of Bedrooms	Efficiency (none)	1	2	3	4
Fair Market Rent	\$1,062	\$1,202	\$1,509	\$2,065	\$2,542
High HOME Rent	\$981	\$1,053	\$1,266	\$1,454	\$1,603
Low HOME Rent	\$770	\$825	\$990	\$1,144	\$1,276

Data Source: 2022 HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

The tables in section NA-10 show 8,670 households with incomes up to 50 percent AMI, of whom 9,664 are cost burdened and 7,255 are severely cost burdened. Table 26 indicates 8,788 units affordable to this income range. That is only an abundance of 118 housing units. There is no guarantee a household of a particular income level will occupy a unit that is affordable to their income level – even if a unit is available in the open marketplace. A significant number of Corona residents are burdened by housing costs, which prohibits other decision making.

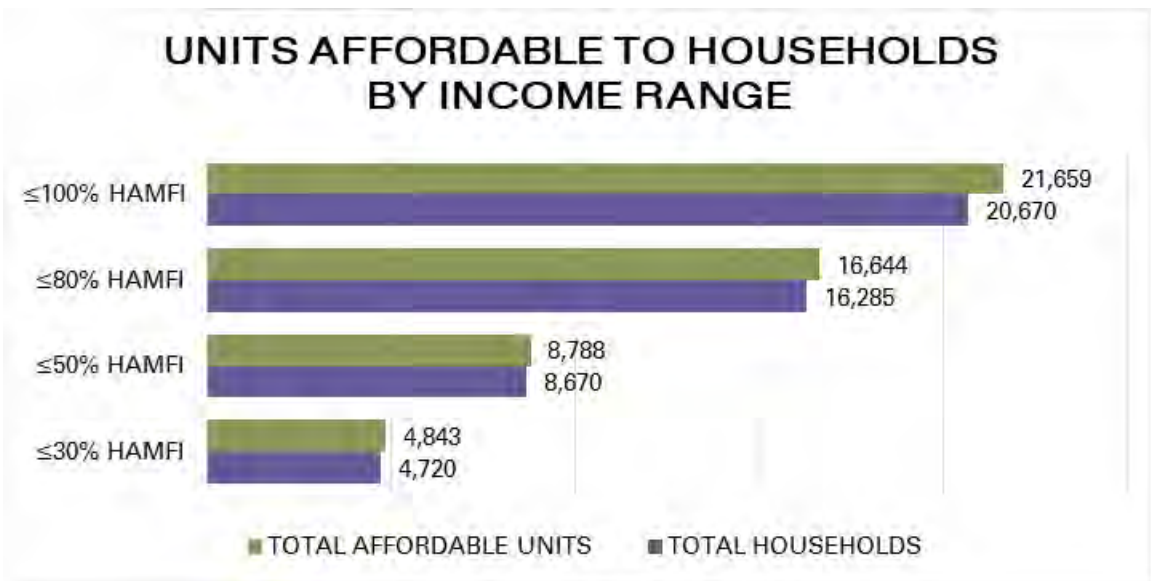


Figure 9 - Units Affordable To Households By Income Range

Data Source: 2016-2020 CHAS Data

How is affordability of housing likely to change considering changes to home values and/or rents?

Rental housing costs have increased steadily over the past ten years – creating more pressure on extremely low-income households. Median market rate rents exceed the Fair Market Rents for Riverside County and represent a significant burden for low- and moderate-income households struggling to remain housed. Similarly, home sales prices

increased 39 percent from \$549,755 in January 2021 to \$763,360 in January 2025 according to home value data supplied by Zillow. Based on this information and barring significant regional and national changes in economic conditions, the price of housing in Corona is forecast to continue increasing during the period of the 2025-2029 Consolidated Plan.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

In 2022 there was significant variation in low HOME, fair market, market rate, and median contract rents. This variance makes it difficult to identify viable affordable housing projects to support and reduces the number of affordable housing units that become available.



Figure 10 - Rent Differentials

Data Source: 2022 HOME Rates, 2016-2020 5—estimates ACS, 2022 Zumper Research

Discussion

Economic expansion over the last decade and a lag in production of new housing units in Southern California have created a housing economy that is overburdened. As a result, Corona households have become increasingly cost-burdened. Homeownership is out of reach to more than half of Corona’s households and a single person earning minimum wage cannot reasonably afford a two-bedroom rental apartment. A household would need to earn about \$150,280 annually to reasonably afford a \$644,503 home, which was the median home value in 2022 per the Zillow Home Value Index. The median household income in Corona in 2022 was about half that, 72,298. A household would need to earn about \$109,000 annually to afford a two-bedroom rental in the City. A full-time minimum

wage employee will gross almost \$30,000 annually. This is illustrated in the Housing Income graph.



Figure 11 - Rental & Ownership Housing Income

Data Source: 2022 Zumper Research, 2022 Zillow Home Value Index & Mortgage Calculator, CA Minimum Wage Data, Freddie Mac 30 Year Fixed Interest Rate Mortgage Data

Housing income was calculated based on 30 percent of market rate housing costs, HUD area median income and Freddie Mac reporting of average 30-year fixed mortgage rates

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Assessing the age and physical condition of housing in Corona forms the basis of strategies to maintain and improve housing quality for low- and moderate-income residents. For this assessment, the ACS defines a “selected condition” as owner- or renter-occupied housing units with at least one of the following conditions:

- Lacking complete plumbing facilities
- Lacking complete kitchen facilities
- More than one occupant per room
- Selected monthly housing costs are greater than 30 percent of household income.

Approximately half of both renter- and owner-occupied units experience one or two selected conditions.

Definitions

Substandard housing is housing that does not meet the minimum standards contained in the State Housing Code (i.e., does not provide shelter, endangers health, safety or well-being of occupants). A substandard condition is one that adversely affects habitability of the housing unit. As defined by California Health and Safety Code, a substandard condition exists to the extent that it endangers the health and safety of its occupants or the public. Such conditions include:

- Inadequate sanitation
- Structural hazards
- Any nuisance that endangers the health and safety of the occupants or the public
- All substandard plumbing, wiring, and/or mechanical equipment, unless it conformed to all applicable laws in effect at the time of installation and has been maintained in a good and safe condition
- Faulty weather protection
- The use of construction materials not allowed or approved by the health and safety code
- Fire, health and safety hazards (as determined by the appropriate fire or health official)
- Lack of, or inadequate fire-resistive construction or fire-extinguishing systems as required by the health and safety code, unless the construction and/or systems conformed to all applicable laws in effect at the time of construction and/or installation and adequately maintained
- Inadequate structural resistance to horizontal forces

- Buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes that were not designed or intended to be used for such occupancies
- Inadequate maintenance that causes a building or any portion thereof to be declared unsafe

Standard housing conditions in the City of Corona is defined as housing that meets the minimum standards of the State Housing Code. For the purposes of the CDBG and HOME programs, a unit in substandard condition is considered suitable for rehabilitation provided the unit is structurally sound, and the cost of rehabilitation is considered economically warranted.

Table 28 - Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	9,070	31.2%	9,646	55.2%
With two selected Conditions	343	1.2%	1,106	6.3%
With three selected Conditions	0	0.0%	563	3.2%
With four selected Conditions	0	0.0%	0	0.0%
No selected Conditions	19,621	67.6%	6,174	35.3%
Total	29,034	100.0%	17,489	100.0%

Data Source: 2016-2020 ACS

Table 29 - Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,760	22.2%	3,560	20.4%
1980-1999	15,710	51.5%	8,325	47.6%
1950-1979	5,910	19.4%	3,865	22.1%
Before 1950	2,100	6.9%	1,725	9.9%
Total	30,480	100.0%	17,475	100.0%

Data Source: 2016-2020 CHAS

Table 30 - Risk of Lead-Based Paint

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Units Built Before 1980	8,010		5,590	
with children under the age of six present	1,304	16.3%	1,015	18.2%
Units Built Before 1980 with households <80% AMI	2,655	33.1%	3,280	58.7%
with children under the age of six present	414	5.2%	715	12.8%

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Table 31 - Blood Lead Levels (BLLs) of children under the age of six

Ages	County			California		
	<4.5 mcg/dL	4.5-9.49 mcg/dL	>9.49 mcg/dL	<4.5 mcg/dL	4.5-9.49 mcg/dL	>9.49 mcg/dL
0-5	99.50%	0.40%	0.10%	98.80%	1.00%	0.20%
6-20	98.60%	1.30%	0.10%	97.20%	2.30%	0.50%
0-20	99.50%	0.40%	0.10%	98.70%	1.10%	0.30%

Data Source: California Dept. of Public Health, Childhood Lead Poisoning Prevention Branch, California Blood Lead Data & California's Progress in Preventing and Managing Childhood Lead Exposure (Apr. 2022) accessed from <https://www.kidsdata.org>.

Need for Owner and Rental Rehabilitation

The age and condition of Corona housing stock is an important indicator of potential rehabilitation needs. Housing over 30 years old is presumed to need some form of major rehabilitation, such as roof replacement, foundation work, and plumbing systems. Housing over 20 years old will generally exhibit deficiencies in terms of paint, weatherization, heating / air-conditioning systems, hot water heaters, and finish plumbing fixtures. Housing values in Corona have increased significantly over a relatively short period of time. Longtime homeowners, especially the elderly and disabled, are more likely to have fixed and limited incomes and may have difficulty maintaining their homes.

Over 70 percent of housing units were constructed after 1980 according to 2016-2020 CHAS data. There are 13,759 households with at least one member over the age of 62 and 5,344 of whom have household incomes at or below 80 percent of AMI, according to 2016-2020 CHAS data. Additionally, approximately 6,548 people ages 18 to 64 with disabilities, according to 2016-2020, ACS five-year estimates. These households are likely to have fixed incomes. It is reasonable to anticipate that a significant number of housing units are in need

of repair and a significant number of households need financial assistance to complete those repairs.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

Any housing built before 1978 may contain lead-based paint. If ingested, lead may cause severe damage to young children including decreased growth, learning disabilities, impaired hearing, hyperactivity, nerve, and brain damage. Lead attacks the central nervous system, the neurological system, and can cause brain damage, IQ reduction, learning disabilities, decreased attention span, hyperactivity, growth inhibition, comas, seizures, and in some cases, death. Fetuses may also experience significant adverse effects through prenatal exposure. Children are more susceptible to the effects of lead because their growing bodies absorb more lead, and young children often put their hands and other objects in their mouths. Most children do not have any symptoms, even if a blood test shows that they have an elevated blood lead level. If a child does have symptoms, the symptoms may be mistaken for the flu or other illnesses.

Most of the housing stock in Corona was built after 1979 and is not presumed to contain lead paint. The 2016-2020 CHAS data show 715 low- and moderate-income renter households with children under the age of six were living in housing constructed before 1980, and 414 owner-occupied households meet the same conditions.

Discussion

Preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households is a cost-effective way to invest limited resources to retain existing housing units already affordable to low- and moderate-income households in the community. Many different types of housing services are needed. As required by the HUD Lead Safe Housing Rule, the City's housing rehabilitation programs will include appropriate safety measures, such as testing and abatement for projects involving units constructed prior to 1978.

MA-25 Public and Assisted Housing

Introduction

As indicated in section NA-35, HACR administers HUDs public housing and housing voucher programs throughout the County, including to participating residents of Corona. As of December 2024, there were 438 households in receipt of a housing voucher in Corona.

The Special Purpose Vouchers included in the tables in this section are Veterans Affairs VASH, FUP, and the disabled data includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition.

Table 32 - Total Number of Units by Program Type

Program Type								
	Mod-Rehab	Public Housing	Vouchers					
			Total	Project-based	Tenant-based	Special Purpose Voucher		
						VASH	FUP	Disabled
Units vouchers available	77	469	8,681	48	8,633	819	1,759	342
Accessible units	N/A	2	N/A	N/A	N/A	N/A	N/A	N/A

Data Source: PIC

Describe the supply of public housing developments.

There are no public housing developments in Corona.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan

There are no public housing developments in Corona. All publicly assisted housing in the City administered via Housing Choice and Project-Based vouchers. HACR monitors units to ensure they are in adequate condition.

Public Housing Condition

Table 33 - Public Housing Condition

Public Housing Development	Average Inspection Score
Not Applicable	Not Applicable

Describe the restoration and revitalization needs of public housing units in the jurisdiction.

There are no public housing developments in Corona. HACR uses Housing Quality Standards for the inspection of all voucher units.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing.

HACR's admission policies include an approach to promote the de-concentrate poverty and mixed income environments by bringing higher income residents into lower income developments and lower income residents into higher income developments. HACR works to increase assisted housing choices by expanding the supply and improving the quality of assisted housing. The Housing Authority promotes self-sufficiency within assisted housing programs by connecting households with various workforce programs. HACR strives to ensure equal opportunity and affirmatively further fair housing.

MA-30 Homeless Facilities and Services

Introduction

Regionally, there are numerous facilities and services targeted to residents at-risk of becoming homeless and experiencing homelessness, including a range of emergency shelters, transitional shelters, and permanent supportive housing options. HUD uses the following definitions for these three facility types:

- Emergency Shelter: Any facility with the primary purpose to provide a temporary shelter for the homeless in general or for specific populations of the homeless and which does not require occupants to sign leases or occupancy agreements.
- Transitional Housing: Transitional housing (TH) is designed to provide homeless individuals and families with the interim stability and support to successfully move to and maintain permanent housing. Transitional housing may be used to cover the costs of up to 24 months of housing with accompanying supportive services. Program participants must have a lease (or sublease) or occupancy agreement in place when residing in transitional housing.
- Permanent Supportive Housing (PSH): PSH is defined as community-based housing paired with supportive services to serve households in which at least one member has a disability. Housing does not have a designated length of stay in which formerly homeless individuals and families live as independently as possible. Under PSH, a program participant must be the tenant on a lease (or sublease) for an initial term of at least one year that is renewable and is terminable only for cause.

Table 34 - Facilities and Housing Targeted to Homeless Households

Facilities and Housing Targeted to Homeless Households	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Adults and Children	323	N/A	192	881	N/A
Only Adults	850		100	1,548	
Chronically Homeless	NA		NA	719	
Veterans	12		40	1,065	
Unaccompanied Youth	28		25	51	

Data Source: 2023 Housing Inventory Chart

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

In California, the primary programs for assisting families in poverty are CalWORKS, CalFresh, and Medi-Cal. Together, these programs provide clients with employment assistance, food, medical care, childcare, cash payments, emergency motel shelter, and rapid rehousing assistance. In addition, Riverside County's Housing & Workforce Solutions Department operates robust Workforce Development Centers that provide a wide range of employment resources and services and the RUHS provides comprehensive health and mental health services.

The City of Corona and its contracted partners regularly connect homeless clients to the aforementioned agencies. Using Health Insurant Portability and Accountability Act (HIPAA) protocols, case conferencing is used to ensure that Corona's homeless clients are progressing out of crisis and into stability. Depending upon the unique needs of the individual or family, Corona's clients are connected to:

- **CalWORKS:** The California Work Opportunities for Kids (CalWORKs) is administered by the Riverside County Department of Public and Social Services (DPSS). This program provides financial assistance and Welfare-to-Work services to eligible Corona families. Through CalWORKs, families may be eligible to receive immediate short-term help with housing, food, utilities, clothing or medical care. Childcare is also available through this program.
- **CalFresh:** Formerly known as the Food Stamps program, CalFresh is a nutritional assistance program that provides Electronic Benefit Transfer Cards to people on public assistance to purchase food and other essential items. The City of Corona and its contracted providers collaborate with DPSS to connect eligible homeless clients to these resources.
- **Medi-Cal:** Medi-Cal program provides health insurance for low-income households, including the homeless, aged, blind, disabled, young adults and children, pregnant women, persons in a skilled nursing or intermediate care home, and other sub-populations. In California, Medi-Cal has been transformed to provide wraparound services through the Cal Aim initiative which provides health care, behavioral health care, dental care and community supports to meet basic needs including support to maintain housing. The City of Corona and its contracted providers work with the Cal Aim managed Medi-Cal providers in the region which are Inland Empire Health Insurance (IEHP) and Molina Healthcare.

Serving as the Chair of the Riverside CoC, the City's Housing & Homeless Solutions Manager worked with the County of Riverside, IEHP and Molina Healthcare to develop a regional plan for use of State Housing & Homelessness Incentive Program (HHIP) funds for the region of Riverside County. HHIP incentive funds were allocated from the State to

address unmet needs and fill gaps for Medi-Cal clients. The HHIP plan resulted in the allocation of \$40 million to expand multiple parts of the CoC system including permanent supportive housing, emergency shelter, Homeless Management Information System, Coordinated Entry System, Street Medicine Outreach, and other initiatives.

In addition to the aforementioned programs, the City of Corona and its contracted providers also connect at risk and homeless clients to the Federal Supplemental Security Income (SSI), State Supplementation Program, known as SSP, (a state supplement to the federal SSI program), County In-Home Supportive Services (IHSS) and other resources to move clients from crisis to stability.

CDBG, HOME, and ESG-Funded Activities: Congress allocates funding to support the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) programs to serve low-income residents, including those who are at-risk of homelessness or who are currently homeless. As an entitlement jurisdiction, the City of Corona receives allocations of CDBG and HOME funds but does not receive ESG funds. The only jurisdictions receiving ESG funds in Riverside County include: City of Moreno Valley, City of Riverside and the County of Riverside. The City of Corona strategically allocates its CDBG and HOME funds to provide a wide variety of eligible activities that not only prevent and address homelessness but also reduce blight and improve low-income neighborhoods.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

For many Riverside County residents, the first entry into the CoC is through a street outreach team. There are multiple street outreach teams in each of the five sub-regions in the County. Street outreach teams, like the City Net and PD HOPE Teams in Corona engage street homeless in connection to emergency shelter, where individuals and families obtain emergency housing and supportive services. Once in emergency shelter, the process of crisis stabilization begins with the goal of graduation into permanent housing.

Depending upon the unique needs of clients, some may require placement in specialized transitional shelter, structured as bridge housing for up to two years. The final component of the CoC is permanent housing, both with and without supportive services. The goal of the CoC system is to move people toward housing alternatives where they can reside permanently in safe and sanitary housing. Because of the successful implementation of the City of Corona's Homeless Strategic Plan, the city has a complete continuum of care. Corona's continuum includes Homeless Prevention, Outreach/Engagement, Emergency Shelter, Wrap-Around Supportive Services, multiple forms of permanent housing including

Permanent Supportive Housing, Tenant-Based Rental Assistance, Rapid Rehousing, and Affordable Housing.

Table 35 lists the current services and facilities that serve homeless residents in the City of Corona. As outlined in this Consolidated Plan, the City of Corona recognizes that there are still gaps in the service delivery system to address at-risk and homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied transitional aged youth. The City is placing a high priority on homelessness and intends to allocate CDBG and HOME funds to reduce gaps in Corona system of services.

Table 35 - Homeless Service Providers for the City of Corona

Provider	Location	Description
2-1-1	Riverside	2-1-1 is a free and confidential hotline service available 24 hours a day providing information and resources for health and social services in Corona and throughout Riverside County. For additional information online, visit www.connectriverside.org .
City Net	Corona	City Net is a team of nonprofit professionals who work to end street-level homelessness in a city or region through the coordination of community efforts and activities. City Net also deploys staff in direct service provision through street outreach and case management services. Street outreach seeks to connect unsheltered homeless neighbors with emergency shelter, housing, or critical services, and provides urgent, non-facility-based care. City Net presently operates the City of Corona’s emergency shelter program for homeless families. For additional information, visit www.citynet.org/corona , e-mail outreach@citynet.org or call (951) 390-3567.
Corona Community Health Center	Corona	The County’s health center offers a variety of services including physical examinations, preventative care, chronic disease management, and more. Clientele may qualify for low-cost or no-cost services. For additional information, visit www.rivco-familycarecenters.org or call (951) 272-5445.
Corona-Norco Settlement House	Corona	Using property owned by the City of Corona, the Corona-Norco Settlement house provides food, clothing, hotel vouchers, and rent assistance. The Food Pantry is open Monday through Friday from 4 p.m. to 5:30 p.m. For additional information, visit www.settlementhouse.net or call (951) 737-3504.
Corona-Norco United Way	Corona	Corona-Norco and Eastvale United Way provides domestic violence assistance, financial independence training, and programs for adults who would like to attain their General Education Diploma (GED). Additional programs include counseling for abused children and after school homework assistance. For additional information, visit www.cnunitedway.org or call (951) 736-0620.

Provider	Location	Description
Inspire Life Skills	Corona	Inspire Life Skills provides a safety net for emancipated foster youth and homeless youth while they transition into young adults. Inspire Life Skills helps break the cycle of abuse, homelessness, and poverty of their past while helping students earn a vocational certificate or degree. For additional information, visit www.inspirelifekills.org or call (951) 316-0011.
Starting Over, Inc	Corona	Starting Over Inc. specializes in transitional housing, community services, community health services, post-conviction relief and re-entry services, community living services, and more. For additional information, visit www.startingoverinc.net or call (877) 421-0659
YMCA	Corona	The Corona Norco Family YMCA strives to meet the needs of members by offering a variety of programs to accommodate families, adults, youth, and seniors. Free childcare and youth transportation available based upon age and need. For additional information, visit www.ymcacornor.org or call (951) 736-9622.
Mercy House Harrison Hope Center	Corona	This city-owned shelter/navigation center provides emergency shelter and recuperative care beds to qualified single men and women with separate dormitories for each gender. Resources include onsite full-service clinic for medical, behavioral health and dental services, assistance in obtaining vital documents, job readiness, computer workshops, case management, transportation, pet accommodations, meals, and more. Intake assessments are completed by the City's Housing & Homeless Solutions Team. For additional information, contact HousingandHomelessSolutions@CoronaCA.gov or 951-847-6348.

MA-35 Special Needs Facilities and Services

Introduction

Special needs populations include people who are not homeless, but due to various reasons need services and supportive housing. The City will consider allocating CDBG public service funding to programs that provide services to special needs populations, including but not limited to those serving the elderly, frail elderly, people with developmental and physical disabilities including alcohol or substance abuse, PTSD, HIV/AIDS, and victims of domestic violence and human trafficking.

Elderly is defined under the CDBG program as a person who is aged 62 or older. A frail elderly person is an elderly person who is unable to independently perform at least three “activities of daily living” including eating, bathing, grooming or home management activities. Based on 2016-2020 CHAS data of the 13,759 households containing at least one elderly person in Corona, 5,344 earn up to 80 percent of the AMI and may require public services to continue to live independently. ACS data from the same period shows 7,529 residents of Corona aged 65 and above have a disability. Of those people, 48 percent have ambulatory difficulty, 25 percent have independent living difficulty, and 25 percent have hearing difficulty.

Individuals with disabilities who have physical or mental impairment that substantially limits one or more major life activities generally rely on supportive services to perform activities of daily living. In Corona, the Civilian Noninstitutionalized Population age 18 and to 64 108,021, an estimated six percent of whom have a disability (ACS, five-year estimates). Among those with a disability, 47 percent have ambulatory difficulty, 43 percent have an independent living difficulty, and 40 percent have cognitive difficulty.

Drug abuse or substance abuse is defined as the use of chemical substances that lead to an increased risk of problems and an inability to control the use of the substance. Substance abuse can be indicative of addiction disorder and may stem from physical and mental health issues. The U.S. Department of Health and Human Services’ Substance Abuse and Mental Health Services Administration (SAMHSA) conducted the National Survey on Drug Use and Health (NSDUH) and found in the state of California the prevalence of substance use disorder over the last year among the population over the age of 11 was 8.27 percent in 2013-2014 and was 17.12 percent in 2021-2022.

HIV is a virus that weakens the immune system by destroying important cells that fight diseases and infection. AIDS is the final stage of HIV. The CDC Atlas Plus program reported an estimated 10,570 individuals living with HIV disease at the end of 2022 in Riverside County. Of that total, 320 were newly diagnosed during that year (<https://www.cdc.gov/nchhstp/atlas/index.htm>, accessed January 2025). New HIV diagnoses were most concentrated among those aged 25 to 34.

Domestic Violence includes, but is not limited to, felony or misdemeanor crimes of violence committed by a current or former spouse of the victim or by a person who is cohabitating with or has cohabited with the victim. In 2022, 228 calls related to domestic violence were made from Corona (openjustice.doj.ca.gov, accessed November 2024). Of these domestic incidents, 19 involved a weapon and 209 did not.

Human trafficking is a crime that involves the forceful, fraudulent, or coercive methods of entrapping a person, real or perceived, to exploit them for financial gain. The exploitative nature can come in the form of labor services, involuntary servitude, enslavement, debt bondage, or commercial sex acts. Human trafficking is extremely difficult to track. There is no recent or reliable prevalence rate to report. In 2023, in California, the National Human Trafficking Hotline identified 1,128 cases of human trafficking that involved 2,045 victims (<https://humantraffickinghotline.org/> accessed January 2025). The most common type of human trafficking reported in California was sex trafficking. The U.S. Department of State *Trafficking in Persons Report* published in July 2022, reports victims of human trafficking are found in every state in the country and trafficked from every country in the world. Victims of human trafficking in the United States are most frequently trafficked from within the United States, Mexico, and Honduras.

NIMH explains PTSD can “develop after exposure to a potentially traumatic event that is beyond a typical stressor” and potential inducing events may include, but are not limited to, “violent personal assaults, natural or human-caused disasters, accidents, combat, and other forms of violence.” Symptoms of PTSD can be debilitating. The U.S. Department of Veteran’s Affairs National Center for PTSD reports an estimated six percent of the population, eight percent of women and four percent of men, will experience PTSD at some point in their lives.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs.

To determine the level of need and types of services needed by special needs populations, the City conducted the Community Needs survey, consulted with local service providers, and reviewed data from the ACS, CHAS, CDC, State of California Department of Justice, U.S. Department of State, and NIMH. Supportive services required for special needs populations include case management, medical or psychological counseling and supervision, childcare, transportation, and job training for the purpose of facilitating an individual’s stability and independence.

In housing, accessibility modifications to accommodate persons with mobility disabilities may include, but are not limited to, wider doorways, no step thresholds, installation of ramps, grab bars, lowered countertops, and accessible hardware. The needs of residents

with sensory disabilities are different from those with mobility disabilities. Individuals with hearing disabilities require visual adaptations for such items as the telephone ringer, the doorbell, and smoke alarms. Residents who are blind may require tactile marking of changes in floor level and stair edges, and braille markings on appliances and controls. People with low vision may require large print markings and displays, contrasting colors to distinguish changes in level or transition from one area to another, proper lighting, and reduced glare from lighting and windows.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Insufficient supply of supportive housing together with inadequate discharge planning and coordination contributes to homelessness in situations where people are released from public institutions or public systems of care without having an appropriate mainstream or supportive housing option in place. Coordinated discharge planning for those exiting foster care, health and mental health care, and corrections is recognized as best practice. The state mandates discharge planning policy for foster, health and mental health, and corrections.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals.

During FY2025, the City's Affordable Housing and Public Service goals may support the needs of the non-homeless special needs population. These activities include the Housing Rehabilitation Program and nonprofits such as the Fair Housing Council of Riverside.

MA-40 Barriers to Affordable Housing

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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 that barriers are lawful and impediments to fair housing choice are usually unlawful.

The State of California requires cities to include an assessment of fair housing as part of the Housing Element. The assessment includes a summary of fair housing issues; an assessment of the city's enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities; an analysis of contributing factors to fair housing issues; and identification of fair housing goals and strategies. The City's most recent assessment identified the following fair housing issues and their contributing factors:

- Issue: Access to lower income housing and location. Contributing factors:
 - o Limitations on where higher density housing is located.
 - o Lack of housing units within walking distance to major public transit stops.
 - o Limited availability of lower income housing units.
 - o Shortage of available properties zoned for higher density housing.
 - o Market costs associated with the construction of new housing.
- Issue: Access to Opportunity.
 - o Contributing factor: Lack of integrated housing units for all income levels in higher resource areas.
- Issue: Displacement and overpayment for housing. Contributing factors:
 - o Limitations on the ability to relocate to other areas of the city due to rental costs.
 - o Shortage of housing units to control rental prices and dominant history of developing lower density residential housing.
 - o High cost of repairs to aging structures.
 - o Limited supply of assisted living facilities, and residential care facilities for seniors and persons with disabilities.

MA-45 Non-Housing Community Development Assets

Introduction

During the implementation of the 2024-2029 Strategic Plan, the City will use CDBG funds to provide a suitable living environment for low- and moderate-income people.

Economic Development Market Analysis

Table 36 - Business Activity

Business Activity by Sector	Number of Workers	Number of Jobs	Share of Workers	Share of Jobs	Jobs less Workers
Agriculture, Mining, Oil & Gas	213	106	0.3%	0.1%	-0.2%
Arts, Entertainment, Accommodations	7,821	6,069	9.5%	9.9%	0.4%
Construction	5,293	13,047	6.4%	19.2%	12.7%
Education and Health Care Services	16,459	11,837	20.0%	16.9%	-3.1%
Finance, Insurance, and Real Estate	5,090	2,138	6.2%	3.6%	-2.6%
Information	1,472	784	1.8%	1.0%	-0.8%
Manufacturing	10,615	12,332	12.9%	17.0%	4.1%
Other Services	3,556	1,906	4.3%	3.2%	-1.1%
Professional, Scientific, Management	9,601	4,471	11.7%	7.0%	-4.7%
Public Administration	4,705	706	5.7%	1.3%	-4.4%
Retail Trade	10,364	7,363	12.6%	10.6%	-2.0%
Transportation and Warehousing	4,457	1,905	5.4%	3.3%	-2.1%
Wholesale Trade	2,589	5,161	3.1%	7.0%	3.9%
Total	82,235	67,825	1	1	0

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Table 37 - Labor Force

Labor Force Statistics	Number of People
Total Population in the Civilian Labor Force	85,918
Civilian Employed Population 16 years and over	82,235
Unemployment Rate	4.4%
Unemployment Rate for Ages 16-24	10.3%
Unemployment Rate for Ages 25-65	3.8%

Data Source: 2016-2020 ACS

Table 38 - Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	12,428
Farming, fisheries, and forestry occupations	179
Service	14,094
Sales and office	21,014
Construction, extraction, maintenance, and repair	3,436
Production, transportation, and material moving	12,248

Data Source: 2016-2020 ACS

Table 39 - Travel Time

Travel Time to Work	People	Percent
< 30 Minutes	31,686	42%
30-59 Minutes	26,188	34%
60 or More Minutes	18,401	24%
Total	76,275	1

Data Source: 2016-2020 ACS

Table 40 - Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	7,090	498	4,443
High school graduate (includes equivalency)	15,447	739	5,601
Some college or associate's degree	24,581	904	5,961
Bachelor's degree or higher	22,154	516	3,310

Data Source: 2016-2020 ACS

Table 41 - Educational Attainment by Age

Educational Attainment by Age	Age in years				
	18-24	25-34	35-44	45-65	65+
Less than 9th grade	250	458	1,180	3,734	2,113
9th to 12th grade, no diploma	1,226	1,616	2,172	2,871	1,179
High school graduate, GED, or alternative	6,058	6,717	5,588	9,496	4,440
Some college, no degree	6,811	6,552	5,710	10,712	3,728
Associate's degree	1,130	2,334	2,026	4,291	1,291
Bachelor's degree	1,373	5,467	4,825	7,678	2,678
Graduate or professional degree	121	1,881	2,186	4,070	1,551

Data Source: 2016-2020 ACS

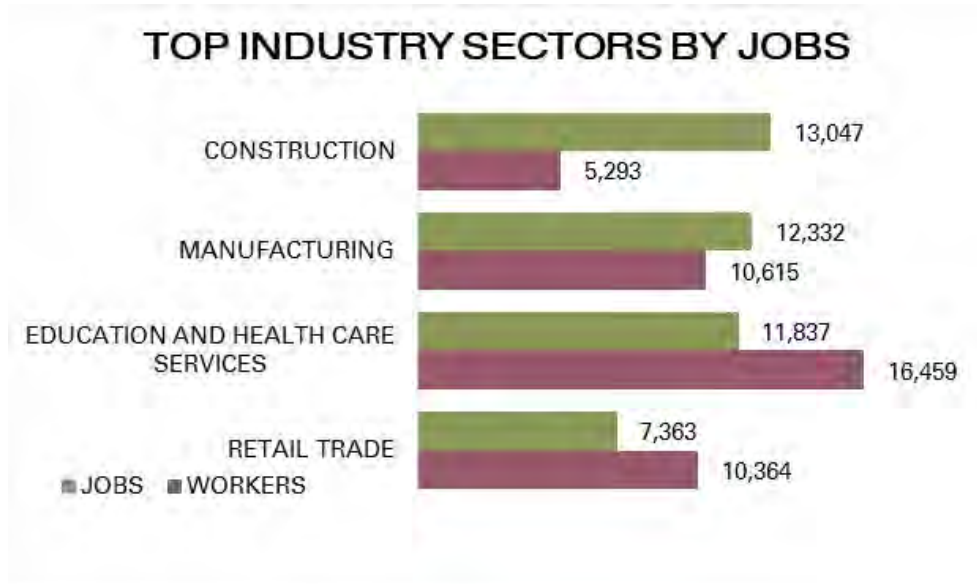
Table 42 - Median Earnings in the Past 12 Months by Educational Attainment

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$26,948
High school graduate (includes equivalency)	\$36,929
Some college or Associate's degree	\$45,295
Bachelor's degree	\$62,766
Graduate or professional degree	\$90,091

Data Source: 2016-2020 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to 2020 Longitudinal Employer Household Dynamics (LEHD) data, the top four major private employment sectors by number of jobs were Construction (13,815), Manufacturing (12,223), Education and Health Care Services (12,172), Retail Trade (7,616).



Data Source:
ACS 2016-2020 5-Year Estimates, 2020 Longitudinal Employer and Household Dynamics

Figure 12 - Top Industry Sectors By Jobs

Describe the workforce and infrastructure needs of the business community

The business community in Corona relies largely on a skilled workforce. Employers across all sectors, and especially those for which facilities in Corona are a destination location or part of a larger logistics chain such as transportation and warehousing, depend on well-functioning roads and transportation system. Challenges of the business community include increasing costs of doing businesses paralleled by flat population growth.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Corona’s has designed and is implementing an economic development strategy to support the growth and continued investment of businesses from diverse industries ranging from start ups to large established enterprises. The City offers provides everything from a step-by-step guide through liaison services to facilitate starting and growing a business in Corona.

Over the next five years the City anticipates the public investments described below will leverage significant private investment and the creation of jobs.

The South Mall revitalization project at the southeast corner of 6th and Main will create a dining and entertainment hub in the center of downtown and serve as a stimulus for continued redevelopment efforts by neighboring private property owners. Initial construction and renovations are underway and will continue for several years.

The North Corona Mall revitalization project has been a long time in the making. Since 2004, the City has been diligently acquiring mall building and as of early 2025, has control over 80 percent. The intent of this effort is to add new housing, retail, and dining opportunities in the heart of downtown and reinforce the stimulus efforts of the South Mall revitalization. The master planning process is underway. The City anticipates seeking a development partner beginning in 2026.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

An estimated 61 percent of Corona's population age 18-64 has some post-secondary education, 36 percent of whom have some college or associate's degree. Generally, the skills and education of the current workforce correspond to the employment opportunities in the City. The Business Activity by Sector table shows there are more workers than jobs in the industry sectors which follow: Agriculture, Mining, Oil & Gas, Arts, Entertainment, Accommodations, Education and Health Care Services, Finance, Insurance, and Real Estate, Information, Other Services, Professional, Scientific, Management, Public Administration, Retail Trade and Transportation and Warehousing. Most of the working population in Corona travels less than 30 minutes to work.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

There are many workforce training initiatives available to qualified residents of Corona. The Riverside County Workforce Development Board (WDB) together with the County Board of Supervisors oversees regional economic development activities and programs, including America's Job Center of California at Riverside County Workforce Development. This part of the nationwide system of American Job Centers Workforce Centers, which provides programs services for job seekers and businesses at no cost. Residents may receive assistance with career services, vocational training, job search, referrals, childcare and transportation assistance. The Job Center partners with local community colleges, nonprofits, educators and the private sector to help assist and guide its programs to ensure a strong job pipeline where employer needs and employee skills match up. Other workforce training initiatives available in the area include the following.

The Manufacturing Assistance Program offers virtual workshops, entrepreneurial training, on-the-job training programs, and financial incentives and assistance to businesses seeking to expand in Corona.

The Corona Innovation Center is a hub which encourages intersectional innovative thought and design. By offering business services, events, trainings, and entrepreneurial development the Center supports business and workforce development.

The Inland Empire Technical Training Center, spearheaded by the Riverside County Community College District, will be an innovative, inclusive, invigorating, and student-focused learning environment where work and education integrate, and life-long learners are made. Various sites have been earmarked for potential programming and/or development to upskill and train the workforce of the future, including a site in Corona.

Cal State Fullerton hosts the Orange County/ Inland Empire Small Business Development Center (SBDC), which provides technical assistance to start up and established businesses. The City partners with the regional SBDC to provide one-on-one consultations at local sites.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Corona contributed to the development of the Riverside County five year CEDS prepared in 2019. The strategy identified the following goals: 1) increase access to high paying jobs, 2) provide a world-class education, 3) provide quality housing, 4) promote and provide culturally rich activities, and 5) enhance safe and healthy communities. Multiple of these goals are aligned with the needs and strategies identified in the *2025-2029 Consolidated Plan*. Should opportunities to coordinate efforts and activities arise they will be considered.

Discussion

In the spring of 2020, unemployment rates in the United States reached the highest levels since the U.S. Bureau of Labor Statistics (BLS) began recording this data. According to the BLS, national unemployment rates reached 23.5 percent in May 2020. Unemployment rates remained at historically high levels for almost six months. As of December 2024, unemployment rates had come down to 3.8 percent in the City and 5.0 percent in Riverside County. In 2019, prior to the pandemic, the unemployment rate in Corona the unemployment rate was 2.9 percent and the County was 3.7 percent.

MA-50 Needs and Market Analysis Discussion

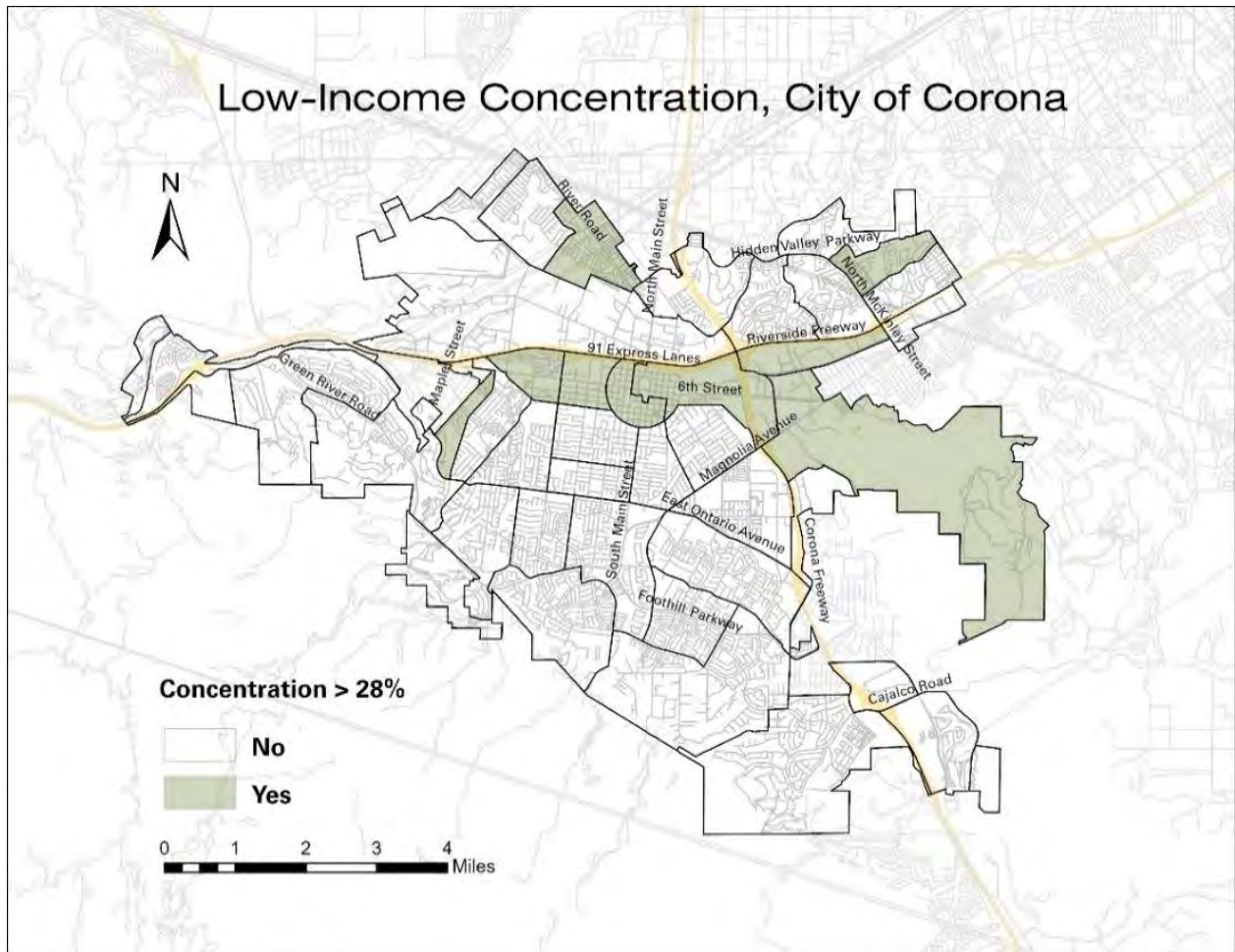
Are there areas where households with multiple housing problems are concentrated? (include a definition of “concentration”)

Concentrations of households with housing problems are defined as 10 percent over the rate at which severe housing problems occur throughout the City as a whole, based on CHAS 2016-2020 data. Citywide, 15 percent of households have one or more severe housing problem, thus the threshold for concentration is 25 percent. There are three census tracts in the City where a concentration of households have severe housing problems: 041412, 041602, and 041703.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of “concentration”)

Pursuant to the Interim Final Rule: Affirmatively Furthering Fair Housing Revisions [Federal Register Volume 90, No. 40 – March 3, 2025 – Pages 11020-11025](#), HUD reconsidered the need for the racial or ethnic minority analysis. The Interim Final Rule, effective April 2, 2025 removed this requirement formerly stated at 24 CFR 91.205(b)(2).

Low-income is understood to be up to 50 percent of AMI. A concentration of residents with low-incomes is defined as 10 percent over the rate at which residents throughout the City as a whole have low-incomes, based on ACS and CHAS 2016-2020 data. Citywide, 18 percent of households have one or more severe housing problem, thus the threshold for concentration is 28 percent. Map 4 illustrates areas throughout the City where a concentration of households has severe housing problems.



Map 4 – Low-Income Concentration (50% AMI)
 Data Source: 2016-2020 CHAS Data

What are the characteristics of the market in these areas/neighborhoods?

The housing stock is a mix of owner-occupied single-unit detached dwellings and renter-occupied dwellings ranging from single-unit detached to apartment complexes with 20 or more units. Owner-occupied units generally have three or more bedrooms and renter-occupied units range from one to three bedrooms with most units having two bedrooms.

Are there any community assets in these areas/neighborhoods?

Yes, some of the community assets in these neighborhoods are

- Corona City Hall
- Corona Historic Civic Center
- Corona Public Library
- Corona Regional Medical Center
- Metrolink Station
- Numerous public schools that are part of the Corona-Norco Unified School District

- Numerous parks and recreational facilities

The City's *2021-2029 Housing Element* summarizes the resources and opportunities that Corona residents have access to in their neighborhoods. According to the Opportunity Maps created by the California Fair Housing Task Force, there are 34 Census tracts in Corona that are designated high or highest resource, comprising approximately 80 percent of total City area. These high resource areas are mainly in the northern areas of Northwest Corona, North Main Street, and Northeast Corona; the southern portion of Central Corona; and most of the land area of West Corona, South Corona, East Corona, and Southeast Corona.

Are there other strategic opportunities in any of these areas?

The development of new transit-oriented market rate housing, retail shopping and dining opportunities as part of the South Mall and the North Corona Mall will increase economic opportunity in the CDBG Target Areas and may include additional affordable housing opportunities.

MA-60 Broadband Needs

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

All residences and small businesses in Corona may access to fixed and mobile broadband. Internet Service Providers self-report to the Federal Communications Commission (FCC) on broadband availability throughout the county. Fixed broadband goes to homes and small businesses using fiber, cable, DSL, satellite, and fixed wireless technology. Mobile broadband is stationary coverage outdoors and mobile in-vehicle coverage. The FCC National Broadband data shows, as of June 2023, that fixed internet access is available at six different download/ upload speeds ranging from 0.2/0.2 megabits per second (Mbps) to 1,000/100 Mbps and mobile access is available at up to 5G-NR 35/3 Mbps.

The FCC's Affordable Connective Plan, offered financial assistance for internet access to households with low-income. This program was available to new applicants from 2021 through February 2024. As of December 2023, 13,373, households in Corona subscribed to this program. The State offers the California LifeLine program that offers discounted home and cell phone services to eligible households. A discounted phone line may defray all household costs, reducing the impact of the cost of an internet service provider. A high level of need for affordable broadband is indicated in Corona.

By far most residents who responded to the community needs survey has access to reliable home internet as shown in the graph below.

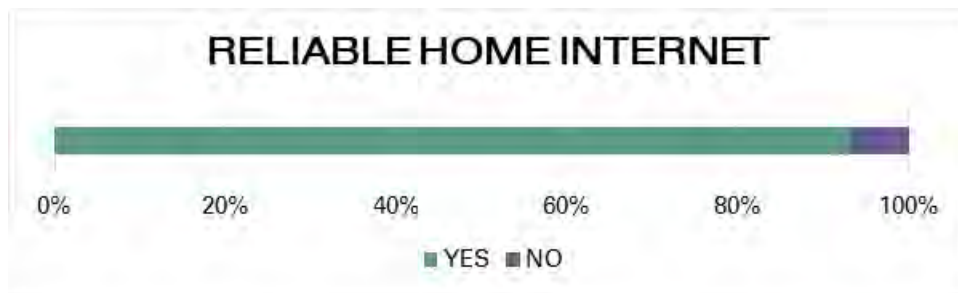


Figure 13 - Community Need For Internet Reliability

Source: Community Need Survey

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

According to the FCC there are 10 active fixed internet providers in Corona. Hughes Network Systems, LLC, Space Exploration Technologies Corp., Viasat, Inc., Charter Communications and AT&T Inc. reach at least 80 percent of residences in the City. There are four active mobile internet providers. The main mobile internet providers are AT&T Inc., Verizon Communications Inc. and T-Mobile USA, Inc.

MA-65 Hazard Mitigation

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The City of Corona has a current Hazard Mitigation Plan published in 2023. The plan assessed the probability and impact of potential hazards. Probability and impact definitions used to develop the Plan follow.

- Probability
 - o High: Highly likely, experts feel that it is likely that the hazard will occur in the community.
 - o Medium: Possible, experts feel that it is possible that the hazard will occur in the community.
 - o Low: Unlikely, no historic occurrences of the hazard in the community or region.
- Impact from Hazard
 - o High: Catastrophic impact with consequences that will be significant in terms of building damage and loss of life.
 - o Medium: Limited impact but modest in terms of building damage and loss of life.
 - o Low: Small and minimal impact

The assessment determined the following:

- High probability with high impact
 - o Earthquake
 - o Wildland/ Urban Fire
 - o Flood
- Medium probability with high impact
 - o Electrical Failure (Public Safety Power Shutoff)
 - o Terrorist Event
 - o Water Supply Disruption/ Contamination
 - o Transportation Failure
- Low probability with high impact
 - o Emergent Disease/ Contamination
 - o Pandemic Flu
- Medium probability with impact
 - o Communication Failure

Describe the vulnerability of housing occupied by low- and moderate-income households to these risks.

The City's Hazard Mitigation Plan identified the following groups can be considered vulnerable or at a greater risk during an emergency:

- Infants and small children under age 3
- Women who are pregnant
- Elderly (age 65 older)
- Homeless
- Obese and bedridden
- Mentally ill
- Cognitive disabilities
- Medical conditions (heart disease, diabetes, high blood pressure)
- Those requiring life-saving medications (high blood pressure, depression)
- Drug or alcohol addiction
- Mobility constraints
- Non-English speakers

Low- and moderate-income households, along with special needs populations, face significant vulnerabilities to climate-related hazards. The housing of these residents is often in poorer condition, making it more susceptible to harsh weather conditions like extreme heat. Additionally, elderly residents are particularly at higher risk during extreme weather events, including heatwaves. Approximately 57 percent of Community Needs Survey respondents are at least somewhat prepared for a disaster.



Figure 14 - Community Need For Disaster Preparedness
 Source: Community Need Survey

Strategic Plan

SP-05 Overview

The Strategic Plan is a guide for the City of Corona to establish housing, community, and economic development priorities, strategies, and goals for its investment of Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) allocation from HUD over the next five years: beginning July 1, 2025, and ending June 30, 2030. The priority needs and goals established in this Strategic Plan are based on the Needs Assessment and Market Analysis of this Consolidated Plan.

The priority needs listed below are established as part of this Strategic Plan.

- Prevent and eliminate homelessness
- Increase the supply of affordable housing
- Preserve the supply of affordable housing
- Ensure equal access to housing opportunities
- Provide public services for low-income residents and residents with special needs
- Improve community facilities and infrastructure

Table 43 - Strategic Plan Summary

Goal Name	Time Period	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Goal 1: Affordable Housing	2025 – 2029	-Affordable Housing -Homelessness	Citywide	-Prevent and eliminate homelessness -Increase the supply of affordable housing -Preserve the supply of affordable housing	HOME: \$1,841,877 CDBG: \$1,193,790	-Tenant-Based Rental Assistance: 125 Households Assisted -Rental Housing Constructed: 140 Housing Units -Homeowner Housing Rehabilitated: 30 Housing Units -Housing Code Enforcement: 375 Housing Unit Cases Resolved
Goal 2: Public Services	2025 – 2029	-Non-Housing Community Development -Homelessness	Citywide	-Prevent and eliminate homelessness -Equal access to housing opportunities -Provide public services for low-income residents and residents with special needs	CDBG: \$813,948	Public Service Activities other than Low / Moderate-Income Housing Benefit: 9,500 People
Goal 3: Community Facilities & Infrastructure	2025 – 2029	-Non-Housing Community Development -Homelessness	Citywide	-Prevent and eliminate homelessness -Improve community facilities and infrastructure	CDBG: \$2,387,317	Public Facility or Infrastructure Activities other than Low / Moderate-Income Housing Benefit: 81,935 People

SP-10 Geographic Priorities

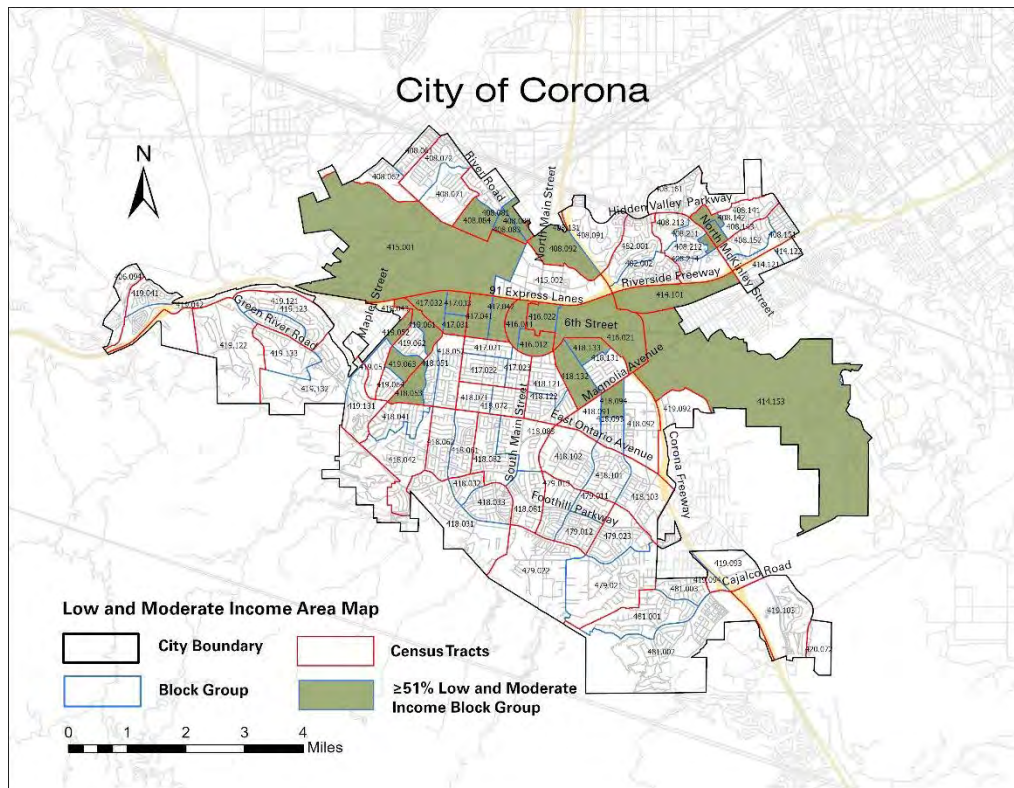
Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Investment in infrastructure improvements and public facilities that serve all residents of an area will be located in areas where at least 51 percent of households are low- and moderate-income. Census tract block groups in Corona meeting this description are indicated in Map 5. ADA improvements, public services, services for special needs populations, and services for primarily low- and moderate-income persons will be made throughout the City. Housing assistance will be available to income-qualified households citywide.

The City utilizes HUD regulations for verification of income in accordance with Title 24 Code of Federal Regulations Part 5. Corona residents only, residency documentation may include a driver's license, utility bill, and/or lease agreement.

Table 44 - Geographic Priority Areas

Area Name
Citywide



Source: 2016-2020 CHAS and ACS Data
Map 5 - Low- & Moderate-Income Census Tract Block Groups

SP-25 Priority Needs

Table 45 – Priority Needs Summary

1. Prevent and eliminate homelessness	Priority Level	High	
	Population	Income Levels	Extremely Low Low
		Family Types	Large Families Families with children Elderly
		Homeless	Chronic Homelessness Mentally Ill Chronic Substance Abuse Persons with HIV/AIDS Veterans Unaccompanied Youth
		Non-homeless Special Needs	N/A
	Geographies Affected	Citywide	
	Associated Goals	Affordable Housing Public Services Community Facilities & Infrastructure	
Description	<p>The Riverside CoC conducted the PIT Count of the Homeless on January 22, 2025; however, at the time this analysis was prepared, the results had not been released. The CoC opted to conduct a bi-annual unsheltered PIT Count; therefore, data evaluated in this analysis is the 2023 data.</p> <p>According to the Riverside County Homeless PIT Count conducted on January 25, 2023, there were 3,725 homeless people in Riverside County including 1,284 sheltered individuals and 2,441 unsheltered individuals. This represents a 23 percent increase in the unsheltered homeless population countywide, a four percent decrease in the sheltered population and an overall 12 percent increase in the homeless population when compared to the 2022 PIT Count. Of the 2,441 people experiencing homelessness in the County 66 percent were unsheltered and living in places not meant for human habitation (i.e. living in the streets, storm drains, riverbed, parks, alleys and other outdoor locations). Approximately 1,284 people or 34 percent of homeless people counted were sheltered.</p>		

		Counter to the countywide increase, data from the 2023 Homeless PIT Count indicates the number of unsheltered homelessness in Corona declined by 60 percent from 164 unsheltered homeless individuals in 2019 to 65 in 2023. The City of Corona uses 2019 as the baseline year given the City Council adopted the Homeless Strategic Plan in 2020.	
	Relative Basis Priority Need	The City of Corona considers preventing and eliminating homelessness the highest priority of this Consolidated Plan and will allocate significant CDBG and HOME resources, along with local City Measure X funds and other grants to affordable housing, tenant-based rental assistance, and public service activities that address the City’s Homeless Strategy.	
2. Increase the supply of affordable housing	Priority Level	High	
	Population	Income Levels	Extremely low Low Moderate
		Family Types	Large Families Families with children Elderly
		Homeless	Chronic Homelessness Mentally Ill Chronic Substance Abuse Persons with HIV/AIDS Veterans Unaccompanied Youth
		Non-homeless Special Needs	Frail Elderly Persons with Mental Disabilities Persons with physical disabilities Persons with Development Disabilities Persons with HIV/AIDS Other
	Geographies Affected	Citywide	
	Associated Goals	Affordable Housing	
Description	CHAS data shows the most common housing problems in the City affecting households with income at or below 80 percent AMI are housing cost burden greater than 30 percent of income, followed by overcrowding and severe overcrowding. Table 8 indicates nearly 68 percent of households in this income range experience a housing cost burden, while 13 percent live in		

		<p>overcrowded and severely overcrowded conditions. This includes 6,490 renter and 4,570 owner households that are cost burdened. Overcrowding and severe overcrowding affect 2,150 households, including 1,500 renter households and 360 owner households.</p> <p>Extremely low - and low-income households with one or more housing problem are presumed to be unstably housed, indicating that they are at risk of homelessness. Those with one or more housing problem at this income level are highly sensitive to adverse events. The greatest concentrations of unstably housed households are among small related renter households with a housing cost burden greater than 30 percent of their household income and single family renter households living in overcrowded conditions.</p> <p>There are 3,770 renter households who earn at most 50 percent of AMI and are severely cost burdened, according to the CHAS data (Table 11). Of these households: 1,710 are small, related households with four or fewer members 670 are large, related households with five or more members 750 are elderly households with one or more members over the age of 62 640 are other households These extremely low- and low-income households are considered the most at-risk of becoming homeless.</p>
	Relative Basis	<p>The development of additional affordable housing units affordable for low- and moderate-income households and individuals is a high priority due to the number of severely cost burdened households. Increasing the supply of affordable housing includes the development of rental housing with long-term affordability covenants and income targeting. To the extent that resources may be leveraged for supportive services, such developments should follow permanent supportive housing models determined to be a national best-practice to address homelessness. Based on responses to the Community Needs survey and data examined, increasing the supply of affordable housing and providing rental assistance will be crucial tools of the City.</p>

3. Preserve the supply of affordable housing	Priority Level	High	
	Population	Income Levels	Extremely low Low Moderate
		Family Types	Large Families Families with children Elderly NA
		Homeless	Chronic Homelessness Mentally Ill Chronic Substance Abuse Persons with HIV/AIDS Veterans Unaccompanied Youth
		Non-Homeless Special Needs	Frail Elderly Persons with Mental Disabilities Persons with physical disabilities Persons with Development Disabilities Persons with HIV/AIDS Other
	Geographies Affected	Citywide	
	Associated Goals	Affordable Housing	
Description	<p>The age and condition of Corona housing stock is an important indicator of potential rehabilitation needs. Housing over 30 years old is presumed to need some form of major rehabilitation, such as roof replacement, foundation work, and plumbing systems. Housing over 20 years old will generally exhibit deficiencies in terms of paint, weatherization, heating / air-conditioning systems, hot water heaters, and finish plumbing fixtures. Housing values in Corona have increased significantly over a relatively short period of time. Longtime homeowners, especially the elderly and disabled, are more likely to have fixed and limited incomes and may have difficulty maintaining their homes.</p> <p>This housing stock in Corona is relatively new; 72 percent of housing units were constructed before 1980 according to 2016-2020 CHAS data. There are 13,759 households with at least one member over the age of 62 and 5,344 of whom have household incomes at or below 80 percent of AML, according</p>		

		to 2016-2020 CHAS data. Additionally, approximately 6,548 people ages 18 to 64 with disabilities, according to 2016-2020, ACS five-year estimates. These households are likely to have fixed incomes. It is reasonable to anticipate that a significant number of housing units are in need of repair and a significant number of households need financial assistance to complete those repairs.	
	Relative Basis	Preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households is a cost-effective way to invest limited resources to retain existing housing units that are already affordable to low- and moderate-income households in the community. Expanding the stock of affordable housing by supporting the construction of affordable units, homebuyer and rental assistance programs are also effective ways to make housing more affordable to households. Based on responses to the Community Needs survey and data examined, rehabilitation of housing currently occupied by households with low and moderate incomes is an efficient and effective way to preserve affordable housing.	
4. Improve community facilities and infrastructure	Priority Level	High	
	Population	Income Levels	N/A
		Family Types	N/A
		Homeless	N/A
		Non-Homeless Special Needs	Non-housing Community Development
	Geographies Affected	Citywide	
	Associated Goals	Community Facilities & Infrastructure	
Description	There is need for rehabilitation, modernization and upgrades to existing infrastructure, public facilities and neighborhood amenities such as sidewalks, curbs, streets, alleys, parks, recreational facilities and community centers to maintain an equivalent or better level of quality to other newer facilities in areas of the City that were developed more recently. Additionally, Americans with Disabilities Act (ADA) improvements are necessary for infrastructure and in certain facilities as the City continues to address infrastructure needs and modernize public facilities constructed more than 40 years ago. When allocating resources for the		

		rehabilitation of public facilities, priority shall be given to facilities that primarily benefit low- income people or address homeless or special needs populations, particularly those facilities with critically needed renovation or demonstrated need for expansion to accommodate the needs of low-income residents.	
	Relative Basis	The need for public facility and infrastructure improvements are informed by the results of the Needs Assessment Survey, input received during the Community Meeting, and the City’s on-going assessment of critical infrastructure.	
5. Equal access to housing opportunities	Priority Level	High	
	Population	Income Levels	Extremely Low Low Moderate Middle
		Family Types	Large Families Families with children Elderly
		Homeless	Chronic Homelessness Mentally Ill Chronic Substance Abuse Persons with HIV/AIDS Veterans Unaccompanied Youth
		Non-homeless Special Needs	Frail Elderly Persons with Mental Disabilities Persons with physical disabilities Persons with Development Disabilities Persons with HIV/AIDS Other
	Geographies Affected	Citywide	
	Associated Goals	Public Services	
Description	HUD mandates that all recipients of federal housing and community development assistance, such as CDBG, take actions to affirmatively further fair housing choice within their communities. The City of Corona will certify its compliance with HUD’s requirement to affirmatively further fair housing choice in each Annual Action Plan requesting an annual allocation of CDBG funds.		

	Relative Basis Priority Need	Affirmatively furthering fair housing choice by ensuring equal access to housing opportunities is a high priority for HUD and the City of Corona. In accordance with HUD requirements, this priority will be addressed using CDBG funds.	
6. Provide public services for low-income residents and residents with special needs	Priority Level	High	
	Population	Income Levels	Extremely Low Low Moderate
		Family Types	Large Families Families with children Elderly
		Homeless	Chronic Homelessness Mentally Ill Chronic Substance Abuse Persons with HIV/AIDS Veterans Unaccompanied Youth
		Non-homeless Special Needs	Frail Elderly Persons with Mental Disabilities Persons with physical disabilities Persons with Development Disabilities Persons with HIV/AIDS Other
	Geographies Affected	Citywide	
	Associated Goals	Public Services	
	Description	Households with low- and moderate-incomes, living below the poverty line, and experiencing or at-risk of falling into homelessness are most in need of public services to defray the cost of living and ameliorate the impacts of poverty. CHAS 2016-2020 data shows 34 percent of households in Corona have incomes at or below 80 percent AMI (see Table 1). ACS data for the same time period shows 9.5 percent of the population of Corona is living below the poverty level, accounting for 15,900 residents. Of residents living below the poverty level 4,855 are children under the age of 18 and 1,695 are elderly aged 65 and over.	
Relative Basis Priority Need	Consistent with the results of the Needs Assessment and Market Analysis sections of this plan, including the results of the Community Needs and Stakeholder surveys, the provision of a wide		

		range of public services for Households with low- and moderate-incomes, living below the poverty line, and experiencing or at-risk of falling into homelessness is a priority need for the City of Corona.
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In establishing five-year priorities for assistance, the City has taken several concerns into consideration:

- Those categories of extremely low, low- and moderate-income households most in need of housing and community development assistance;
- Which activities will best meet the needs of those identified households; and
- The extent of federal and other resources available to address these needs.

Based on input received through the outreach and consultation process priority needs for expenditure of CDBG and HOME funds have been designated as high.

The City will implement projects in each five-year Action Plan that address the Priority Needs. Pursuant to CDBG regulations, projects must meet one of three national objectives set forth by HUD: (1) Benefit low- and moderate-income households, (2) Aid in the elimination/ prevention of slum and blight, or (3) Meet an urgent need (catastrophic events). Pursuant to HOME regulations, HOME funds are specifically focused on affordable housing activities and may be used to develop and support affordable rental housing and homeownership opportunities for households earning up to 80 percent of the AMI citywide.

SP-30 Influence of Market Conditions

Table 46 – Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
<p>Tenant Based Rental Assistance (TBRA)</p>	<p>The City will use a portion of its HOME funds to provide TBRA. Providing TBRA is the most immediate action that may be taken to expand housing affordability and address homelessness. The most common housing problems in the City affecting households with income at or below 80 percent AMI are housing cost burden greater than 30 percent of income, followed by overcrowding and severe overcrowding. Table 8 indicates nearly 68 percent of households in this income range experience a housing cost burden, while 13 percent live in overcrowded and severely overcrowded conditions. This includes 6,490 renter and 4,570 owner households that are cost burdened. Overcrowding and severe overcrowding affect 2,150 households, including 1,500 renter households and 360 owner households.</p> <p>Extremely low - and low-income households with one or more housing problem are presumed to be unstably housed, indicating that they are at risk of homelessness. Those with one or more housing problem at this income level are highly sensitive to adverse events. The greatest concentrations of unstably housed households are among small related renter households with a housing cost burden greater than 30 percent of their household income and single family renter households living in overcrowded conditions.</p> <p>There are 3,770 renter households who earn at most 50 percent of AMI and are severely cost burdened, according the CHAS data (Table 11). Of these households:</p> <ul style="list-style-type: none"> - 1,710 are small, related households with four or fewer members - 670 are large, related households with five or more members - 750 are elderly households with one or more members over the age of 62 - 640 are other households <p>These extremely low- and low-income households are considered the most at-risk of becoming homeless.</p>
<p>TBRA for Non-Homeless Special Needs</p>	<p>The City of Corona will use its HOME funds to provide TBRA to all eligible applicants. There will be no preferences established for subpopulations, including special needs groups.</p>

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
New Unit Production	<p>The most common housing problems in the City affecting households with income at or below 80 percent AMI are housing cost burden greater than 30 percent of income, followed by overcrowding and severe overcrowding. Table 8 indicates nearly 68 percent of households in this income range experience a housing cost burden, while 13 percent live in overcrowded and severely overcrowded conditions. This includes 6,490 renter and 4,570 owner households that are cost burdened. Overcrowding and severe overcrowding affect 2,150 households, including 1,500 renter households and 360 owner households.</p> <p>Based on funding availability, allocations, and development costs, the City may allocate a portion of the HOME funds to increase the supply of safe, decent, affordable housing for lower-income households (including extremely low-income households, and low- and moderate-income households), such as seniors, those with disabilities, and those experiencing and/ or at risk of experiencing homelessness.</p>
Rehabilitation	<p>Over half of the housing in the City was constructed 20 to 40 years ago. This indicates a significant need for rehabilitation. The City will aid rehabilitation of residential housing units. Preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households is a cost-effective way to invest limited resources to retain existing housing units that are already affordable to low- and moderate-income households in the community. Addressing substandard housing conditions through housing preservation activities provides that all economic segments of the community have the means to ensure that their property meets local standards.</p>
Acquisition, including preservation	<p>As the Needs Assessment and Market Analysis in this document have clearly shown, thousands of Corona households are cost burdened and likely eligible for newly acquired and rehabilitated affordable housing units. Typically, the City's resources are only sufficient to leverage other larger sources such as low income housing tax credits. High development costs and lack of a permanent source of take-out/capital financing are potential barriers to this type of activity. Given sufficient resources the City may pursue acquisition, including preservation.</p>

SP-35 Anticipated Resources

During the five-year period of the Consolidated Plan from July 1, 2025, to June 30, 2030, the City of Corona anticipates investing an estimated \$1,085,264 CDBG and \$409,306 of HOME funds (over the 5-year period) to support the goals of this Strategic Plan. The annual allocations are subject to federal appropriations and changes in demographic data used in HUD formulas for each respective program. The City's *Fiscal Year 2025 Action Plan* will lay out the use of the annual allocations to address the priority needs and achieve the goals defined in the Strategic Plan.

Table 47- Anticipated Resources

Program	Uses of Funds	Expected Amount Available for 5-Years				Expected Amount Available Remainder of Con Plan	Narrative Description
		Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,085,264.00	\$0	\$0	\$1,085,264.00	\$4,341,056.00	Based on 2025 FY allocation from HUD.
	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$409,306.27	\$0	\$0	\$409,306.27	\$1,637,225.08	Based on 2025 FY allocation from HUD.

Explain how federal funds will leverage those additional resources (private, state, and local funds), including a description of how matching requirements will be satisfied.

The City is expected to receive HOME funding which can be leveraged with CDBG funding if used for affordable housing and housing rehabilitation. The City will leverage HOME funding if feasible projects are presented during the next five years. The HOME program requires a 25 percent match based on fund expenditure, unless a jurisdiction meets the thresholds to have the match requirements reduced. The City did not qualify for a reduction in FY 2023. This is expected to continue into the 2025 Consolidated Plan period.

Given the limited size of the CDBG and HOME annual allocations, the City may consider pursuing new Section 108 loans within the five-year Consolidated Plan period to support large-scale public improvements or housing projects.

Depending on the financing structure of a given activity, it may be advantageous for the City to use CDBG funds to leverage appropriate state, local, and private resources, including but not limited to those listed below.

Federal Resources

- Continuum of Care (CoC) Program
- Continuum of Care Builds (CoCBUILDS)
- Emergency Solutions Grant (ESG) Program
- Emergency Food and Shelter Program Funds
- HUD Veterans Affairs supportive Housing (HUD-VASH)
- Supportive Housing for the Elderly (Section 202)
- Supportive Housing for Persons with Disabilities (Section 811)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Youthbuild
- Federal Low-Income Housing Tax Credit Program
- Substance Abuse and Mental Health Services Administration (SAMHSA) Funds
- Youth Homelessness Demonstration Program (YHDP) Funds
- Section 8 Housing Choice Voucher and Project-Based Voucher Programs

State Resources

- State Encampment Resolution Program Funds
- State HomeKey Funds
- State Low-Income Housing Tax Credit Program
- SB2 Permanent Local Housing Allocation Funds
- Homeless Emergency Aid Program
- Homeless Housing Assistance and Prevention Program
- Emergency Solutions and Housing Funds
- Housing and Disability Advocacy Program
- Building Equity and Growth in Neighborhoods Program (BEGIN)

- CalHome Program
- Multifamily Housing Program (MHP)
- Supportive Housing Multifamily Housing Program
- Housing Related Parks Grant
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding
- State Housing and Homelessness Incentive Program (HHIP)

Local Resources

- Riverside County CoC
- County of Riverside’s allocation of Federal Emergency Solutions Grant funds
- Housing Authority of County of Riverside (HACR)
- Southern California Home Financing Authority (SCHFA)
- City of Corona Measure X Sales Tax Initiative Funding
- Private Resources
- Federal Home Loan Bank Affordable Housing Program (AHP)
- Community Reinvestment Act Programs
- United Way Funding
- Private Contributions

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The Corona Housing Authority (CHA) owns land for the development of affordable housing. Two distinct projects, the Second Street Family Project and the Second Street PSH Project, will be constructed on a 4.82 acre parcel. The Second Street Family Project will provide 115 units of affordable multi-family housing targeted at families earning 30, 40, 50, 60, and 70 percent of the Area Medium Income. 20 of the 115 units will have a preference for at-risk of homelessness and homeless families. Construction is expected to start in 2025. The Second Street PSH Project will provide 25 units of permanent supportive housing plus to serve chronically homeless persons at or below 30 percent AMI.

The CHA / City of Corona owns property on 514 West Sixth Street, 1043, 1049, 1061 and 1065 Circle City Drive and the Corona North Mall. These parcels will be used for future affordable housing uses.

Discussion

Assuming continued level funding, the City expects to utilize \$7,472,850 in CDBG and HOME funds during the five-year period beginning July 1, 2025, and ending June 30, 2030, to achieve the goals of the Strategic Plan.

SP-40 Institutional Delivery Structure

Table 48 provides an overview of the institutional structure through which the City will carry out its Consolidated Plan including private industry, nonprofit organizations, and public institutions.

Table 48- Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Corona	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental Neighborhood improvements Public facilities Public services	Jurisdiction
County of Riverside Housing Authority	PHA	Ownership Public Housing Rental	Region

Assess of Strengths and Gaps in the Institutional Delivery System

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 nonprofit 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.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Table 49 - Homeless Prevention Services Summary

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics		X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City of Corona's public service programs focus on the provision of services to address the needs of homeless persons, particularly chronically homeless individuals, families with children, veterans and their families and unaccompanied youth through the CDBG Public Service Grants awarded to local nonprofit service providers. Homelessness services and prevention are high priority needs.

Often, the primary obstacle to delivering services to homeless populations is the individual's willingness to seek assistance and housing. To address this problem through direct outreach and engagement with linkages to available resources in the City and the region, the City contracted with City Net, a team of nonprofit professionals who work to end street-level homelessness. City Net works to mobilize community resources, including meals, volunteers, donations and advocacy, to coordinate care in emergency shelters, parks, and other public areas where homeless people live. In previous years, the City of Corona assigned two full-time Corona Police officers specially trained in solving homeless-related problems and knowledgeable about local and regional resources to a new Homeless Outreach and Psychological Evaluation (HOPE) Team. The HOPE Team's goal is to go beyond the traditional response to homelessness by identifying problems, root causes and linking individual homeless people with agencies for help and housing. The City places a high priority on outreach, assessment and connection to appropriate resources will significantly reduce the number of homeless occupying areas not meant for human habitation such as parks, alleys, canyons, commercial and industrial areas.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

Corona has a long track record of successful partnerships with public and private sector entities. The delivery system for the HUD grant programs is no exception. City staff continues to work closely with the other organizations to improve regulatory compliance, monitoring, cooperation and partnerships among agencies and technical capacity of organizations involved in project delivery.

The single most significant gap in the service delivery system remains the lack of available funding to support local programs in Corona for special needs populations and persons experiencing homelessness. In Corona, this funding is limited to 15 percent of the annual allocation of CDBG funds. The City is not a direct recipient of Emergency Solutions Grant (ESG) funds; therefore, most of the HUD funding to address homelessness is available through Riverside County and the CoC. Recognizing this, the City Council has taken proactive steps to address gaps including establishing the Homelessness Resources Committee in January 2019 to work with public and private stakeholders to evaluate the

homeless issue in Corona. As a result of this planning process the City hired a Homeless Solutions Manager who is now the director of the City's Housing & Homeless Solutions Division and the City provide the full spectrum of homeless housing and services.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

To address the lack of resources necessary to support local programs in Corona for special needs populations and persons experiencing homelessness, the City is working with its nonprofit service providers and the Housing and Homeless Solutions Manager in the City Manager's Office to explore alternate funding sources and is also encouraging the identification of alternate revenue streams through the CDBG Public Service Grant program, where programs are eligible for CDBG assistance for five-year period of the Consolidated Plan during which they are encouraged to establish alternate public or private revenue streams to sustain the program for at least five years subsequent to the initial funding period.

SP-45 Goals Summary

Table 50 – Goals Summary

Goal Name	Time Period	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Goal 1: Affordable Housing	2025 – 2029	-Affordable Housing -Homelessness	Citywide	-Prevent and eliminate homelessness -Increase the supply of affordable housing -Preserve the supply of affordable housing	HOME: \$1,841,877 CDBG: \$1,193,790	Tenant-Based Rental Assistance: 125 Households Assisted Rental Housing Constructed: 140 Housing Units Homeowner Housing Rehabilitated: 30 Housing Units Housing Code Enforcement: 375 Housing Unit Cases Resolved
<p>Description: In partnership with housing developers, leverage HOME and CDBG funds in support of the development or creation of affordable rental housing opportunities that are affordable to households earning less than 30, 50, or 60 percent of Area Median Income, including units for individuals, families, persons with special needs, and persons experiencing homelessness or at-risk of experiencing homelessness. This goal includes development of permanent supportive housing units that include wrap-around services to help individuals with a history of chronic homelessness to remain stably housed. Rapidly house homeless individuals and families ready to become housed or prevent individuals and families who are currently housed but experience cost burdens from becoming homeless by implementing a Tenant-Based Rental Assistance program. This goal also includes improving housing quality for renters and owners by implementing the Code Enforcement program and preserving housing that is already affordable to its occupants by implementing the Residential Rehabilitation Program.</p>						
Goal 2: Public Services	2025 – 2029	-Non-Housing Community Development -Homelessness	Citywide	-Prevent and eliminate homelessness -Equal access to housing opportunities -Provide public services for low-income residents and residents with special needs	CDBG: \$813,948	Public Service Activities other than Low / Moderate-Income Housing Benefit: 9,500 People
<p>Description: Provide public services designed to affirmatively further fair housing choice each year and implement a new four-year CDBG Public Service Grants Notice of Funding Availability focused on public services including but not limited to youth and senior services, transportation, substance abuse services, employment training, child care, health and community services, services for domestic violence victims, services for homeless persons including emergency shelter operations, and services for persons with special needs including persons with disabilities, domestic violence, reentry, substance abuse and HIV/AIDS.</p>						

Goal Name	Time Period	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Goal 3: Community Facilities & Infrastructure	2025 – 2029	-Non-Housing Community Development -Homelessness	Citywide	-Prevent and eliminate homelessness -Improve community facilities and infrastructure	CDBG: \$2,387,317	Public Facility or Infrastructure Activities other than Low / Moderate-Income Housing Benefit: 81,935 People
<p>Description: Invest in the revitalization of existing community facilities and explore options for new community facilities, including the City's aging parks and recreational facilities. Improve public facilities and infrastructure to benefit low- and moderate-income residents or those presumed under HUD regulations to be low- and moderate-income such as the elderly and disabled adults. Infrastructure includes alleyways, streets, sidewalks, and accessibility improvements, but infrastructure also includes public improvements in support of affordable housing and neighborhood revitalization. Where possible, improvements will focus on removing material and architectural barriers to accessibility for elderly persons and severely disabled adults.</p>						
Goal 4: Planning and administration	2025 - 2029	Program Administration	N/A	All	CDBG: \$1,085,264 HOME: \$204,653	Other: 5
<p>Description: Provide for the timely and compliant administration of the CDBG and HOME programs in accordance with HUD policy and federal regulations. HUD requires the City to represent Administration funds as a "goal" within the Consolidated Plan so that the sources of funds (refer to Section SP-35) are fully allocated to goals.</p>						

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Approximately 390 extremely low-, low-, and moderate-income households will benefit from the City's affordable housing activities.

SP-50 Public Housing Accessibility and Involvement

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable. HACR does not have a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvement

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.

Is the public housing agency designated as troubled under 24 CFR part 902?

No.

Plan to remove the 'troubled' designation

Not applicable. HACR is designated as High Performing PHA.

SP-55 Barriers to Affordable Housing

Barriers to Affordable Housing

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 that barriers are lawful and impediments to fair housing choice are usually unlawful.

The State of California requires cities to include an assessment of fair housing as part of the Housing Element. The assessment includes a summary of fair housing issues; an assessment of the city's enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities; an analysis of contributing factors to fair housing issues; and identification of fair housing goals and strategies. The City's most recent assessment identified the following fair housing issues and their contributing factors:

- Issue: Access to lower income housing and location. Contributing factors:
 - o Limitations on where higher density housing is located.
 - o Lack of housing units within walking distance to major public transit stops.
 - o Limited availability of lower income housing units.
 - o Shortage of available properties zoned for higher density housing.
 - o Market costs associated with the construction of new housing.
- Issue: Access to Opportunity.
 - o Contributing factor: Lack of integrated housing units for all income levels in higher resource areas.
- Issue: Displacement and overpayment for housing. Contributing factors:
 - o Limitations on the ability to relocate to other areas of the city due to rental costs.
 - o Shortage of housing units to control rental prices and dominant history of developing lower density residential housing.
 - o High cost of repairs to aging structures.
 - o Limited supply of assisted living facilities, and residential care facilities for seniors and persons with disabilities.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City will promote and maintain a balance of housing types and corresponding affordability levels to provide for the community's demands for housing within all economic segments of the City. Supporting policies to achieve this goal include:

- Continue to support public and private sector nonprofit and for-profit organizations in their efforts to construct, acquire, and improve housing to provide access to affordable housing to lower and moderate-income households.

- Promote specific plans and zoning map amendments that provide a variety of housing types and densities based on the suitability of the land, including the availability of infrastructure, the provision of adequate City services and recognition of environmental constraints.
- Provide sites for residential development so that scarcity of land does not unduly increase the cost or decrease the availability of housing for all segments of the community.
- Support the development of sustainable projects that reduce demand for water and energy resources, reduce commute times and operational costs, and provide for transit-oriented development.
- Create or expand zoning designations and commensurate development standards to encourage flexibility in permitted land use types that respond to changing market forces and provide opportunities for higher density residential development, mixed-use residential/commercial development, and transit oriented residential development in appropriate areas of the City.

The City will 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. Supporting policies to achieve this goal include:

- Encourage the development of rental units with three or more bedrooms to provide affordable housing for large families.
- Work with nonprofit agencies and private sector developers to encourage development of senior housing.
- Encourage the production of assisted living facilities (single story houses and apartments) to facilitate access for the disabled and the elderly.
- Provide emergency shelter with transitional support for city residents, including disadvantaged groups.
- Encourage the upgrade and conversion of older motels to single-room-occupancy housing.

The City will maintain high quality residential development standards to ensure the establishment of livable neighborhoods with lasting safety and aesthetic value, and to promote the maintenance and preservation of historic neighborhoods. Supporting policies to achieve this goal include:

- Recognize the City's inventory of existing historic structures and seek programs to enhance and preserve those neighborhoods.
- Encourage the revitalization of the existing dwelling units in the Circle area through rehabilitation programs.
- Provide public services and improvements that enhance and create neighborhood stability.
- Continue to establish and enforce property maintenance regulations that promote the sound maintenance of property and enhance the livability and appearance of residential areas.

- Maintain design review for new residential developments to ensure the construction of livable and aesthetically pleasing neighborhoods.
- Prioritize water and sewer services and upgrades in areas of the city that have been identified as urban infill sites for the planning of affordable housing.

The City will ensure that housing opportunities are available to all persons without regard to the classes protected by federal and State laws. Supporting policies to achieve this goal include:

- Coordinate housing actions with social service agencies and support efforts of organizations dedicated to working toward elimination of discrimination in housing.
- Promote and provide for nondiscrimination in all City programs.

The Housing Element also lists the specific actions the City will take to address housing issues identified in the document. These actions include the following:

- Identify and coordinate with non-profit developers to identify potential acquisition opportunities to maintain low-and moderate-income housing units.
- Amend the Zoning Code to establish an affordable housing overlay zone on infill properties and on properties in the city's transit priority areas to encourage the construction of higher density residential housing including units for low-and moderate-income households.
- Amend the General Plan to allow 100% residential uses in the Mixed-Use designation on properties that have an affordable housing overlay zone.
- Educate affordable housing developers at the city's predevelopment meetings on the city's process to request a wavier or deferral of development impact fees.
- Create a plan review submittal program that will prioritize or streamline the plan review and permit process for low and moderate-income housing units and residential care facilities.
- Encourage the development of Accessory Dwelling Units (ADUs) in high resource areas.
- Promote the City's by-right urban lot split and two-unit dwelling program in single family residential zones by including information on the permit process on the city's website.
- Advertise on the Corona Housing Authority's website information on Riverside County's Mortgage Credit Certificate Program and First Time Homebuyer Program for down payment assistance on the purchase of a home.
- Continue to provide tenant based rental assistance through the Housing Choice Voucher Program administered by Riverside County Housing Authority.
- Provide community outreach on the city's residential rehabilitation program.
- Provide information on services provided by Fair Housing Council of Riverside County, such as credit counseling, first time homebuyer resources, and pre-purchase counseling with a focus on LMI areas in Northwest Corona, Central Corona, and North Main Street.
- Allocate funding each fiscal year as part of the City's Local Action Plan to support fair housing services.

SP-60 Homelessness Strategy

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

Riverside County has dramatically expanded resources in the CoC and more work and funding are needed to meet Riverside County CoC's goal of achieving functional zero homelessness.

H&HS manages a city-funded contract with City Net. City Net is a nonprofit organization that specializes in homeless street outreach and engagement services. The contract supports street outreach case managers. The City continues to fund the Corona PD HOPE Team that is comprised of Corona Police officers specially trained in solving homeless-related problems.

City Net and the PD HOPE Team are co-located in City Hall. As the City of Corona receives homeless related calls for service and requests for homeless resources, City Net and the HOPE Team are deployed to the field together. This public/private team is a best practice model that moves away from arresting and jailing homeless with quality-of-life issues. Instead, the team uses a trauma-informed care approach to assess issues and needs and to connect homeless residents with the City's system of services and other appropriate resources.

The PD HOPE/City Net team conducts regular outreach to connect with homeless residents occupying areas not meant for human habitation such as parks, alleys, canyons, commercial and industrial areas, storm drains, railroad tracks, and the Santa Ana Riverbed. When successful outreach contacts are achieved, clients are enrolled in street case management. Profiles are set up in the region's Homeless Management Information System (HMIS) so that client progress and connection to resources can be tracked.

City of Corona H&HS and the PD collaborated with the Riverside University Health System Behavioral Health (RUHS-BH) Department for the co-location of County behavioral health teams at City Hall. These teams include:

- Mobile Crisis Management Team (MCMT) consisting of a clinical therapist, substance use counselor, housing navigator, and peer specialist.
- Community Behavioral Assessment Team (CBAT) consisting of a clinical therapist that rides along with PD

Because these County Behavioral Health teams are co-located in City Hall with City Net and PD HOPE, they support the City's system response to:

- Provide alternatives to those at risk of injury or death without appropriate mental health/substance use crisis/triage services provided directly in the community

- Reduce jail incarcerations and involuntary mental health treatment/hospitalizations for individuals whose behavior is influenced by a behavioral health disorder/crisis
- Attempt to divert individuals with behavioral health (mental health and/or substance use) problems into appropriate community services and supports
- Engage hard to reach homeless who suffer from a serious mental illness and/or substance use disorder and link them to all available RUHS-BH and community resources using intensive care coordination best practices.

Addressing the emergency and transitional housing needs of homeless persons

The City of Corona funds a system of services contract with Mercy House Living Centers (Mercy House) that includes Operation of the City-Owned Harrison Hope Center which is a low barrier Shelter/Navigation Center that provides 56 beds (20 single adult male, 15 single adult female, five post hospital recuperative care, and 16 overflow beds). The shelter provides the following services:

- o Onsite FQHC operated by Centro Medico Community Clinic with a full range of medical, behavioral health, and oral care services
- o Accommodations for pets
- o Extra-large storage locker
- o Full Service Kitchen
- o Success Center for life skills training job training, counseling and other services

The City of Corona City Net contract supports 33 motel rooms for families with children and Santa Ana Riverbed encampment clients and a “whatever-it-takes” budget to provide transportation support, clothing or other services that clients might need for crisis stabilization.

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 Mercy House contract includes the following:

- Rapid Rehousing: tenant-based rental assistance and security deposits using HOME funds
- Make It Cozy Home Furnishing Program: using city funds, Mercy House leases a warehouse to store purchased and donated home furnishings to support shelter graduates transitioning into permanent housing

- Permanent Supportive Housing (PSH): operation of 11 newly converted city owned units for PSH, which includes a project-based voucher Housing Assistance Payment (HAP) agreement.
- TBRA and payment of back rent using a combination of City funds for back rent and HOME funds for rental assistance and security deposits.

The City Net contract includes funding for housing navigators and housing resources to support rapid rehousing rental assistance, landlord incentives, and security deposits.

The City will be bringing 25 new PSH units online through the Second Street project. Construction is expected to begin in 2025.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education, or youth needs.

The Mercy House contract includes the following

- Operation of the City-Owner Harrison Hope Center, a low barrier Shelter/Navigation Center which includes five post hospital recuperative care beds.
- Operation of 12 city owned units for PSH. The city is in the final stages negotiating a project-based voucher Housing Assistance Payment (HAP) agreement for 11 of the 12 units.
- TBRA and payment of back rent using a combination of City funds for back rent and HOME funds for rental assistance and security deposits.

The City will be bringing 25 new PSH units online through the Second Street project. Construction is expected to begin in 2025.

SP-65 Lead based paint Hazards

Actions to address LBP hazards and increase access to housing without LBP hazards.

The Residential Lead Based Paint (LBP) Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. This strategy requires the City to implement programs that protect children living in older housing from lead hazards.

The use of lead-based paint was outlawed in 1978. Only units constructed prior to January 1, 1978, are presumed to have the potential to contain LBP. In these units, the best way to have reasonable assurance that LBP hazards are not present is to have the painted surfaces tested.

To reduce LBP hazards, the City takes the following actions:

- Include lead testing and abatement procedures, as required, in all residential rehabilitation activities for units built prior to January 1, 1978.
- Educate residents on the health hazards of lead-based paint through brochures and encourage screening children for elevated blood-lead levels.
- Disseminate brochures about lead hazards through the City's residential rehabilitation activities.

How are the actions listed above related to the extent of lead poisoning and hazards?

Over time, through testing and abatement, monitoring of public health data, and through public education, the public will have greater awareness of the hazards of lead-based paint to children. This will prompt homeowners, landlords, and parents of young children, to proactively address unsafe housing conditions in pre-1978 units where children may potentially be exposed to lead-based paint hazards.

How are the actions listed above integrated into housing policies and procedures?

In accordance with federal regulation, the City of Corona has established policies regarding the identification of LBP hazards. Housing built prior to 1978 must undergo LBP testing prior to receiving funding for rehabilitation. If deteriorated lead-based paint surfaces are found, they must be stabilized during the rehabilitation of the property. As required, abatement must be performed by a certified lead-based paint assessor prior to the issuance of the Notice of Completion. The City will continue to maintain policies and procedures to increase access to housing without LBP hazards. CDBG and HOME funding is not provided until it is determined properties are free of LBP hazards.

SP-70 Anti-Poverty Strategy

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families.

Poverty continues to be a significant challenge in Corona. According to the 2016-2020 ACS, 9.5 percent of the population is living below the poverty level, accounting for 15,900 residents. Of residents living below the poverty level 4,855 are children under the age of 18 and 1,695 are elderly aged 65 and over.

To meaningfully address this challenge, each of the goals included in the Strategic Plan supports activities to promote the availability of affordable housing and the provision of essential services that directly benefit low- and moderate-income residents. In the implementation of the Strategic Plan, the City will prioritize funding for activities that most effectively address these goals over the next five years. This strategy will emphasize using CDBG and HOME funds to help individuals and families rise out of poverty to long-term self-sufficiency.

The implementation of CDBG and HOME activities meeting the goals established in this Strategic Plan will help to reduce the number of poverty-level families by supporting:

- Affordable Housing,
- Public Services, and
- Community Facilities.

In addition to these local efforts, mainstream state and federal resources also contribute to reducing the number of individuals and families in poverty. Federal programs, such as the Earned Income Tax Credit and Head Start, offer a pathway out of poverty for families who are ready to pursue employment and educational opportunities. In California, the primary programs that assist families in poverty are CalWORKS, CalFresh (formerly food stamps) and Medi-Cal. Together, these programs provide 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 are available to assist individuals suffering from substance abuse, domestic violence, and mental illness.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

The goals of this Strategic Plan are aligned to benefit low- and moderate-income residents to reduce the number of poverty-level families. Activities completed under the affordable housing goal will increase the housing stock accessible to extremely low- and low-income households transitioning out or at risk of homelessness. Implementation of this goal may reduce a household housing cost burden thereby increasing disposable income and enabling opportunity to pursue previously inaccessible choices.

SP-80 Monitoring

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

To ensure that CDBG and HOME funds are used efficiently and in compliance with applicable regulations, the City provides technical assistance to all subrecipients at the beginning of their grant and monitors subrecipients throughout the program year. This begins with a Notice of Funding Availability workshop to review the Plan goals, program requirements and available resources with potential applicants. After the approval of the Annual Action Plan, 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.

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.

Subrecipients are required to submit an audit and other documentation to establish their capacity, and any findings noted in the audit are reviewed with the applicant. Eligible applications are then considered for funding. Once funded, desk monitoring includes ongoing review of required quarterly performance reports. For CDBG public service activities, on-site monitoring is conducted once every two years, or more frequently as needed. These reviews include a fiscal and programmatic review of the subrecipient's activities to determine if the subrecipient is complying with the program regulations and City contract. 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.

Annual Action Plan

AP-15 Expected Resources

On May 14, 2025, HUD announced the final grant allocation of CDBG and HOME funds the City will receive for the 2025-2026 Program Year. Therefore, to facilitate the citizen participation process, ensure timely adoption and submission of the Action Plan, and preserve the ability of the City of Corona to start its 2025-2026 Program Year on July 3, 2025, the project and activity funding levels reflected in this Action Plan are based on the 2025-2026 HUD grants allocation levels outlined for City of Corona as \$1,085,264 for CDBG Funds and \$409,306.27 for HOME funds. This action plan allocates \$1,494,570.27 of total funding.

Table 51- Expected Resources –PY 2025

Program	Uses of Funds	Expected Amount Available				Narrative Description
		Annual Allocation:	Program Income:	Prior Resources:	Total:	
CDBG	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,085,264.00	\$0	\$0	\$1,085,264.00	Based on 2025 FY allocation from HUD.
	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$409,306.27	\$0	\$0	\$409,306.27	

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

Depending on the financing structure of a given activity, it may be advantageous for the City to use CDBG and HOME funds to leverage appropriate state, local and private resources, including but not limited to those listed below.

Federal Resources

- Continuum of Care (CoC) Program
- Continuum of Care Builds (CoCBUILDS)
- Emergency Solutions Grant (ESG) Program
- Emergency Food and Shelter Program Funds
- HUD Veterans Affairs supportive Housing (HUD-VASH)
- Supportive Housing for the Elderly (Section 202)
- Supportive Housing for Persons with Disabilities (Section 811)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Youthbuild
- Federal Low-Income Housing Tax Credit Program
- Substance Abuse and Mental Health Services Administration (SAMHSA) Funds
- Youth Homelessness Demonstration Program (YHDP) Funds
- Section 8 Housing Choice Voucher and Project-Based Voucher Programs

State Resources

- State Encampment Resolution Program Funds
- State HomeKey Funds
- State Low-Income Housing Tax Credit Program
- SB2 Permanent Local Housing Allocation Funds
- Homeless Emergency Aid Program
- Homeless Housing Assistance and Prevention Program
- Emergency Solutions and Housing Funds
- Housing and Disability Advocacy Program
- Building Equity and Growth in Neighborhoods Program (BEGIN)
- CalHome Program
- Multifamily Housing Program (MHP)
- Supportive Housing Multifamily Housing Program
- Housing Related Parks Grant
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding
- State Housing and Homelessness Incentive Program (HHIP)

Local Resources

- Riverside County CoC
- County of Riverside's allocation of Federal Emergency Solutions Grant funds
- Housing Authority of County of Riverside (HACR)
- Southern California Home Financing Authority (SCHFA)
- City of Corona Measure X Sales Tax Initiative Funding
- Private Resources
- Federal Home Loan Bank Affordable Housing Program (AHP)
- Community Reinvestment Act Programs
- United Way Funding
- Private Contributions

The HOME program requires a 25 percent match based on fund expenditure, unless a jurisdiction meets a threshold to have the match requirements reduced; those threshold conditions are: 1) Fiscal distress; 2) Severe fiscal distress, and 3) Presidentially declared major disasters covered under the Stafford Act. The City did not meet the threshold for a reduction in match in FY2023 and is not expected to in FY2025.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The Corona Housing Authority (CHA) owns land for the development of affordable housing. Two distinct projects, the Second Street Family Project and the Second Street PSH Project, will be constructed on a 4.82 acre parcel. The Second Street Family Project will provide 115 units of affordable multi-family housing targeted at families earning 30%, 40%, 50%, 60%, and 70% of the Area Medium Income. 20 of the 115 units will have a preference for at-risk of homelessness and homeless families. Construction is expected to start in 2025. The Second Street PSH Project will provide 25 units of permanent supportive housing plus to serve chronically homeless persons at or below 30 percent AMI.

The CHA / City of Corona owns property on 514 West Sixth Street, 1043, 1049, 1061 and 1065 Circle City Drive and the Corona North Mall. These parcels will be used for future affordable housing uses.

Discussion

Assuming continued level funding, the City expects to utilize \$7,472,850 in CDBG and HOME funds during the five-year period beginning July 1, 2025, and ending June 30, 2030, to achieve the goals of the Strategic Plan.

AP-20/ AP-23 Annual Goals and Objectives

Table 52 - Goals and Objectives

Goal Name	Time Period	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Goal 1 Affordable Housing	2025 - 2029	Affordable Housing	Citywide	Prevent and eliminate homelessness Increase the supply of affordable housing Preserve the supply of affordable housing	CDBG: \$100,000 HOME: \$306,979.70	Tenant-Based Rental Assistance: 25 Households Assisted Homeowner Housing Rehabilitated: 6 Housing Units Housing Code Enforcement: 100 Housing Unit Cases Resolved
<p>Description: In partnership with housing developers, leverage HOME and CDBG funds in support of the development or creation of affordable rental housing opportunities that are affordable to households earning less than 30, 50, or 60 percent of Area Median Income, including units for individuals, families, persons with special needs, and persons experiencing homelessness or at-risk of experiencing homelessness. This goal includes development of permanent supportive housing units that include wrap-around services to help individuals with a history of chronic homelessness to remain stably housed. Rapidly house homeless individuals and families ready to become housed or prevent individuals and families who are currently housed but experience cost burdens from becoming homeless by implementing a Tenant-Based Rental Assistance program. This goal also includes improving housing quality for renters and owners by implementing the Code Enforcement program and preserving housing that is already affordable to its occupants by implementing the Residential Rehabilitation Program.</p>						
Goal 2 Public Services	2025 - 2029	Non-Housing Community Development	Citywide	Prevent and eliminate homelessness Provide public services for low-income residents and residents with special needs	CDBG: \$162,786	Public Service Activities other than Low / Moderate-Income Housing Benefit: 2,010 People
<p>Description: Provide public services designed to affirmatively further fair housing choice and provide public services to prevent and eliminate homelessness and for low- and moderate-income residents including residents with special needs.</p>						

Goal Name	Time Period	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Goal 3 Community Facilities & Infrastructure	2025 - 2029	Non-Housing Community Development	Citywide	Prevent and eliminate homelessness Improve community facilities and infrastructure	CDBG: 605,423	Public Facility or Infrastructure Activities other than Low / Moderate-Income Housing Benefit: 16,387 People
<p>Description: Invest in the revitalization of existing community facilities and explore options for new community facilities, including the City's aging parks and recreational facilities. Improve public facilities and infrastructure to benefit low- and moderate-income residents or those presumed under HUD regulations to be low- and moderate-income such as the elderly and disabled adults. Infrastructure includes alleyways, streets, sidewalks, and accessibility improvements, but infrastructure also includes public improvements in support of affordable housing and neighborhood revitalization. Where possible, improvements will focus on removing material and architectural barriers to accessibility for elderly persons and severely disabled adults.</p>						
Goal 4: Planning and administration	2025 - 2029	Program administration	N/A	Comply with federal CDBG, HOME, & ESG regulations	CDBG: \$217,052 HOME: \$40,930.63	Other 1 year
<p>Description: Provide for the timely and compliant administration of the CDBG and HOME programs in accordance with HUD policy and federal regulations. HUD requires the City to represent Administration funds as a "goal" within the Consolidated Plan so that the sources of funds (refer to Section AP-35) are fully allocated to goals.</p>						

AP-35 Projects

To address the high priority needs identified in the 2025-2029 Consolidated Plan, the City of Corona will invest CDBG and HOME funds in projects that prevent and eliminate homelessness, increase the supply of affordable housing, preserve the supply of affordable housing, ensure equal access to housing opportunities, provide public services for low-income residents and residents with special needs, and improve community facilities and infrastructure. Together, these projects will address the housing, community, and economic development needs of low- and moderate-income Corona residents.

Table 53 - Project Information

2025 Projects
Affordable Housing
Public Services
Community Facilities and Infrastructure
Program Administration

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.

As grant resources become increasingly scarce, it is important for the City to determine areas and population segments with the greatest level of need for a particular program or activity and to be able to invest federal, state, and local resources in high leverage opportunities where data suggests that the City will be able to maximize the impact of every dollar.

The 2025-2029 Consolidated Plan is a roadmap to guide the City's housing, community, and economic development investments during the next five years. All investments of HUD funding are used to address the priority needs listed in the City's five-year Consolidated Plan.

The limited funding resources continue to provide challenges to fully address the level of need identified in the Consolidated Plan.

AP-38 Project Summary

Project Summary Information

Table 54 - Project Summary

1	Project Name	Affordable Housing
	Target Area	Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	<ul style="list-style-type: none"> - Prevent and eliminate homelessness - Increase the supply of affordable housing - Preserve the supply of affordable housing
	Funding	<ul style="list-style-type: none"> - CDBG: \$100,000 - HOME: \$306,979.70
	Description	Rapidly house homeless individuals and families or prevent individuals and families who are currently housed from becoming homeless through Tenant-Based Rental Assistance. Improve housing quality for renters and owners by implementing the Code Enforcement program. Preserve affordable housing through the Residential Rehabilitation Program using previously allocated funding. This program newly include mobile homes. This project also allocates HOME funds for future development of affordable rental housing, including permanent supportive housing units for individuals, families, persons with special needs, and persons experiencing homelessness or at-risk of homelessness.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	<ul style="list-style-type: none"> - TBRA: 25 extremely low and low-income Households Assisted - Homeowner Housing Rehabilitated: 6 Housing Units - Housing Code Enforcement: 100 Housing Unit Cases Resolved
	Location Description	Citywide
	Planned Activities	<ul style="list-style-type: none"> - TBRA: HOME: \$306,979.70 - CHDO: HOME: \$61,395.94 - Residential Rehabilitation Program: CDBG \$100,000 - Code Enforcement: CDBG: \$100,000
	2	Project Name
Target Area		Citywide
Goals Supported		Public Services
Needs Addressed		<ul style="list-style-type: none"> - Prevent and eliminate homelessness - Ensure equal access to housing opportunities - Provide public services for low-income residents and residents with special needs
Funding		CDBG \$162,786
Description		Provide public services designed to affirmatively further fair housing choice and provide public services to prevent and eliminate homelessness and for low- and moderate-income residents including residents with special needs.
Target Date		6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	<ul style="list-style-type: none"> - Big Brothers Big Sisters: Bigs with Badges Mentoring Program 16 People - Fair Housing Council of Riverside County: Fair Housing 1,832 People - Starting Over, Inc.: Employment Readiness & Training/Certifications Program 126 People - Inspire Life Skills Training – Inspiring Hope: Corona Program 6 People - Voices for Children: Court-Appointed Special Advocate Program 30 People
	Location Description	Citywide
	Planned Activities	<ul style="list-style-type: none"> - Big Brothers Big Sisters: Bigs with Badges Mentoring Program: CDBG \$32,048 - Fair Housing Council of Riverside County: Fair Housing: CDBG \$34,594 - Starting Over, Inc.: Employment Readiness & Training/Certifications Program: CDBG \$32,048 - Inspire Life Skills Training – Inspiring Hope: Corona Program: CDBG \$32,048 - Voices for Children: Court-Appointed Special Advocate Program : CDBG \$32,048
3	Project Name	Community Facilities & Infrastructure
	Target Area	Citywide
	Goals Supported	Community Facilities & Infrastructure
	Needs Addressed	<ul style="list-style-type: none"> - Prevent and eliminate homelessness - Improve community facilities and infrastructure
	Funding	CDBG: \$605,423
	Description	Improve community infrastructure to serve low- and moderate-income residents and disabled adults.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 16,387 disabled adults will benefit from ADA improvements.
	Location Description	Citywide
	Planned Activities	Public Works ADA Compliance: CDBG \$605,423
4	Project Name	Program Administration
	Target Area	Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	<ul style="list-style-type: none"> - Prevent and eliminate homelessness - Increase the supply of affordable housing - Preserve the supply of affordable housing - Ensure equal access to housing opportunities - Provide public services for low-income residents and residents with special needs - Improve community facilities and infrastructure
	Funding	<ul style="list-style-type: none"> - CDBG: \$217,052 - HOME: \$40,930.63
	Description	Provide for the timely and compliant administration of the CDBG and HOME programs in accordance with HUD policy and federal regulations.

Target Date	6/30/2026
Estimate the type and goal for the proposed activities	Program Administration
Location Description	Citywide
Planned Activities	City of Corona City Manager's Office – Housing & Homeless Solutions Division: Program Administration: CDBG \$217,052 and HOME \$40,930.63

AP- 50 Geographic Distribution

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.

The City has not established specific target areas in which to focus the investment of CDBG funds. For the 2025 Program Year, the City will invest 100 percent of non-administrative funds to directly benefit low-and moderate-income individuals throughout the City. Infrastructure improvements and public facilities will be focused on areas with a concentration of residents with low- and moderate-incomes or sites that serve a presumed group. Housing assistance will be made available to income-qualified households throughout the City.

Table 55 - Geographic Distribution

Target Area	Percentage of Funds
Citywide	100%

Rationale for the priorities for allocating investments geographically

HUD allows CDBG grantees to implement certain activities, such as initial construction or expansion of community facilities and infrastructure that benefit certain neighborhoods, but not the entire City, provided the service area for the facility or infrastructure is primarily residential, and where at least 51 percent of residents are low- and moderate-income.

It is the City's intent to fund activities in the areas and for the populations most directly affected by the needs of low-income residents and those with other special needs. Where appropriate the Annual Action Plan will direct investment to an area benefit neighborhood. The area benefit category is the most used national objective for activities benefiting a residential neighborhood. An area benefit activity is one that benefits all residents, where at least 51 percent are low- and moderate-income. Public infrastructure improvements are an area benefit activity when they are in a predominantly low- and moderate-income neighborhood.

Discussion

The City is allocating 100 percent of its non-administrative CDBG and HOME investments for program year 2025-2026 to projects and activities that benefit low- and moderate-income people throughout the City of Corona.

AP-55 Affordable Housing

The 2025-2029 Strategic Plan provides the framework for investing CDBG and HOME funds in Corona. Affordable Housing goal identified in the Strategic Plan that will be addressed by the Affordable Housing project which will fund TBRA, homeowner rehabilitation.

Below is a summary of the City's planned actions in the coming year.

Table 56 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	25
Non-Homeless	6
Special-Needs	0
Total	31

Table 57 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	25
The Production of New Units	0
Rehab of Existing Units	6
Acquisition of Existing Units	0
Total	31

Discussion

Corona residents have a significant need for high quality and affordable housing. In Program Year 2025, the City anticipates assisting 20 households at-risk of experiencing homelessness with TBRA and six income qualified homeowners with property rehabilitation.

AP- 60 Public Housing

The Corona Housing Authority (CHA) does not administer Section 8 and does not own HUD Public Housing. Corona is within the service area of the Housing Authority of the County of Riverside (HACR) for the purposes of Section 8 and Public Housing.

Actions planned during the next year to address the needs of public housing.

There are no public housing developments or units planned for the City of Corona. HACR will continue to actively support and assist Corona residents with Housing Choice Vouchers.

Actions 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.

If the Public Housing Authority (PHA) is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

Not applicable. HACR is designated as a High Performing PHA.

AP- 65 Homeless and Other Special Needs Activities

Corona places a high priority on assisting households experiencing or at risk of experiencing homelessness, and households with other non-homeless special needs. According to results from the January 2023, PIT Count, there were 3,725 homeless people in Riverside County including 1,284 sheltered individuals and 2,441 unsheltered individuals. Of those people experiencing unsheltered homelessness 65 resided in Corona. Analysis of available data and consultation with organizations providing services for special needs populations revealed a need for a range of services including but not limited to those concerned with disabled adults. The City strives to meet these needs through the expanded access to affordable housing, public service, and public facilities and infrastructure goals and associated activities. The City does not receive a direct allocation of ESG funds from HUD.

Describe the jurisdiction's one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

In FY2025 Corona will continue engaging residents experiencing unsheltered homelessness through the PD HOPE/City Net Team and RUHS-BH MCM and CBA Teams all of which are co-located in City Hall. The City of Corona will not use CDBG to fund these activities and is not a direct recipient of ESG. These activities are largely funded by Measure X and associated leveraged resources.

The PD HOPE/City Net team conducts regular outreach to connect with homeless residents occupying areas not meant for human habitation such as parks, alleys, canyons, commercial and industrial areas, storm drains, railroad tracks, and the Santa Ana Riverbed. When successful outreach contacts are achieved, clients are enrolled in street case management. Profiles are set up in the region's HMIS so that client progress and connection to resources can be tracked.

The County Behavioral Health teams support the City's system response to:

- Provide alternatives to those at risk of injury or death without appropriate mental health/substance use crisis/triage services provided directly in the community
- Reduce jail incarcerations and involuntary mental health treatment/hospitalizations for individuals whose behavior is influenced by a behavioral health disorder/crisis
- Attempt to divert individuals with behavioral health (mental health and/or substance use) problems into appropriate community services and supports
- Engage hard to reach homeless who suffer from a serious mental illness and/or substance use disorder and link them to all available RUHS-BH and community resources using intensive care coordination best practices.

Addressing the emergency shelter and transitional housing needs of homeless persons

In FY2025 Corona will continue to work with City Net and Mercy House to provide emergency housing to individuals and households experiencing homelessness. City Net supports 33 motel rooms for families and children and Santa Ana Riverbed encampment clients. Mercy House operated the City-Owner Harrison Hope Center which is a low barrier Shelter/Navigation Center that provides 56 beds. Again, the City will not use CDBG to fund these activities.

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

During fiscal year 2025 the City will continue working with City Net and Mercy House to provide rapid rehousing, housing navigation services, and landlord incentives. Mercy Housing will begin operating 11 newly converted PSH units in fiscal year 2025.

HOME funds will finance, in part, the development of 25 HOME units at the Second Street PSH Project. It is anticipated construction will begin in 2025. Mercy Housing will operate this project.

Mercy House also runs a TBRA program funded in part with HOME resources. It is anticipated this project will serve 20 households in FY2025.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Second Street PSH project and the newly converted PHS units will greatly expand the City's capacity to assist households upon discharge from a publicly funded institution or with chronic needs. The TBRA program is also effective as assisting households in these circumstances.

AP- 75 Barriers to Affordable Housing

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 differ from impediments to fair housing choice in that barriers are typically lawful and impediments to fair housing choice are usually unlawful.

Actions it planned 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.

The City will promote and maintain a balance of housing types and corresponding affordability levels to provide for the community's demands for housing within all economic segments of the City. Supporting policies to achieve this goal include:

- Continue to support public and private sector nonprofit and for-profit organizations in their efforts to construct, acquire, and improve housing to provide access to affordable housing to lower and moderate-income households.
- Promote specific plans and zoning map amendments that provide a variety of housing types and densities based on the suitability of the land, including the availability of infrastructure, the provision of adequate City services and recognition of environmental constraints.
- Provide sites for residential development so that scarcity of land does not unduly increase the cost or decrease the availability of housing for all segments of the community.
- Support the development of sustainable projects that reduce demand for water and energy resources, reduce commute times and operational costs, and provide for transit-oriented development.
- Create or expand zoning designations and commensurate development standards to encourage flexibility in permitted land use types that respond to changing market forces and provide opportunities for higher density residential development, mixed-use residential/commercial development, and transit oriented residential development in appropriate areas of the City.

The City will 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. Supporting policies to achieve this goal include:

- Encourage the development of rental units with three or more bedrooms to provide affordable housing for large families.
- Work with nonprofit agencies and private sector developers to encourage development of senior housing.

- Encourage the production of assisted living facilities (single story houses and apartments) to facilitate access for the disabled and the elderly.
- Provide emergency shelter with transitional support for city residents, including disadvantaged groups.
- Encourage the upgrade and conversion of older motels to single-room-occupancy housing.

The City will maintain high quality residential development standards to ensure the establishment of livable neighborhoods with lasting safety and aesthetic value, and to promote the maintenance and preservation of historic neighborhoods. Supporting policies to achieve this goal include:

- Recognize the City's inventory of existing historic structures and seek programs to enhance and preserve those neighborhoods.
- Encourage the revitalization of the existing dwelling units in the Circle area through rehabilitation programs.
- Provide public services and improvements that enhance and create neighborhood stability.
- Continue to establish and enforce property maintenance regulations that promote the sound maintenance of property and enhance the livability and appearance of residential areas.
- Maintain design review for new residential developments to ensure the construction of livable and aesthetically pleasing neighborhoods.
- Prioritize water and sewer services and upgrades in areas of the city that have been identified as urban infill sites for the planning of affordable housing.

The City will ensure that housing opportunities are available to all persons without regard to the classes protected by federal and State laws. Supporting policies to achieve this goal include:

- Coordinate housing actions with social service agencies and support efforts of organizations dedicated to working toward elimination of discrimination in housing.
- Promote and provide for nondiscrimination in all City programs.

The Housing Element also lists the specific actions the City will take to address housing issues identified in the document. These actions include the following:

- Identify and coordinate with non-profit developers to identify potential acquisition opportunities to maintain low-and moderate-income housing units.
- Amend the Zoning Code to establish an affordable housing overlay zone on infill properties and on properties in the city's transit priority areas to encourage the construction of higher density residential housing including units for low-and moderate-income households.

- Amend the General Plan to allow 100% residential uses in the Mixed-Use designation on properties that have an affordable housing overlay zone.
- Educate affordable housing developers at the city's predevelopment meetings on the city's process to request a waiver or deferral of development impact fees.
- Create a plan review submittal program that will prioritize or streamline the plan review and permit process for low and moderate-income housing units and residential care facilities.
- Encourage the development of Accessory Dwelling Units (ADUs) in high resource areas.
- Promote the City's by-right urban lot split and two-unit dwelling program in single family residential zones by including information on the permit process on the city's website.
- Advertise on the Corona Housing Authority's website information on Riverside County's Mortgage Credit Certificate Program and First Time Homebuyer Program for down payment assistance on the purchase of a home.
- Continue to provide tenant based rental assistance through the Housing Choice Voucher Program administered by Riverside County Housing Authority.
- Provide community outreach on the city's residential rehabilitation program.
- Provide information on services provided by Fair Housing Council of Riverside County, such as credit counseling, first time homebuyer resources, and pre-purchase counseling with a focus on LMI areas in Northwest Corona, Central Corona, and North Main Street.
- Allocate funding each fiscal year as part of the City's Local Action Plan to support fair housing services.

AP-85 Other Actions

In the implementation of the 2025-2026 Annual Action Plan, the City will invest CDBG and HOME resources to address obstacles to meeting underserved needs, increase affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs.

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, at least in part, the City will continue to work to leverage public and private resources through grant and partnership opportunities.

The City will continue to promote fair housing practices for sale and rental housing and to facilitate community awareness of fair housing. The City of Corona will continue to use CDBG funds to contract with the Fair Housing Council of Riverside County for this program year to provide fair housing and tenant/ landlord services to residents.

Actions planned to foster and maintain affordable housing.

In the implementation of the *2025 Annual Action Plan*, the City will invest CDBG and HOME funds to increase affordable housing through TBRA and will preserve and maintain affordable housing through the City of Corona Residential Rehabilitation Program and the Code Enforcement Program. HOME funds will assist with development of PSH units in the Second Street Project.

Actions planned to reduce lead-based paint hazards.

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's Housing 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.

Children under the age of six (6) years old, pregnant women, and other adults such as renovation workers are most at risk of Lead Based Paint poisoning. The U.S. Environmental Protection Agency provides a brief learning module on the hazards of Lead on their website at: <https://www.epa.gov/lead/learn-about-lead>.

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's HUD-funded Residential Rehabilitation Program provides each applicant with a copy of a copy of the Environmental Protection Agency pamphlet *Renovate Right: Important Lead Hazard Information for Families, Child Care Providers and Schools*. In addition, for any applicant's housing unit built before Lead Based Paint was outlawed (housing built prior to January 1, 1978), the City pays for a certified third party Lead Based Paint Risk Assessment to include testing of surfaces. A copy of this report is supplied to the homeowner. The Risk Assessment report contains the test results and specifies when abatement must be performed pursuant to Part 35 and EPA regulations. The City incorporates the risk assessment results into the rehabilitation scope of work when abatement is required as a means of reducing reduce lead-based paint hazards in the City's pre-1978 housing units. When abatement is incorporated into the scope of work, required clearance testing is also mandated to ensure the safety of residents after abatement work is completed.

For individuals and families that may have been exposed to lead, the EPA recommends they talk to their pediatrician, general physician, or local health agency. Doctors can perform a simple blood test to check for lead exposure and recommend treatment, as applicable.

Actions planned to reduce the number of poverty-level families.

The implementation of CDBG and HOME activities meeting the goals established in the Strategic Plan and this Annual Action Plan will help reduce the number of poverty-level families by supporting:

- Affordable Housing
- Public Services, and
- Community Facilities & Infrastructure

In addition to these local efforts, mainstream state and federal resources also contribute to reducing the number of individuals and families in poverty. Federal programs, such as the Earned Income Tax Credit and Head Start, provide 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 provide 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 are available to assist persons suffering from substance abuse, domestic violence, and mental illness.

Actions planned to develop institutional structure.

The institutional delivery system in Corona is highly functioning and collaborative, particularly the relationship between local government and the nonprofit sector, which is comprised of a network of capable organizations that are delivering a full range of services to residents. Strong City departments anchor the administration of HUD grant programs, housing, and community and economic development activities that are implemented by the City support to enhance the institutional structure. The City will collaborate interdepartmentally, with residents, and with nonprofit agencies receiving CDBG and HOME funds through the 2025 Annual Action Plan to ensure the needs of low-and-moderate-income residents are met as envisioned within the 2025-2029 Consolidated Plan - Strategic Plan.

Actions planned to enhance coordination between public and private housing and social service agencies.

Communication and cooperation between the City and the partner agencies and organizations that administer activities is strong. City staff works closely with the other organizations to improve regulatory compliance, monitoring, cooperation and partnerships among agencies and technical capacity of organizations involved in project delivery.

To enhance coordination between public and private housing and social service agencies, the City will continue consulting with and inviting 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 upland—particularly the CDBG low- and moderate-income areas.

Discussion

One of the primary ways the City is developing institutional structure to meet underserved needs is the CDBG Public Service Grants program. CDBG Public Service Applicants compete for the opportunity to secure a multi-year Grant of approximately \$30,000 - \$35,000 per year on the condition the activity helps the City meet an unmet Strategic Plan goal, the agency invests in their capacity to provide the service during the term of the grant and for a period of five years subsequent to the grant. There have been four cycles of CDBG Public Service Grants since this approach was adopted and it has provided a more cohesive approach to delivery of public services and allowing time for “proof of concept” for new programs that might then seek private funding to continue. In furtherance of this approach, the City has aligned the 2025-2029 CDBG Public Service Grants with years 1-5 of the 2025-2029 Consolidated Plan as a five-year grant tied directly to implementing the strategies of the Consolidated Plan.

AP- 90 Program Specific Requirements

In the implementation of programs and activities under the *2025 Annual Action Plan*, the City will follow all HUD regulations concerning the use of program income, forms of investment, and overall low-and-moderate-income benefit for the CDBG program.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in Table 64. Table 68 identifies program income that is available for use that is included in projects to be carried out.

Table 58 - CDBG Requirements

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
2. The amount of proceeds from Section 108 loan guarantees that it will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	\$0

Table 59 - Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low- and moderate-income. Specify the years covered that include this Annual Action Plan.	100%
3. Overall benefit period	2024, 2025, 2026

HOME Investment Partnerships Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City will not use any other forms of investment beyond those identified in Section 92.205. The Residential Rehabilitation Program offers zero percent interest forgivable loans or grants for the rehabilitation of owner-occupied single-family and manufactured housing units.

Any HOME program income received during the program year from prior investments in affordable housing may be budgeted to an eligible existing project in this Action Plan with

approval of the City Manager or designee. Such action shall constitute a minor amendment to the Action Plan and such amendment will be posted to the City website at <https://www.coronaca.gov/departments/city-managers-office/housing/community-development-block-grant>

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

During the implementation of this Action Plan, the City of Corona will not implement any HOME-assisted homebuyer activities.

In prior years when implementing homebuyer assistance activities, the City incorporated a recapture requirement into written agreements and long-term affordability covenants as required by 24 CFR 92.254. The recapture provision ensured that all or a portion of the City's HOME assistance to homebuyers or homeowners is recaptured if the housing does not continue to be the principal residence of the family for the duration of the applicable period of affordability. In establishing this provision, the City is subject to the limitation that when the recapture requirement is triggered by a sale (voluntary or involuntary) of the housing unit, and there are no net proceeds or the net proceeds are insufficient to repay the HOME investment due, the City can only recapture a portion of the net proceeds, if any. The net proceeds are the sales price minus superior loan repayment (other than HOME funds), capital improvements, and any closing costs.

Under the City's former HOME-assisted HOAP Now II program, during the first seven years of the loan, if the homeowner is no longer living in the home, or it is refinanced or sold, the City will recapture the amount of assistance plus a share in the equity of the home, if any. With respect to the equity share, during years 0-2, the reduction in the City's equity share is zero percent. During years 3-4, the reduction is 33 percent. During years 5-7, the reduction is 66 percent. After year 8, the reduction is 100 percent. In the event the first mortgage is insured by the Federal Housing Administration ("FHA"), the reduction in the City's equity share is as follows: zero percent during years 0-1, 50 percent during years 2-4, 66 percent during years 5-7 and 100 percent after year 8.

In the event of a mortgage default, the City has the right of first refusal before foreclosure and may use additional HOME funds to acquire the housing to preserve the housing's affordability.

However, notwithstanding a foreclosure situation, the City intends to recapture all or some of its HOME funds invested during or at the end of the established affordability period, if practicable. Recaptured HOME funds consist of loan payments (including interest) and/or a loan payoff, upon sale if the assisted owner is no longer residing in the assisted residence or for any other breaches of the agreement with the City. Recaptured funds may be used for any HOME eligible activity.

These recaptured funds are identified in the City's accounting system by a unique recaptured revenue object number. Any recaptured funds will be used by the City before any additional HOME funds.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

See above.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not intend to use HOME funds under this Action Plan to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(I)(2)(vii)).

N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(I)(2)(vii)).

N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(I)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

Discussion

In the implementation of programs and activities under the *2025 Annual Action Plan*, the City will adhere to regulations set forth by the Community Planning and Development (CPD) agency within HUD.

Exhibit 1



RESIDENTIAL REHABILITATION PROGRAM GUIDELINES

REVISED JUNE 2, 2025

Administered by:

The City of Corona
Housing and Homeless Services Division
<https://www.coronaca.gov/departments/city-managers-office/housing/programs>

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I. GENERAL PROVISIONS

A. Purpose of Program

The primary objective of the Residential Rehabilitation Program (RRP or Program) is to provide Applicants with financial assistance necessary to rehabilitate and preserve affordable housing owned and occupied by low- and moderate-income households in the City of Corona (City). These objectives will be met through the correction of building code violations and completion of general property improvements.

B. Program Funding Source

The primary funding sources for the Program include Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds provided to the City from the U.S. Department of Housing and Urban Development (HUD).

C. CDBG and HOME Funds for Improvements

In accordance with the HOME regulation 24 CFR 92.505(a), funds shall be utilized to bring owner-occupied properties up to the City's Rehabilitation Property Standards (Exhibit A) and for eligible soft costs such as City Staff and consultant project delivery costs, appraisals, credit reports, permit fees, inspection services, application processing, escrow fees, and loan portfolio management.

D. Equal Opportunity

Applicants will not be discriminated against on the basis of race, color, religion, sex, sexual orientation, creed, ancestry, national or ethnic origin, age, family or marital status, handicap or disability, or any other arbitrary basis. In addition, applicants may not discriminate in the use, occupancy, and awarding of contracts with respect to the property to be rehabilitated with the assistance of an RRP loan or grant.

E. Relocation

Relocation is not contemplated as a part of this rehabilitation activity, however if an unanticipated event occurs which requires temporary relocation, such relocation shall be performed in compliance with the provisions of the Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970 and Section 104(d) and may be paid for using program funds.

F. Applicability of Federal, State, and Local Regulations/Authority to Administer

While all rehabilitation loans or grants are subject to the requirements of these Guidelines, there may be additional special provisions and limitations depending on changing requirements of the funding source. Consequently, additional requirements not shown in these Guidelines may apply and, thus, the City Manager (Manager) or their designee may amend these Guidelines from time to time to reflect changes in the requirements of the funding sources for this Program.

The City Manager (or designee)_ shall have authority to modify eligibility requirements and loan or grant limits at their discretion to address critical home improvement needs. The City Manager (or designee)_may also approve the subordination of the City's program loan lien position in the event that a borrower refinances a prior-recorded loan to improve their mortgage terms. Subordination requests involving cash-out financing will be denied unless the borrower demonstrates a financial hardship.

II. PROGRAM ASSISTANCE

A. RRP Assistance

A maximum \$50,000 forgivable loan per owner-occupied dwelling unit is available to eligible households (RRP Loan).

A maximum \$50,000 grant is available to eligible households that own and occupy a mobilehome (as defined in California Health and Safety Code § 18008¹) or a manufactured home (as defined in California Health and Safety Code § 17007²).

Note: The City Manager (or designee) may increase the RRP assistance level on a case-by-case basis when necessary to address critical housing needs. An example of a critical housing need is when additional funding is necessary to address all of the repairs necessary to bring an entire dwelling unit up to the City's Rehabilitation Property Standards, as required by the HOME program regulations.

¹ "Mobilehome" – Health and Safety Code § 18008 - means a structure that was constructed prior to June 15, 1976, is transportable in one or more sections, is eight body feet or more in width, or 40 body feet or more in length, in the traveling mode, or, when erected onsite, is 320 or more square feet, is built on a permanent chassis and designed to be used as a single-family dwelling with or without a foundation system when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. "Mobilehome" includes any structure that meets all the requirements of this paragraph and complies with the state standards for mobilehomes in effect at the time of construction.

² "Manufactured home" - Health and Safety Code § 17007 - means a structure that was constructed on or after June 15, 1976, is transportable in one or more sections, is eight body feet or more in width, or 40 body feet or more in length, in the traveling mode, or, when erected on site, is 320 or more square feet, is built on a permanent chassis and designed to be used as a single-family dwelling with or without a foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. "Manufactured home" includes any structure that meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification and complies with the standards established under the National Manufactured Housing Construction and Safety Act of 1974.

B. Forgivable Loan Terms and Obligations

Term: Twenty (20) years

Interest Rate: Zero percent (0%) interest

Repayment: No monthly payments. Loan forgiveness of $\frac{1}{4}$ of the principal balance is effective upon the 5th, 10th, 15th, and 20th anniversary of the recordation of the City's Deed of Trust. To qualify for forgiveness, Applicants must continuously reside in the dwelling for the length of the loan. The unpaid principal balance is payable upon the earlier of:

1. The sale, conveyance, transfer, lease, rental, hypothecation (agreeing to use the dwelling unit as collateral in exchange for another loan) of the Property, or any part thereof, or any interest therein, or divestment of title or any interest therein in any manner or way, whether voluntarily or involuntarily, without the prior written consent of the City being first had and obtained; or
2. Failure to make any payments due under the Note; or
3. Failure to perform any obligation under the Deed of Trust securing the Note, or any other Deed of Trust encumbering the Property.

Participant may pre-pay the RRP Loan at any time without penalty. All payments received on account of the Note shall be applied to reduction of the principal balance.

The RRP Loan is not assumable except under the limited circumstances listed below. The following allowable assumptions shall not be construed as a transfer and do not affect loan forgiveness:

1. The transfer of the Property to the surviving joint tenant by devise, descent or operation of the law, on the death of a joint tenant;
2. A transfer of the Property where the spouse becomes an owner of the Property;
3. A transfer of the Property resulting from a decree of dissolution of marriage, legal separation or from an incidental property settlement agreement by which the spouse becomes an owner of the Property;
4. A transfer to an intervivos trust in which the Borrower is and remains the beneficiary and occupant of the Property.

Security: The City's assistance will be in the form of a secured mortgage recorded no lower than a third Deed of Trust.

Loan to Value: The total indebtedness on eligible properties may not exceed one hundred and twenty-five percent (125%) of the value of the property as determined by City Staff.

III. HOUSEHOLD/PROPERTY SELECTION & ELIGIBILITY

Income-qualified Applicants shall receive assistance on a first-come, first-served basis subsequent to the submittal of a complete application inclusive of all required documentation (see Exhibit B). Eligibility is determined based on the criteria below.

A. Ownership

The Applicant must be listed on the Grant Deed and ownership information shall be confirmed by a title search or a recent review of recorded ownership information pursuant to 24 CFR 92.254(c). The City shall verify ownership by obtaining a Policy of Insurance of Record Title (PIRT), American Land Title Association (ALTA), or other similar title search to confirm ownership. For the purposes of this program, a PIRT shall be sufficient because it provides the City with specific assurances against monetary loss, not to exceed \$150,000, as a result of any errors in the information provided. The information provided in a PIRT Schedule A includes the owner of record, legal description and monetary liens of record.

The form of homeownership shall be in fee simple title in a 1-unit dwelling or in a condominium unit, or as Registered Owner of a mobilehome unit.

For HOME-funded projects, §92.254(c) provides additional forms of homeownership specifically for residential rehabilitation projects as follows:

- Inherited property. Inherited property with multiple owners: Housing for which title has been passed to several individuals by inheritance, but not all heirs reside in the housing, sharing ownership with other nonresident heirs. (The occupant of the housing has a divided ownership interest.) The City may assist the owner-occupant if the occupant is low-income, occupies the housing as his or her principal residence, and pays all the costs associated with ownership and maintenance of the housing (e.g., mortgage, taxes, insurance, utilities).
- Life estate. The person who has the life estate has the right to live in the housing for the remainder of his or her life and does not pay rent. The City may assist the person holding the life estate if the person is low-income and occupies the housing as his or her principal residence.
- Inter vivos trust, also known as a living trust. A living trust is created during the lifetime of a person. A living trust is created when the owner of property conveys his or her property to a trust for his or her own benefit or for that of a third party (the beneficiaries). The trust holds legal title and the beneficiary holds equitable title. The person may name him or herself as the beneficiary. The trustee is under a fiduciary responsibility to hold and manage the trust assets for the beneficiary. The City may assist if all beneficiaries of the trust qualify as a low-income family and occupy the property as their principal residence (except that contingent beneficiaries, who receive no benefit from the trust nor have any control over the trust assets until the beneficiary is deceased, need not be low-income). The

trust must be valid and enforceable and ensure that each beneficiary has the legal right to occupy the property for the remainder of his or her life.

- Beneficiary deed. A beneficiary deed conveys an interest in real property, including any debt secured by a lien on real property, to a grantee beneficiary designated by the owner and that expressly states that the deed is effective on the death of the owner. Upon the death of the owner, the grantee beneficiary receives ownership in the property, subject to all conveyances, assignments, contracts, mortgages, deeds of trust, liens, security pledges, and other encumbrances made by the owner or to which the owner was subject during the owner's lifetime. The City may assist if the owner qualifies as low-income and the owner occupies the property as his or her principal residence.

B. Property Title Condition

For Loan-funded projects, the property title shall be free of mechanic's liens, tax liens, and other liens as determined by the City that may be detrimental to the security of the City's loan.

C. Principal Residence

The dwelling must be the Applicant's principal residence at the point of application and must remain the Applicant's principal residence for the duration of the loan. During the term of the RRP Loan, Applicant shall occupy the dwelling unit for at least ten (10) consecutive months out of each calendar year. The existing grant deed or deed of trust must list all current owners of the property. Property owners shall be construed to be any person(s) or legal entity that holds title to the property or mobile/manufactured housing unit being rehabilitated. If there are multiple owners, the signature of each title holder is required on all appropriate documents. The City will verify property ownership and require all persons currently on title to give written consent to all work proposed to be done on the dwelling, prior to contracting or initiating such work.

D. Location

The dwelling unit must be located within the City limits.

E. Eligible Types of Structures (Dwelling Units)

Single-family homes, condominiums, townhomes, mobilehomes, and manufactured housing are eligible for RRP assistance.

F. Homeowner's Insurance

The Applicant must maintain homeowner's insurance at the time of application. For loan funded projects, homeowner's insurance shall be in full force and effect for the duration of the loan term and the Applicant shall add the City of Corona as a loss payee

on the policy, as a condition of the loan.

G. HOME Maximum Per-Unit Subsidy Limits and Underwriting

For RRP Loans and grants using HOME Funds, the amount of HOME funds committed to the RRP Loan or grant may not exceed the HOME Maximum Per-Unit Subsidy Limit pursuant to 24 CFR 92.250(a). The HOME Maximum Per-Unit Subsidy Limits in effect as of February 13, 2024 are:

2024 HOME Maximum Per-Unit Subsidy Limits

Number of Bedrooms	Subsidy Limit
0	\$181,488
1	\$208,049
2	\$252,994
3	\$327,293
4	\$359,263

Based on the \$50,000 RRP Loan or grant limits included in these Guidelines, the City complies with 24 CFR 92.250(a) at the program level and analysis on a project-by-project basis is not required unless the City Manager approves a higher loan or grant limit pursuant to their authority in Section F of these Guidelines.

Pursuant to 24 CFR 92.250(b)(3), a market analysis or evaluation of developer capacity is not required. HOME underwriting analysis is not required because RRP Loans are not amortizing.

H. Household Income

To determine household income for all Applicants, the City will use the Annual Income determination method as defined by HUD at 24 CFR Part 5.609. All persons on the title to the principal residence and all persons living in the principal residence are considered household members for the purposes of determining income eligibility unless it can be proven through evidence satisfactory to the City that a person on the title is not living in the principal residence. Pursuant to 24 CFR 92.203(b)(1), the value of the Applicant's principal residence shall be excluded from the calculation of net family assets, as defined in 24 CFR 5.603(d)(1) The City must calculate the annual income of the family by projecting the prevailing rate of income of the family for a 12 month period at the time the City determines that the family is income eligible. Pursuant to 24 CFR 92.203(d)(2), if more than six (6) months has elapsed between the City's income determination and the execution of agreements, the City must re-examine the family's income to confirm eligibility. The gross annual income for all household members cannot exceed 80 percent of area median income adjusted for household size as published annually by HUD.

Pursuant to 24 CFR 92.203(b)(1)(i), the City must determine annual income by examining at least two (2) months of source documents evidencing annual income (e.g., wage statement, interest statement, unemployment compensation statement) for the family.

2024 Maximum Gross Annual Income*

Number in Household	Income Limit
1	\$57,400
2	\$65,600
3	\$73,800
4	\$82,000
5	\$88,600
6	\$95,150
7	\$101,650
8	\$108,250

*Based on 2024 Median Family Income for the Riverside – San Bernardino Metropolitan Area.

I. Creditworthiness for Loan and Grant

Applicants must be creditworthy in order to qualify. An Applicant will not be considered creditworthy if any of the following apply:

- The Applicant’s credit report shows one (1) or more thirty (30)-day late payments on any mortgage secured against the property to be rehabilitated within the previous twelve (12) months.
- The Applicant’s gross monthly income is less than all their monthly revolving debt including the mortgage payment.
- The Applicant has filed bankruptcy within the past two (2) years.
- The Applicant is not current on all property taxes. A deferment of property taxes or property tax payment plan is acceptable as long as all required installment payments are current.
- The Applicant is not current on all mortgage payments. A deferment of the mortgage payment plan is acceptable as long as all required installment payments are current.
- The property has a reverse mortgage.
- The property to be rehabilitated has judgments (i.e., creditor liens, etc.) mechanics liens, and other liens that would jeopardize the security of the City’s Loan.

J. Improvements

In order to qualify and to be eligible, no work shall commence prior to:

- Application approval;
- Full execution of RRP Loan or Grant Agreement;
- Full execution of a Construction Agreement;
- Issuance of a Notice to Proceed by the City.

K. Conflict of Interest

No member of the governing body of the City and any other official, employee, or agent of the City Government who exercises policy, decision-making functions or responsibilities in connection with planning and implementation of the program shall be directly or indirectly eligible for RRP assistance. This restriction shall continue for

two (2) years after an individual's relation with the City ends.

L. Fraudulent Application

If an Applicant knowingly makes a misstatement or omission in any statement, document or application in connection with the Applicant's application for RRP assistance, as determined at the sole discretion of the City, the Applicant shall be prohibited from applying for RRP assistance for a period of three (3) years from the date the City notifies the Applicant of its discovery of such misstatement or omission. In addition to the disqualification from the RRP, the Applicant may be subject to both civil and criminal prosecution and a demand for immediate repayment of any funds disbursed to the Applicant under the RRP.

IV. RESALE/SUBORDINATIONS/REFINANCES

A. Resale Amount

The property shall not be sold for less than the sum of the existing liens, encumbrances, and interest, including property tax liability.

B. Refinancing to Reduce Monthly Payments

Refinancing of a first mortgage is allowed for the purpose of reducing monthly payments on the first mortgage loan due to lower interest rates. In no case, shall the amount of the new first mortgage exceed the then outstanding balance of the original first mortgage plus non-recurring closing costs (*not to exceed 4% of the new first mortgage loan amount*) associated with the refinance. The new first mortgage shall be a 15-30 year term with a fixed interest rate loan. Under these circumstances only, a request for subordination of the City's second Deed of Trust may be reviewed and approved by City Staff.

C. Withdrawal of Equity – City Loan Pay-Off Required

The withdrawal of equity from the property for any reason will require the immediate repayment of the City's Loan. This includes the withdrawal of equity (i.e., obtaining additional loans against the property senior to the City's Loan such as a first mortgage) for all purposes including, but not limited to: (1) revolving credit debt; (2) refinance or payoff of a third deed of trust or other form of lien junior to the City's Deed of Trust; or (3) new first mortgage that includes mortgage payment arrearages. Subordination requests involving cash-out financing will be denied unless the borrower demonstrates a financial hardship.

V. HAZARD TESTING REQUIREMENTS

A. Lead-Based Paint Evaluation and Requirements for Pre-1978 Units

As part of the program application, owners are provided with information about the dangers of lead-based paint. Evidence of receipt of this information is maintained in the project file. The lead-based paint requirements can have a significant impact on the final scope of work. If the housing unit in question was built prior to January 1, 1978, the lead-based paint requirements apply. Based on the amount of the rehabilitation hard costs, different levels of action are required on the part of the City, as shown in the following table:

	<\$5,000	\$5,000-\$25,000	>\$25,000
Approach to Lead Hazard Evaluation and Reduction	Do no harm	Identify and control lead hazards	Identify and abate lead hazards
Notification	Yes	Yes	Yes
Lead Hazard Evaluation	Paint testing of surfaces to be disturbed by rehabilitation	Paint testing of surfaces to be disturbed by rehabilitation AND Risk assessment	Paint testing of surfaces to be disturbed by rehabilitation AND Risk assessment
Lead Hazard Reduction	Repair surfaces disturbed during rehabilitation, use lead-safe work practices, clearance test of work site upon completion.	Interim controls, lead-safe work practices, clearance test of unit upon completion	Complete abatement, lead-safe work practices, clearance test of unit upon completion

Any required lead-based paint inspections (initial and clearance) will be performed by a qualified lead-based paint testing firm. The cost of initial testing and clearance will be paid by the City. In the event that an initial clearance test fails, it will be the contractor's responsibility to pay for supplemental clearance tests. The contractor engaged to encapsulate and/or stabilize lead-based paint will not be paid until evidence of a lead-based paint clearance is presented to the City. Lead-based paint inspection reports and risk assessments (as applicable) will be provided to the owner and made available to contractors as an appendix to the Work Description.

B. Radon

Pursuant to 24 CFR Part 58 addressing National Environmental Policy Act reviews, all properties shall be tested for the presence of Radon Gas at the City's expense. The EPA recommends taking action to reduce Radon Gas levels if they are measured at 4 pCi/L or higher. In the event that Radon Gas levels exceed the threshold, a copy of the Radon Gas testing report will be attached to the Work Description so that appropriate mitigation measures are carried out as part of the rehabilitation project.

C. Asbestos

Certain aspects of rehabilitation work on dwelling units such as demolition or removal of materials may necessitate testing for, and potential abatement of, certain Asbestos Containing Materials (ACM). The cost of initial testing and clearance will be paid by the City. In the event that an initial clearance test fails, it will be the contractor's responsibility to pay for supplemental clearance tests.

VI. REHABILITATION PROCESS

A. Initial Inspection

An initial inspection shall be conducted by City Staff or a qualified consultant to determine the current conditions of the property. Any conditions that do not meet the City's Rehabilitation Property Standards (Exhibit A) and incipient deficiencies shall be noted and photographed.

B. Work Write-Up

A work write-up shall be prepared by City Staff or a qualified consultant to include rehabilitation work items necessary to address all conditions that do not meet the City's Rehabilitation Property Standards. Pursuant to 24 CFR 92.251(b)(1), for projects assisted with HOME funds, the property must meet these standards upon project completion. The work write-up shall be in sufficient detail to establish the basis for a uniform inspection of the housing to determine compliance with the City's Rehabilitation Property Standards, in accordance with 24 CFR 92.251(b)(2).

C. Cost Estimate

Based on the work write-up, the City's rehabilitation consultant shall prepare a written cost estimate in compliance with 24 CFR 92.251(b)(3) to assist in determining the reasonableness of bids received from contractors. The cost estimate shall be reviewed and approved by City Staff prior to bidding.

D. Bidding, Contractor Eligibility, and Contract Award

1. Applicants may NOT perform repairs themselves. All work must be performed by contractors meeting the requirements of paragraph 2, below and subject to a written construction agreement between the Applicant and the contractor (Construction Agreement). The Construction Agreement shall set forth a work schedule and budget approved by the Applicant and the City. The work write-up shall be used by the Applicant to solicit not less than three (3) bids from eligible contractors. Of the bids submitted by the Applicant to the City, the Applicant shall award the contract to the qualified contractor whose bid is the lowest in price, provided that the costs are reasonable in comparison to the cost estimate generated prior to bidding. Acceptability of line item bids shall be determined based on a deviation that is not greater than or less than 20% of the line item estimate. The contractor entering the Construction Agreement shall attend a pre-construction meeting with the City prior to the commencement of the work. The City provides technical assistance and support to the Applicant during the bidding process.
2. The City will accept letters of interest from qualified contractors and will make those contractors known to homeowners upon request.. Applicants may select their own contractors as long as they satisfy the requirements set forth below. Eligible contractors will submit the following documentation to the City:
 - A photocopy of their current license from the State of California Contractors

State License Board indicating the classification ("B" for general and "C" for specialized work). Prior to the execution of each construction contract, City Staff shall confirm the validity of the contractor's license by accessing the California State Licensing Board website at <http://www.cslb.ca.gov/>. Contractors with invalid licenses or pending complaints will not be permitted to participate in the Program.

- Certificate of insurance for general liability and automobile insurance in an amount not less than one million dollars (\$1,000,000) naming the City as an additional insured, and a copy of the additional insured endorsement.
 - Evidence of current workers' compensation coverage.
 - Copy of their current City Business License.
3. Quarterly reviews of the interested contractor list shall be conducted by the Program Consultant to determine that the listed contractors are licensed, perform quality work, maintain adequate insurance coverage and are not suspended or debarred from participation on federally-assisted projects.

Prior to the execution of each Construction Agreement, City Staff shall verify that the contractor's company name and all listed personnel are not included in HUD's most recent list of contractors debarred from participating in federally funded projects by accessing the System for Award Management website at www.sam.gov.

Contractors that do not meet the requirements above shall be removed from the interested contractor list. Contractors who fail to perform quality work or follow program requirements shall be removed from the list and shall be ineligible to participate in future RRP projects.

E. Notice to Proceed

A Notice to Proceed shall be issued three (3) days subsequent to the execution of loan documents or a grant agreement and the Construction Agreement or subsequent to the recordation of the Deed of Trust for RRP Loan projects, whichever is later. HOME regulations require projects to be completed within four (4) years of the date of execution of the Construction Agreement. However, most rehabilitation projects should be completed within six (6) months.

F. Progress Inspections

Pursuant to 24 CFR 92.251(b)(3), progress inspections shall be conducted by City Staff or qualified consultants during the rehabilitation process prior to approval of any 95% progress payments to ensure that work is completed in compliance with the Rehabilitation Property Standards and the Construction Agreement. The work write-up incorporated into the Contractor Agreement shall be used to guide the inspection of the work. Payment shall be made in the amount of 95% of the value of work items satisfactorily completed. Satisfactory completion of the work shall include the submittal of signed-off permits (as required for certain work items) and the submittal of written warranties for material and workmanship, including manufacturer's warranties for

products installed. A 5% retention shall be withheld until 35 calendar days subsequent to the recordation of a Notice of Completion with the County of Riverside.

G. Change Orders

Change orders shall be considered and approved by the Program Consultant and City Staff on an as-needed basis for documented unforeseen circumstances or to meet program objectives in the sole and absolute discretion of the City. A cost analysis shall be performed of any change order that would add additional scope and cost to the contract. This analysis shall be performed to establish cost reasonableness. The contractor shall furnish information on the cost of materials, overhead and profit so that the City may determine the reasonableness of the proposed change order.

H. Final Inspection

Subsequent to receipt of the contractor's final invoice, City Staff or qualified consultants shall visit the property to review the completed rehabilitation work with the Applicant to ensure that all contracted work has been completed in compliance with the Rehabilitation Property Standards and the Construction Agreement to the satisfaction of the City and the Applicant. Final photographs of the completed work shall be obtained and filed with the photographs from the initial inspection to show the conditions of the property before/after. The inspection shall result in a written certification by City Staff or qualified consultants that the property meets the City's Rehabilitation Property Standards and that all work was performed in accordance with the work write-up.

I. HUD IDIS Responsibilities

Upon completion of the rehabilitation work and receipt of the Escrow Closing Statement showing the total eligible project expenses paid, the Program Consultant shall enter the activity into IDIS, including setup details, completion data, and activity funding. The Program Consultant performs a review of the rehabilitation file to harvest the data necessary for IDIS. Subsequently, funds are drawn from HUD and the activity is marked complete.

IDIS Roles at the City of Corona:

Management Analyst: Management of RRP project escrow

Program Consultant: Activity Setup and Funding, Activity Accomplishments, Voucher Entry

Housing and Homeless Solutions Manager: IDIS Voucher Approval, Local IDIS Administrator

J. Conflict Resolution

City Staff and Program Consultants shall be available to Applicants and contractors to clarify understanding of the terms and conditions of the Construction Agreement. In the event that a mutually agreeable solution to a particular dispute cannot be reached, the

parties to the Construction Agreement shall follow the conditions outlined in the Construction Agreement concerning dispute resolution and termination.

VII. REQUIRED RECORDKEEPING AND FILES

Files will be maintained to document the significant history of RRP activities for all projects. The City must maintain these files for a period not less than five (5) years following the recordation of the Notice of Completion or repayment of loan funds, whichever is later.

Project files shall include, at a minimum:

- The application and all supporting documentation related to income and owner-occupancy, and property information reports.
- Official correspondence and the Rehabilitation Environmental Review.
- Inspection reports, lead-based paint reports, before and after photographs, work descriptions, internal estimate, bid evaluation, contractor clearances, contractor insurance, contractor business license, contractor W-9, recorded Notice of Completion.
- RRP Loan or Grant Agreement, construction contract agreement, all loan/grant disbursement information including invoices, payment releases, lien releases, warranties, and copies of payment checks.
- Loan underwriting materials including the appraisal, title report, credit report, and all executed loan documents.
- Documentation on requests for demand, reconveyances, subordinations, and defaults.

The City will keep copies of all solicitations for bids, contracts, women- and minority-owned business lists, solicitation lists, documentation of affirmative actions taken, and copies of any forms submitted by the contractor pursuant to the reporting requirements for a period of five (5) years.

Original loan documents (i.e. Note and Deed of Trust or mobile home title) are to be maintained in a secure and fire resistant location. The City maintains and grants access to its borrower information only in accordance with its internal security standards which restricts access to program personnel, or in response to a required official audit. When a loan is paid in full or is about to be paid in full, these documents will be released to a licensed escrow company, or in certain circumstances, they will be reconveyed directly to the borrower by the City.

A. Specific HOME Program Recordkeeping Requirements:

The HOME Program regulations at 24 CFR 92.508(a)(3) specify that the following records must be maintained within each project file, except as otherwise noted:

- A full description of each project assisted with HOME funds, including the location (address of each unit), form of HOME assistance, and the households assisted with HOME funds.
- The source and application of funds for each project, including supporting documentation such as cancelled checks, paid bills, payrolls, time and attendance records, contract and subgrant award documents, etc.; and records to document the

eligibility and permissibility of the project costs, including the documentation of the actual rehabilitation costs of each HOME-assisted unit. The City of Corona Finance Department shall maintain information on cancelled checks, payrolls and time and attendance records.

- Records demonstrating that each project meets the minimum per-unit subsidy amount of \$1,000, the maximum per-unit subsidy amount as published each year by HUD (Exhibit D).
- Records (e.g., inspection reports) demonstrating that each project meets the property standards of §92.251 at project completion.
- Records demonstrating that each family is income eligible in accordance with §92.203.
- Records demonstrating that the estimated value after rehabilitation for each homeownership housing project does not exceed 95 percent of the median purchase price for the area in accordance with §92.254(a)(2). The records must demonstrate how the estimated value was determined.
- Records (written agreements) demonstrating compliance with the written agreements requirements in §92.504.

VIII. PROGRAM DATABASE

City Staff and consultant will operate the RRP using Neighborly Software supplied via the consultant's professional services agreement with the City. This software includes a project database containing the case number, name, address, telephone number, racial/ethnic data, census tract, block group, household size, household income, income level (i.e. very low, low, moderate), housing cost burden percentage, year built, application date, inspection date, Work Description approval date, expected post-rehabilitation value, loan funds awarded, grant funds awarded, project soft costs (i.e. title, credit, asbestos/lead-based paint testing), construction contract amount, contractor payment information, contract award date, notice to proceed date, final inspection date, recordation of Notice of Completion date, and project phase (i.e. pre-construction, construction, complete). Additional functionality provided includes the online program application, inspection and work write-up development, photographs, contractor portal, and internal program workflow approvals.

IX. LOAN DEFAULTS/CHARGE OFFS

If the Applicant fails to comply with the general terms of the loan agreement, City Staff will consult with the Applicant to seek immediate remedy. If the default persists after adequate notice, per the Deed of Trust, City Staff will make a recommendation of foreclosure to the City Manager (or designee). The City Manager (or designee) will make the final determination whether to proceed with the foreclosure and shall notify the Applicant in writing of his or her decision.

A loan is considered a charge-off if it has been deemed uncollectible. Staff, in consultation with the City Attorney's office, shall make every effort to pursue the City's interest in the event of foreclosure, bankruptcy, or any scenario that involves the sale or transfer of the dwelling or the cessation of the borrower's occupancy of the dwelling. In the event that a loan becomes uncollectible, the status and disposition of the case must be accounted for in the loan database such that the loan is not reflected in the outstanding loan balance figures.

X. LOAN DATABASE/CLOSING THE LOAN FILE

In order to effectively manage RRP funds and to maintain an accurate record of all loan activity, an on-going loan database will be established to track loan funds from when they are first secured to when they are repaid (or charged off—in the event of default). The database will include, at a minimum, the borrower's name, address, Assessor's Parcel Number, loan amount, date of recordation of Deed of Trust, recordation number, date of recordation of Request for Notice, recordation number, and information pertaining to the following outcomes:

- Request(s) for Demand of Payoff;
- Reconveyances;
- Subordinations; and
- Default.

After a loan has been paid in full and the corresponding deed of trust has been reconveyed, the loan file will be closed. The loan database will be updated to reflect the status and disposition of the file. Additionally, City Staff should ensure that proceeds from the closed loan file's repayment are allocated to current project(s) as soon as possible and that revolving loan funds are expended prior to drawing on any current-year CDBG funds. Closed files will be maintained for a period not less than five (5) years.

XI. APPEALS

If City Staff rejects an RRP Application due to non-eligibility, an Applicant may appeal the decision in writing to the City Manager (or designee) within ten (10) business days following receipt of the City's written notification. The City Manager (or designee) shall respond in writing within ten (10) business days following receipt of a written appeal with their final determination. The decision of the City Manager (or designee) shall be final.

XII. PROGRAM CHANGES

At the discretion of the City Manager or their designee, the Program may be modified to ensure timely expenditures of program funds and to otherwise meet the intent of assisting households with incomes less than 80% of area median income adjusted for household size.

Exhibit A – Rehabilitation Property Standards

City of Corona Residential Rehabilitation Program REHABILITATION PROPERTY STANDARDS
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The following Rehabilitation Property Standards set forth the requirements that the housing must meet upon project completion, including methods and materials to be used. These standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes.

HEALTH AND SAFETY

Any potentially life threatening emergencies due to conditions affecting the foundation, structure, plumbing, electrical, weatherization, mechanical, or other major systems of the dwelling unit must be addressed immediately if the housing is occupied.

MAJOR SYSTEMS

Major systems include: structural support; roofing; cladding and weatherproofing (e.g., windows, doors, siding, gutters); plumbing; electrical; and heating, ventilation, and air conditioning. Upon project completion, each of the major systems shall have a remaining useful life for a minimum of five (5) years.

LEAD-BASED PAINT

The rehabilitation work must result in compliance with the lead-based paint requirements at 24 CFR part 35, as applicable based on the dollar value of the rehabilitation hard costs. A lead based paint inspection report and risk assessment shall be required of any home built before 1978.

ACCESSIBILITY

Pursuant to 24 CFR Part 8, no otherwise qualified individual with handicaps in the United States shall, solely by reason of his or her handicap, be excluded from the participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance from the Department of Housing and Urban Development. Pursuant to 28 CFR part 35 - Nondiscrimination on the Basis of Disability in State and Local Government Services, the City shall not discriminate on the basis of disability in the administration of the Residential Rehabilitation Program.

Properties occupied by a disabled household member(s) qualifies for services aimed at removing architectural barriers under this Program. In cases where it is not structurally or financially feasible to bring units into full compliance with Title 24 and Section 504, limited repairs or improvements increasing overall accessibility may be undertaken provided such repairs are conducted under a plan check, permit, and inspection process by the City's

Community Development Department.

Examples of eligible improvements that will alleviate architectural barriers include, but are not limited to:

- Grab bars
- Transitional floor coverings
- Bathtubs or showers
- Replacement of doorknobs with lever action handles
- Plumbing alteration or modifications
- Ramps
- Sliding doors
- Kitchen cabinet modifications
- Widening doorways and hallways
- Electrical switches and convenience outlet relocation
- Toilet alteration or modifications

DISASTER MITIGATION

The housing must be improved to mitigate the impact of potential disasters (e.g., earthquake, hurricanes, flooding, and wildfires) in accordance with State and local codes, ordinances, and requirements.

STATE AND LOCAL CODES, ORDINANCES, AND ZONING REQUIREMENTS

The housing must meet all applicable State and local codes, ordinances, and requirements. At a minimum, at the completion of each project, all known health and safety issues and all code violations shall be corrected. Every grant/loan made under the RRP shall be used to finance rehabilitation standards that address all health and safety issues and code violations, and no grant/loan can be approved which would permit a dwelling unit after rehabilitation to be out of compliance with applicable codes.

Pursuant to Section 15.04.020 of the Corona Municipal Code, subject to the particular additions, amendments and deletions set forth in Section 15.04.020, the City of Corona has adopted all the rules, regulations, provisions and conditions set forth in that certain document being marked and designated as 2022 California Building Code, Volumes 1 and 2, California Code of Regulations Title 24, Part 2, including Appendices H and I, and including any supplements, errata, and revisions made thereto, as the Building Code of the City of Corona.

Amendments:

- (1) Chapter 1 Division II as adopted and amended in Chapter 15.02 of the Corona Municipal Code.
- (2) Appendices A, B, C, D, E, F, G, J, K, L, M, N, O, and P are not adopted.

Grading requirements and permits shall be as required by Chapter 15.36 of the Corona Municipal Code.

One certified copy of the 2022 California Building Code is kept on file in the office of the Building Official of the City of Corona, and any and all references thereto, are adopted as the Building Code of the City of Corona, subject to the changes contained in Section

15.04.020 of the Corona Municipal Code. Each and all of the regulations, provisions, penalties, conditions and terms thereof are referred to, adopted and made a part of the Corona Municipal Code Section 15.04.020, as though fully set forth at length.

Additional information concerning construction standards are available at the City's Building Division website:

<https://www.coronaca.gov/departments/building-division/construction-standards>.

ASBESTOS REMOVAL

Removal of materials containing asbestos, if necessary, will be included as part of the property rehabilitation.

RADON GAS REMEDIATION

Installation of a RADON reduction system in accordance with a test report recommendations and EPA guidelines will be included as part of the property rehabilitation. The EPA recommends taking action to reduce RADON levels if they are measured at 4 pCi/L or higher.

ELIGIBLE IMPROVEMENTS

In addition to the above-noted improvements, program funds are available for rehabilitation improvements that are physically attached and permanent in nature as follows:

1. Repairs that remedy existing nonconforming uses such as garage conversions, additions, etc.
2. Exterior work to help preserve or protect structures, roofing, siding (if significantly damaged), re-leveling, bracing (including earthquake bracing), repair/replacement of screens/windows, doors and door locks, structural and/or foundation damage, replacement of deteriorated attached porch and step structures.
3. Interior work to make a structure more livable and repair/replace/restore important parts such as plumbing (i.e., re-pipe and replacement of fixtures), damaged flooring, faulty or inadequate heating/cooling systems, inoperable built-in appliances, damaged ceilings, water heaters, electrical wiring and service, painting (if walls are damaged).
4. Weatherization and energy conservation items such as insulation, caulking, weather-stripping.
5. Fumigation and treatment of termites and pest control.
6. Modifications which aid the mobility of the elderly and physically disabled such as shower units with seats, lever hardware, retrofitting toilets to achieve adequate height, moving power points and light switches, ramping, reconstructing doorways, lowering sinks in kitchens and bathrooms.
7. Testing for the presence of lead-based paint, asbestos containing materials, radon gas, and associated control/abatement, as required.

INELIGIBLE IMPROVEMENTS

- 1 Installation and/or repair of recreational items such as barbecues, bathhouses, greenhouses, swimming pools, saunas, television antennas, tennis courts.
- 2 New construction of luxury items such as burglar protection bars, dumbwaiters, kennels, murals, flower boxes, awnings, patios, decks and storage sheds/workshops. Any freestanding appliances such as microwave ovens, refrigerators, dishwashers, and fans.
- 3 New construction of room additions or extensions.
- 4 Other items deemed ineligible by the City Manager or their designee.

PRIORITY OF IMPROVEMENTS

Improvements will be approved and made to the property in the following order of importance:

1. All building code violations.
2. All violations related to health and safety standards.
3. Repair or replacement of major systems including but not limited to roof, electrical, plumbing, and air conditioning/heating systems.
4. Energy efficient items such as new dual glazed windows, insulation, energy efficient light fixtures.
5. Exterior and interior incipient deficiencies. An incipient deficiency exists if, at the time of inspection, it appears that the physical condition of an element in the structure may fail or deteriorate into an actual deficiency in the near future (within 5 years).
6. General property improvements.

STANDARDS FOR REHABILITATION OF HISTORIC PROPERTIES

On historic structures included in the RRP, special requirements must be met under the National Environment Policy Act and the National Historic Preservation Act of 1966, as amended. RRP projects will be submitted for review to the State of California, Office of Historic Preservation, when a unit is more than 50 years old. In accordance with State Historic Preservation Office (“SHPO”) guidance to the City of Corona, all mobile homes and any building less than 50 years in age will not be submitted for review. Under direction from SHPO, historic properties shall be rehabilitated in accordance with the most appropriate standards based on the age and architecture of the structure. The basic principle is to preserve the character of the exterior spaces and surfaces. This generally entails the submission of the Work Description to SHPO for review and comment.

Exhibit B – Required Documents (Deliverables)

<p>City of Corona Residential Rehabilitation Program REQUIRED DOCUMENTS (DELIVERABLES)</p>

All items listed in Exhibit B are required to determine the Applicant’s eligibility. Therefore, failure to provide said documents will render the Applicant non-eligible. All documents (except for RRP Application) must be copies of the original documents and will NOT be returned.

APPLICATION MATERIALS

1. RRP Application - Household Information (pg. 2-5).
2. Exhibits A-P – Application Exhibits shall be completed, signed and dated (pg. 6-21).

INCOME DOCUMENTATION

Applicant is required to submit all applicable items shown below to determine income eligibility for all adult household members:

1. Federal Income Tax Return: Copy of the most recent filed Federal Income Tax Return (signed) with all schedules, attachments, W-2s, 1099s, etc. For self-employed applicants, submit the last two (2) most recent filed and signed Federal Income Tax Returns with all schedules, attachments, W-2s, 1099s, etc.
OR
Complete Exhibit P, if Applicant was not required to file taxes.
2. Employment – Two (2) most recent consecutive months of paycheck stubs.
3. Social Security – Current year award letter showing the gross monthly Social Security payment amount.
4. Retirement/Pension – Current year’s award letter with copies of checks/stubs for two (2) most recent consecutive months.
5. Disability/Unemployment – Current year’s award letter; with copies of checks/stubs for the two (2) most recent consecutive months.
6. AFDC/Welfare/CALWORKS – Current year’s award letter; with copies of checks/stubs for the two (2) most recent consecutive months.
7. Asset Income – Two (2) months consecutive statements for all asset accounts (checking, savings, CDs, Annuities, trusts, stocks, bonds, life insurance policies, etc.
8. Rental Receipts – Copies of payments received from tenants.
9. Deposits – Copies of ALL check and cash deposits as shown within the two (2) most recent bank statements.

OWNERSHIP AND IDENTIFICATION DOCUMENTS

1. Ownership – Grant Deed.
2. Insurance – Current Homeowners Insurance Policy.

3. Property Taxes - Tax bill and proof of payment.
4. Residency – Copy of a recent telephone, internet or cable bill.
5. Mortgage – Recent payment statements with current Loan balance.
6. Identification – Current Driver License or California ID card for all persons over the age of 18.
7. Birth Certificate – For any household member under the age of 18.

Exhibit C – HOME Program Maximum Per-Unit Subsidy Limit



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Los Angeles Field Office, Region IX
 300 N Los Angeles Street Suite 4054
 Los Angeles, California 90012

<p>HUD Office of Community Planning and Development</p>	<p>Information E-Bulletin Issue No. CPD-2024-01 Date: October 25, 2024</p>
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MEMORANDUM FOR: Chief Executive Officials/County Administrators Located
 Within the Office of the Los Angeles Community Planning and
 Development Field Office Jurisdiction

ATTENTION: HOME Program Coordinators

FROM: Rebecca Blanco, Director REBECCA BLANCO
 Director, Office of Community Planning and Development, 9DD
 Office of Community Planning and Development, 9DD

SUBJECT: HOME Investment Partnership Program
 2024 Limits for HOME Maximum Per-Unit Subsidies Limits
 Effective February 13, 2024

The following amounts are applicable to all participating jurisdictions located within the jurisdiction of the Los Angeles Field Office and are effective for the HOME Program on February 13, 2024, until such date that the basic statutory mortgage limits for Multifamily Housing Programs for calendar year 2024 are published in the Federal Register.

Bedrooms	HOME Maximum Subsidy
0	\$181,488
1	\$208,049
2	\$252,994
3	\$327,293
4+	\$359,263

Please note that the above amounts have been adjusted to the maximum 240 percent that is allowed under the HOME Program on a program-wide basis, therefore, your jurisdiction may not request an additional increase in the subsidy limits. If you have any questions, please contact the Community Planning and Development Representative assigned to your jurisdiction.

Exhibit D – HOME After-Rehabilitation Property Value Limits

HOME Program 95 Percent Homeownership Value Limit Analysis per 24 CFR 92.254

Prepared April 28, 2024

According to the HOME Investment Partnerships (HOME) program regulations, HOME-assisted ownership housing must be modest housing with a maximum purchase price (for homeownership programs) or after-rehabilitation property value (for rehabilitation programs) that does not exceed 95 percent of the median purchase price for the area as published by HUD or as determined by the Participating Jurisdiction (City of Corona) in accordance with 24 CFR 92.254(a)(2)(iii).

The current HUD-published value for existing 1-unit homes in Riverside County is lower than the median existing single family and existing condominium residential purchase prices in City of Corona and serves as a potential barrier to program participation.

In accordance with the procedures delineated at 24 CFR 92.254(a)(2)(iii), an analysis was performed to establish a local 95 percent of the median area purchase price limit for existing single-family residences and existing condominiums.

Based on data derived from the ParcelQuest Appraise covering a 6-month period between October 28, 2023, and April 28, 2024, the following 95 percent of median purchase price limits were determined:

Housing Type	Number of Sales	Median Price	95% of Median Price
Detached Single Family	453	\$770,000	\$731,500
Condominium	100	\$585,000	\$555,750

The 95% of Median Price values shown in the table above will allow the City to use HOME funds to assist program participants in a manner consistent with HOME program requirements. For any other housing type not listed above, the City will use the current effective values published by HUD. This analysis is submitted with the 2024-2025 Annual Action Plan in accord with 24 CFR 92.254(a)(2)(iii).