



PROGRAM YEAR 2025-2026
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

Community Development Block Grant
HOME Investment Partnerships Program

SEPTEMBER 16, 2026

CITY COUNCIL

Jacque Casillas
Mayor – District 1

Wes Speake
Vice Mayor – District 5

Tony Daddario
Council Member – District 2

Tim Richins
Council Member – District 3

Jim Steiner
Council Member – District 4

Prepared by:

The City of Corona

City Manager's Office
400 S. Vicentia Avenue
Corona, CA 92882
www.CoronaCA.gov/cdbg

CONTENTS

CR-05 - Goals and Outcomes.....	1
CR-15 - Resources and Investments 91.520(a).....	11
CR-20 - Affordable Housing 91.520(b)	18
CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)	21
CR-30 - Public Housing 91.220(h); 91.320(j).....	24
CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)	26
CR-40 - Monitoring 91.220 and 91.230.....	30
CR-45 - CDBG 91.520(c)	32
CR-50 - HOME 91.520(d).....	34

Appendices

Appendix A – Public Notice	A
Appendix B – Summary of Citizen Participation Comments	B
Appendix C – IDIS Reports.....	C

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.
91.520(a)

This Consolidated Annual Performance and Evaluation Report (CAPER) is the City of Corona's report to the U.S. Department of Housing and Urban Development (HUD) describing the use of federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds from July 1, 2025 through June 30, 2026.

The City receives CDBG and HOME funds from HUD on a formula basis each year, and in turn, implements housing and community development projects, and awards public service capacity building grants to nonprofit organizations for projects in furtherance of the adopted Consolidated Plan. The CDBG and HOME programs generally provide a wide range of activities for the benefit of Corona residents.

For the 2025-2026 program year, the City received \$1,085,264 of CDBG funds and \$409,306.27 of HOME funds from HUD. The 2025-2026 Action Plan included \$1,494,570.27 of total funding. Together with other federal, state and local investments, HUD resources allowed the City and its community partners to:

- Provide fair housing services to 1,548 residents
- Bring 131 housing units into compliance with local codes
- Complete rehabilitation of health and safety improvements for 3 owner-occupied dwellings under the Residential Rehabilitation Program
- Completed construction and paid all project expenditures, including project retention, for the Victoria Park Splash Pad
- Completed construction and paid all project expenditures, including project retention, for the Sheridan Park Universal Playground
- Provide one-on-one mentoring for 20 student youth from low-income families
- Provide life-skills support to 7 low-income residents
- Provide life-skills training and employment readiness certifications for 21 residents starting back on the path to self-sufficiency
- Provide assistance to 17 foster youths through CASA (Court Appointed Special Advocate) Program
- Completed the construction and paid all project expenditures including project retention for Phase I of the ADA Sidewalk Improvements Project
- Provided Tenant Based Rental Assistance to 81 at risk and homeless residents
- Remaining CDBG-CV funding was used for rental/utility assistance program (grant will be closed with the 2025-2026 CAPER)

Table 1 on the following page provides a summary of the five-year and one-year accomplishments for the period ending June 30, 2026, arranged by each of the Strategic Plan Goals included in the 2025-2029 Strategic Plan of the Consolidated Plan.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Table 1 - Accomplishments – Strategic Plan & Program Year to Date

Goal	Category	2025-2026 Amount	Indicator	Unit of Measure	5-Year Strategic Plan			2025-2026 Program Year1		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Affordable Housing	Affordable Housing	CDBG: \$100,000 HOME: \$368,375.64	Rental units constructed	Housing Unit	125	0	0.0%	0	0	0.0%
			Tenant-based rental assistance	Households	125	81	64.8%	25	81	324.0%
			Code Enforcement	Housing Unit	375	131	34.1%	100	131	131.0%
			Owner Units Rehabilitated	Housing Unit	30	3	10.0%	6	3	50.0%
Public Services	Public Services	CDBG: \$162,786	People	People	9,500	1,613	17.0%	1,890	1,613	85.3%
Community Facilities	Non-Housing Community Development	CDBG: \$687,240.95	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	People	81,935	60,397	73.7%	16,387	60,397	368.6%

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

During the first program year of the current five-year planning cycle, the City and its housing and community development partners made progress toward many of the five-year goals. To address the critical need for housing stability and homelessness prevention, the TBRA (Tenant Based Rental Assistance) Program successfully served 81 at risk and homeless residents during the 2025-2026 Program Year. Funds went towards the payment of security deposits, and rental assistance for Corona residents supported through this program, providing the necessary rental subsidies to rapidly house vulnerable populations and prevent at-risk individuals and families from losing their homes. As of the writing of this CAPER, the Corona TBRA program has expended \$768,971.07.

In addition to rental assistance, the City focused on preserving the existing affordable housing stock through the Residential Rehabilitation Program. Utilizing previously allocated funding, the program successfully completed three residential rehabilitation projects during the 2025-2026 program year. These projects directly improved housing quality and safety for Corona residents, supporting long-term preservation of affordable units.

Beyond direct housing assistance, significant investments were made into the community's public facilities and infrastructure to improve the overall living environment. The City enhanced local parks during the 2025-2026 program year through the completion of the Victoria Park Splash Pad and the Sheridan Park Universal Playground. In addition, neighborhood pedestrian safety was enhanced through the successful completion of the 2025-2026 CDBG Sidewalk Improvement project.

The City of Corona's CDBG Public Service Grant partners selected for the 2025-2026 program years implemented programs that provide critical services to low—and moderate-income residents, residents with special needs, and residents who may be facing homelessness.

Individual activity expenditures and accomplishments are shown in Figure 1 and Figure 2 on the following pages.

Figure 1 – Use of CDBG and HOME Funds

Strategic Plan Goal / Activity	Source	Allocation	Spent through 6/30/2026	Percent Spent
1. Affordable Housing				
^2021-22 Second Street Family Affordable Housing	HOME	\$531,591.15	\$0.00	0.0%
^2020-21 Residential Rehabilitation Program	CDBG	\$411,526.63	\$236,384.32	57.4%
Tenant-Based Rental Assistance	HOME	\$768,971.07	\$768,971.07	100.0%
25-26 Code Enforcement	CDBG	\$100,000.00	\$78,870.21	78.9%
	Subtotal	\$1,812,088.85	\$1,084,225.60	59.8%
2. Public Services				
Big Brothers Big Sisters - Bigs with Badges Program	CDBG	\$32,048.00	\$32,048.00	100.0%
Fair Housing Council of Riverside County	CDBG	\$34,594.00	\$34,528.64	99.8%
Inspire Life Skills - Inspiring HOPE Corona	CDBG	\$32,048.00	\$32,048.00	100.0%
Starting Over Inc. - Employment Readiness Certifications	CDBG	\$32,048.00	\$32,048.00	100.0%
Voices for Children - CASA Program	CDBG	\$32,048.00	\$32,048.00	100.0%
	Subtotal	\$162,786.00	\$162,720.64	100.0%
3. Community Facilities				
2023-24 Community Facilities (Sheridan Park)	CDBG	\$680,941.52	\$660,026.08	96.9%
2022-23 Community Facilities (Victoria Park)	CDBG	\$1,317,024.00	\$1,315,495.04	99.9%
	Subtotal	\$1,997,965.52	\$1,975,521.12	98.9%
4. Infrastructure				
25-26 Public Works ADA Compliance Project	CDBG	\$687,240.95	\$493,043.32	71.7%
5. Planning and Administration				
CDBG Administration	CDBG	\$217,052.00	\$118,324.13	54.5%
^HOME-ARP Administration	HOME-ARP	\$269,978.00	\$6,751.01	2.5%
HOME Administration	HOME	\$70,547.50	\$40,345.92	57.2%
	Subtotal	\$557,577.50	\$165,421.06	29.7%
Total for all Goals:		\$5,217,658.82	\$3,880,931.74	74.4%
*All activities were approved as part of the 2025-2026 Action Plan except as otherwise noted. ^Activity will continue to be implemented during the 2026-2027 Program Year to utilize remaining funds.				

Figure 2 – Program Year Accomplishments by Strategic Plan Goal

Strategic Plan Goal / Activity	Unit of Measure	Expected	Actual Through 6/30/26	Percent
1. Affordable Housing				
^2021-22 Second Street Family Affordable Housing	Housing Units	0	0	0.0%
^2020-21 Residential Rehabilitation Program (CDBG)	Housing Units	2	2	100.0%
Tenant-Based Rental Assistance	Households	25	81	324.0%
25-26 Code Enforcement	Housing Units	100	131	131.0%
2. Public Services				
Big Brothers Big Sisters - Bigs with Badges Program	People	16	20	125.0%
Fair Housing Council of Riverside County	People	1,832	1,548	84.5%
Inspire Life Skills - Inspiring HOPE Corona	People	6	7	116.7%
Starting Over Inc. - Employment Readiness Certifications	People	20	21	105.0%
Voices for Children - CASA Program	People	16	17	106.3%
3. Community Facilities				
2023-24 Community Facilities (Sheridan Park)	People	21,385	21,385	100.0%
2022-23 Community Facilities (Victoria Park)	People	22,625	22,625	100.0%
4. Infrastructure				
25-26 Public Works ADA Compliance Project	People	16,387	16,387	100.0%
5. Planning and Administration				
CDBG Administration	N/A	-	-	-
HOME-ARP Administration	N/A	-	-	-
HOME Administration	N/A	-	-	-
*All activities were approved as part of the 2025-2026 Action Plan except as otherwise noted.				
^Activity will continue to be implemented during the 2026-2027 Program Year to utilize remaining funds.				

COVID-19 Response

In response to the COVID-19 pandemic, Congress passed the Coronavirus Aid, Relief, and Economic Security (CARES) Act and it was signed into law on March 27, 2020, authorizing \$2.2 trillion for a variety of measures to prevent, prepare for, and respond to the COVID-19 pandemic. Under the CARES Act, HUD provided a special allocation of CDBG funds to the City of Corona in the amount of \$1,670,542. The remaining funding was utilized and fully spent on rental assistance for two final households during 2025-2026 program year.

Individual activity expenditures and accomplishments are shown in Figure 3 and Figure 4 on the following pages.

Figure 3 – Use of CDBG-CV Funds

Strategic Plan Goal / Activity	Unit of Measure	Expected	Actual	Percent
1. CDBG-CV Emergency Housing Needs Assistance				
Rental Assistance	People	180	360	200.0%
	Households	60	135	225.0%
Mortgage Assistance	People	87	87	100.0%
	Households	29	32	110.3%
2. CDBG-CV Planning, Administration, and Monitoring				
CDBG Administration	N/A	-	-	-
3. CDBG-CV Business Assistance				
Personal Protective Equipment Grants for Businesses	Businesses	45	8	17.8%
*All activities were approved as part of the 2019-2020 Action Plan and subsequent amendments to adjust allocation budgets to approved activities				

CDBG-CV funds had a six-year period of performance under the grant agreement between the City and HUD. Therefore, CDBG-CV funds were required to be fully spent by August 12, 2026. The City has concluded all program assistance.

Figure 4 – Program Year Accomplishments for CDBG-CV

Strategic Plan Goal / Activity	Source	Allocation	Spent through 6/30/24	Percent Spent
1. CDBG-CV Emergency Housing Needs Assistance				
Rental Assistance	CDBG-CV	\$1,023,279.38	\$1,075,982.42	105.15%
Mortgage Assistance	CDBG-CV	\$274,637.00	\$217,951.45	79.36%
	Subtotal	\$1,297,916.38	\$1,293,933.87	99.69%
2. CDBG-CV Planning, Administration, and Monitoring				
CDBG Administration	CDBG-CV	\$334,108.00	\$318,733.19	95.40%
3. CDBG-CV Business Assistance				
Personal Protective Equipment Grants for Businesses	CDBG-CV	\$38,517.62	\$38,517.62	100.00%
Total for all Goals:		\$1,670,542.00	\$1,651,184.68	98.84%
*All activities were approved as part of the 2019-2020 Action Plan Amendments for CDBG-CV and subsequent amendments to adjust allocation budgets to approved activities				

Describe how the City has evolved its system of care over the last year to address homelessness and describe the most impactful result of this change

On January 23, 2019, City Council established the Homelessness Resources Committee to work with public and private stakeholders to evaluate the homeless issue in Corona. Through community engagement and evaluation of homeless response efforts in other regions, in November of 2019, the Committee concluded that a coordinated, systems approach was needed to effectively address homelessness in Corona. A systems-oriented approach provides “whatever-it-takes” action, continuity of care, and a path to housing.

On November 21, 2019, the City hired a Housing & Homeless Solutions Manager to develop a Homeless Strategic Plan. On December 18, 2019, City Council established the Homeless Strategic Plan Ad Hoc Committee to support the strategic plan development process. During the months of December 2019 through May 2020, the Strategic Plan was developed through a highly collaborative process. Key components of the plan include 1) Community Engagement; 2) Needs Assessment; 3) Cost Impact Analysis, and 4) Analysis of Best Practices and Models.

On June 17, 2020, the City Council adopted the Homeless Strategic Plan and approved the Homeless Program budget to develop a system of services. The system of services includes development of a low-barrier emergency shelter/navigation center, expansion of a motel voucher emergency shelter program to provide transitional housing for females and their families, expanded outreach and engagement services, permanent supportive housing, tenant-based rental assistance, homeless prevention and other affordable housing programs.

On August 4, 2021, the City Council approved the fiscal year 2022 Homeless Solutions Action Plan in furtherance of the 10 goals of the City of Corona Homeless Strategic Plan. The Homeless Solutions Action Plan identifies three priority populations and the corresponding services to be offered by the City and its partners:

1. Unaccompanied Chronically Homeless Individuals & Unsheltered Street Homeless Individuals
 - a. Outreach and Engagement
 - b. Low-Barrier Emergency Shelter
 - c. Navigation Center/Multi-Service Center
 - d. Permanent Supportive Housing
2. Situationally Homeless Individuals and Families
 - a. Outreach and Engagement
 - b. Low-Barrier Emergency Shelter
 - c. Workforce Development Programs

- d. Affordable Housing
- 3. At-Risk of Homeless Individuals and Families
 - a. Eviction Prevention Programs
 - b. Workforce Development Programs
 - c. Utility, Food, Clothing, and Transportation Assistance Programs

To address homeless needs during the 2022-2023 program year, the City focused on its Community Facilities goal in the Consolidated Plan by rehabilitating a public facility for use as a low-barrier emergency shelter. Phase 1 of the rehabilitation work was funded with CDBG funds and is complete; Phase 2, work including accessibility modifications are complete and a service provider was selected to operate the facility. With the completion of Phase II during the 2022-2023 program year, the Corona Harrison Shelter/Navigation Center opened its doors for service in June of 2023.

Continued progress in the use of the City's federal resources around its TBRA (Tenant Based Rental Assistance) Program was accomplished during the 2025-2026 Program Year. Funds went towards the payment of security deposits, and rental assistance for Corona residents that come through this program. As of the writing of this CAPER, the Corona TBRA program has expended \$768,971.07. This program is being funded in upcoming program years where its continued success will further assist Corona at risk and homeless residents in need.

TBRA expenditures and accomplishments are located in Figure 1 and Figure 2.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Corona Housing & Homeless Solutions Manager is serving her third term as the Chair of the Riverside County Continuum of Care. Accordingly, the City of Corona plays a key role in the development of policies and programs that address the needs of the homeless throughout the region. In addition, the City's Homeless Strategic Plan was developed in close collaboration with the Continuum of Care and multiple County Agencies that provide regional services and funding to prevent and end homelessness. Further, the City's Homeless Strategic Plan established a framework for the development of a local, comprehensive system of services.

The Plan also contained goals and implementing strategies that will result in the development of new services, emergency shelter, and permanent housing for the homeless. In addition, there are goals and strategies to connect to existing programs that serve the homeless. Through this two-pronged method, the City has developed a dynamic and responsive approach to address the needs of transitionally and chronically homeless individuals and

families, families with children, veterans, unaccompanied youth, persons who are at risk of homelessness, and other homeless sub-populations such as victims of domestic violence, persons with physical disabilities, persons living with mental illness and/or substance abuse and persons chronic health issues.

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

Although the City of Corona does not receive ESG funds, the City does have representation in this process because the Corona Housing & Homeless Solutions Manager is the Chair of the Riverside County Continuum of Care. By extension, the City of Corona plays a key role in the development of funding policies, performance standards and processes to evaluate outcomes for ESG, CESH, HHAP, CoC, HHIP, and other funds administered through the Riverside Continuum of Care. As part of this process, the City is also involved developing policies and procedures that govern the administration of the regional HMIS and CES Systems.

At every Continuum of Care meeting, the Chair and Vice Chair work with County staff to ensure that there are committee reports from the HMIS Administrators Council, CES System Oversight Committee, Standards and Evaluation Committee, Planning Committee, Housing and Sustainability Committee, and the Youth Advisory Committee. The purpose of the committee reports is to ensure that the Riverside County Continuum of Care is a high performing, outcomes-oriented system of services. Continuum of Care meetings also focus on the status of each funding source in terms of commitment and spending levels as well as achievement of outcomes and performance metrics. If there are challenges that require course correction, the Continuum of Care develops policy recommendations that are submitted to the CoC Board of Governance for approval. As Chair of the Continuum of Care, the City's Housing & Homeless Solutions Manager is also a member of the Board of Governance.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).
91.520(a)

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Race/Ethnicity	CDBG	HOME
White	1,262	60
Black or African American	260	18
Asian	48	4
American Indian or American Native	10	1
Native Hawaiian/Other Pacific Islander	6	1
Asian & White	1	0
Other	26	4
Total	1,613	98
Hispanic	660	39
Not Hispanic	953	59

Narrative

Table 2 provides an aggregate of race and ethnicity data for persons and/or household housing units reported as served during the program year based on accomplishment data from CDBG and HOME activities reported in HUD's Integrated Disbursement and Information System (IDIS). *Based on IDIS programming for the CAPER template in the eConPlanning Suite, not all racial / ethnic categories are represented.*

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Table 3 - Resources Made Available

Source of Funds	Resources Made Available	Amount Expended During Program Year
CDBG	\$1,085,264.00	\$1,354,342.11
HOME	\$409,306.27	\$809,316.99
Total	\$1,494,570.27	\$2,163,659.10

Note: Expenditures include resources made available in prior year(s).

Narrative

For the 2025-2026 program year, the City received \$1,085,264 of CDBG funds and \$409,306.27 of HOME funds from HUD. This investment of CDBG and HOME funds was a catalyst for positive change in the community.

Identify the geographic distribution and location of investments

Table 4 – Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG Target Areas	6.7	5.3	Code Enforcement
CDBG Target Areas	46.0	33.0	2025-2026 Public Works ADA Compliance Project

Narrative

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

Planned Percentage of Allocation: During the 2025-2026 program year, the City funded two activities (Code Enforcement and the 2025-2026 Public Works ADA Compliance Project) that exclusively benefited its CDBG Target Areas. The \$100,000 planned investment in Code Enforcement represented 6.7% of the total resources made available in Table 3 (\$1,494,570.27). The \$687,240.95 planned investment in the 2025-2026 Public Works ADA Compliance Project represented 46.0% of the total resources made available in Table 3 (\$1,494,570.27).

Actual Percentage of Allocation: During the 2025-2026 program year, the City spent \$78,870.21 on the Code Enforcement activity that exclusively benefited the CDBG Target Areas. This expenditure represents 5.3% of the \$1,494,570.27 of CDBG and HOME funds expended during the program year as shown in Table 3. During the 2025-2026 program year, the City spent \$493,043.32 on the 2025-2026 Public Works ADA Compliance Project activity. This expenditure represents 33.0% of the \$1,494,570.27 of CDBG and HOME funds expended during the program year as shown in Table 3.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

All applicants for CDBG funds are strongly encouraged to leverage their CDBG request with other funding sources. This is a factor used when making funding recommendations to the City Council. The City supports applications by other entities for additional federal resources for proposed projects or programs as long as they are consistent with the City's policies, ordinances, and the Strategic Plan.

HUD requires HOME Participating Jurisdictions (PJs) to match 25 percent of their HOME expenditures during a Federal Fiscal Year. The City of Corona's HOME Match is shown in Table 5.

Table 5 – Fiscal Year Summary - HOME Match Report

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$8,760,115.00
2. Match contributed during current Federal fiscal year	\$0.00
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$8,760,115.00
4. Match liability for current Federal fiscal year	\$245,717.38
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$8,514,397.62

Table 6 – Match Contribution for the Federal Fiscal Year

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contrib.	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Prep., Const. Materials, Donated labor	Bond Financing	Total Match
-	-	-	-	-	-	-	-	-

Table 7 – Program Income

Program Income – Enter the program amounts for the reporting period				
1. Balance on hand at beginning of reporting period	2. Amount received during reporting period	3. Total amount expended during reporting period	4. Amount expended for TBRA	5. Balance on hand at end of reporting period
\$235,915.68	\$0	\$235,915.68	\$235,915.68	\$0

HOME MBE/WBE report

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

Table 8 – Minority Business and Women Business Enterprises

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	0	0	0	0	0	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0
	Total	Women Business Enterprises		Male		
Contracts						
Number	0	0		0		
Dollar Amount	\$0	\$0		\$0		
Sub-Contracts						
Number	0	0		0		
Dollar Amount	\$0	\$0		\$0		

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

Table 9 – Minority Owners of Rental Property

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Table 10 – Relocation and Real Property Acquisition

Parcels Acquired		0	\$0
Businesses Displaced		0	\$0
Nonprofit Organizations Displaced		0	\$0
Households Temporarily Relocated, not Displaced		0	\$0

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	\$0	\$0	\$0	\$0	\$0	\$0

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

Table 11 – Number of Households

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	25	81
Number of non-homeless households to be provided affordable housing units	6	3
Number of special-needs households to be provided affordable housing units	0	0
Total	31	84

Table 12 – Number of Households Supported

	One-Year Goal	Actual
Number of households supported through rental assistance	25	81
Number of households supported through the production of new units	0	0
Number of households supported through the rehab of existing units	6	3
Number of households supported through the acquisition of existing units	0	0
Total	31	84

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

Tables 11 and 12 reflect the City's affordable housing goals and accomplishments for the 2025-2026 program year. HUD defines affordable rental housing in Section 215(a) of the National Affordable Housing Act as housing rented at less than the fair market rent; or a rent that does not exceed 30 percent of the adjusted income of a family whose income equals 65 percent of the median income for the area, with adjustment for number of bedrooms in the unit, except that HUD may establish income ceilings higher or lower than 65 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. In HOME-funded rental projects of five or more units, Section 215 specifies that not less than 20 percent of the units must be occupied by households earning

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

During 2025-2026, the City preserved and revitalized three owner-occupied housing units by providing loans to improve the City's aging single-family housing stock as part of the Residential Rehabilitation Program.

The Tenant-Based Rental Assistance program hit good strides in accomplishments and expenditures during the 2025-2026 program year. The City's homeless services wrap-around operator was awarded a contract during the 2022-2023 program year. The shelter had its grand opening and began services June of 2023. In tandem with the management of the shelter, the operator also focused on establishing and training its TBRA team. HOME TBRA Funds went towards the payment of security deposits and rental assistance for Corona. The City also used its general funds to support the TBRA Program to pay for rent and utility arrears and other costs not covered by the TBRA Program. By integrating City funds with HOME TBRA funds, the program outcomes were more successful. As of the drafting of this CAPER, the Corona TBRA program has expended \$768,971.07. The program provided Tenant Based Rental Assistance to 81 residents. The program received a total of 81 applications during the 2025-2026 Program Year. This program has been approved by the Corona City Council to receive HOME funds in the upcoming program year.

In 2019-2020, the City purchased a 4.82-acre surplus property from the Riverside County Transportation Commission (RCTC) at Second Street and Buena Vista for the production of new affordable housing and permanent supportive housing units. In the 2020-2021 program year, the City issued an RFP to select an affordable housing partner to develop the site. During the 2021-2022 Program Year, a developer was selected but the project was halted due to the pandemic and pandemics impacts to the financial markets and supply chains. In program year 2023-2024, negotiations restarted on the family project and PSH project; these are separate projects. Additionally, the developer started project development activities for both projects, i.e., construction design and engineering, environmental and infrastructure studies, and initiating project entitlement approvals. Negotiations led to an increase in family units from 110 to 115, including 20 units set aside to provide preference to at-risk of- or homeless households, and the PSH project will contain 25 units. During the 2025-2026 program year, the family project closed construction financing and commenced construction. The PSH project continued activities necessary to complete its development funding stack and will proceed as soon as all required funds are committed.

Discuss how these outcomes will impact future annual action plans.

The progress made in the past year was assessed against the strategies and goals contained within the approved five-year 2025-2029 Consolidated Plan. The City continues to prioritize funding for the development of affordable housing, homelessness prevention and rental

assistance. Additionally, for the 2025-2026 program year, the City made CDBG public service funding available to nonprofit organizations with an option to renew the grants for four additional program years to cover the remainder of the 2025-2029 Consolidated Plan period. These efforts support the Consolidated Plan, the Homeless Strategic Plan, and the City's Strategic Plan.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Table 13 – Number of Persons Served

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	523	64
Low-income	531	9
Moderate-income	345	25
Non-Low-Mod	214	0
Total	1,613	98

Narrative Information

The Consolidated Plan identified a high priority need to increase the supply of affordable housing and a high priority need to preserve the supply of affordable housing. To address what HUD defines as “worst case housing need” – low-income residents who pay more than 50 percent of their income for housing costs—the City has prioritized the investment of CDBG funds and HOME funds in support of projects that increase the supply of affordable housing through housing development, particularly the 115-unit family project and the planned 25-unit PSH project, both to be located at the W. Second Street and Buena Vista Avenue, 4.82-acre site. The City also provided HOME funds in the 2025-2026 Action Plan for a tenant based rental assistance program that stably housed 81 homeless or at-risk households. The City also used previously allocated HOME funds to preserve three affordable housing units through the Residential Rehabilitation Program.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City of Corona utilizes a public/private outreach and engagement model to assess the needs of the homeless in Corona. This model is critical given the most recent published data is the Riverside Counties 2025 Point in Time Count. Corona homeless were identified as 108 unsheltered homeless, and 146 sheltered homeless. The public side of the model is the Corona Police Department Homeless Outreach & Psychological Evaluation (HOPE) Team. The private side of the model is City Net, a contracted nonprofit partner. The City's Homeless Strategic Plan was adopted in June of 2020. The plan contains a goal to expand outreach and engagement given the number of unsheltered homeless in the City. In July 2020, the City successfully expanded outreach and engagement services using general funds and a DOJ grant to increase the HOPE Team from 2 to 4 Officers. This expansion was made possible by a sales tax measure approved by Corona residents that utilizes funds from this measure to fund homeless program expenses and would continue to expand the amount of HOPE Officers on the team. Currently the CPD HOPE Team is comprised of four full-time Officers and one Sergeant. The HOPE Team is also supported by a County Therapist from the Community Behavioral Assessment Team (CBAT) as well as the County Mobile Crisis Management Team (MCMT). All of these multidisciplinary teams are co-located in Corona City Hall.

The CPD HOPE Team, along with its other partners, CBAT, MCMT, and City Net; combine multiple disciplines to provide a comprehensive approach to outreach and engagement. The HOPE Team and City Net conduct outreach and engagement throughout the City. As part of the outreach process, each homeless individual and/or family receives a detailed field assessment to determine needs and appropriate resources. After field assessments are conducted, homeless clients are connected to a wide variety of supportive services, shelter, and housing through the City's system of services as well as through other public and private partners in the community.

Addressing the emergency shelter and transitional housing needs of homeless persons

As part of Corona's Homeless Strategic Plan adoption, City Council approved the development of a comprehensive system of services, shelter, and housing in FY 2021. This included the development of a low-barrier, emergency shelter/navigation center and an expansion of the City's existing motel voucher emergency shelter program. Using CDBG funds, Corona renovated a city-owned facility for use as an emergency shelter/navigation center which currently has 56 beds for single adult males and females. The shelter/navigation

center is pet friendly and has an onsite Federally Qualified Health Center (FQHC). The FQHC partner is Centro Medico Community Clinic. Completion of Phase 2 accessibility improvements and selection of the shelter operator via RFP, were completed in Program Year 2022-2023 when the shelter officially opened its doors for service in June 2023. Currently, the City's motel shelter program serves families with children.

It should be noted that the City's motel program operates as a low-barrier shelter and provides a variety of supportive services. Since the City's Motel Emergency Shelter Program was launched in January of 2020, the program has provided thousands of shelter bed nights to homeless individuals and homeless families. While the strategic plan focuses on a low-barrier emergency shelter with quick transitions to housing, the City does coordinate with transitional shelter providers for certain homeless sub-populations such as youth and veterans.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Since receiving its allocation of CARES Act Funding in June 2020, the Corona City Council has approved \$1,297,916 of CARES Act funding to establish a homeless prevention / emergency housing needs assistance program. The program was designed to help low-income families and individuals who are at risk of becoming homeless. Since June 2020, 167 households have avoided eviction or foreclosure because of this CDBG-CV housing assistance program that provided assistance for rent or mortgage and utilities for up to six months. Because Homeless Prevention is an important goal in the Homeless Strategic Plan, the City has increased funding to support the TBRA Program to provide more eviction prevention assistance. Further, as a member of the CoC, the City has established important relationships with many public and private partners. Accordingly, the city coordinates with different County agencies and nonprofit organizations to connect Corona residents to housing, health, social services, employment, education, and youth programs.

As the Chair of the Continuum of Care, the City's Housing & Homeless Solutions Manager works with the County, CoC Board of Governance and Continuum of Care partners to ensure that regional discharge planning protocols and partnerships are in place with foster care and other youth facilities, health care, mental health care, and correctional facilities. Discharge planning coordination with these facilities is a mandate from HUD; therefore, to qualify for Federal CoC funds, the County, on behalf of the Riverside Continuum of Care, must certify that this level of regional coordination is in place when submitting the annual funding application to HUD. In addition, the CoC has sub-committees that focus on HMIS and CES. These systems track last known address data and assist the CoC in determining if homeless are being discharged from any of these facilities to the streets. This helps the CoC to correct

and strengthen discharge planning throughout the region. These strategies and goals are outlined in the Riverside County Homeless Action Plan attached to this CAPER.

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

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City's Homeless Strategic Plan includes a comprehensive needs assessment. This needs assessment concluded that the City's largest homeless subpopulation is the chronically homeless who are living with co-occurring diagnoses such as mental illness, substance abuse, health issues and physical disabilities. More specifically, the City's March 2019 homeless census confirmed that 76% of Corona's homeless have been on the streets for over a year with some as long as 15 to 20 years and that 96 homeless individuals fit the definition of chronically homeless. Calls for service data from the City's police and fire departments provides similar conclusions in terms long-term street homeless who are living with mental illness, substance abuse and health issues. These data trends continued according to the last Point in Time Count of the Homeless in 2025.

Accordingly, the City continues to enhance its system of services comprised of outreach and engagement and low-barrier emergency shelter using a housing first model that facilitates quick transitions to housing. As part of this system, the City also during the 2023-2024 program year developed a tenant-based rental assistance and permanent supportive programs to ensure that homeless clients served in the City's shelter programs will have opportunities for timely housing placements. To avoid recidivism and returns to homelessness, the City's housing programs will provide case management and supportive services through public and private partnerships with the County and nonprofit organizations. Although the Homeless Strategic Plan prioritizes chronically homeless, the City has also developed programs and partnerships that serve transitionally homeless and at-risk of

homelessness; therefore, all sub-populations including veterans, families with children, and unaccompanied youth are served.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

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

For public housing purposes, the City is within the service area of the Housing Authority of the County of Riverside (HACR). The mission of HACR is “to transform and promote healthy, thriving communities, re-ignite hope, and restore human dignity through the creation and preservation of high quality and innovative housing and community development programs which enhance the quality of life and revitalize neighborhoods to foster self-sufficiency.”

HACR converted its 469 units of public housing into project-based voucher units through HUD’s Rental Assistance Demonstration Program on October 1, 2016. The converted units are now owned by Riverside Community Housing Corp, which is the non-profit side of the Housing Authority. The inventory of 469 units includes 37 accessible units. As the population has increased in Riverside County, so has the demand for accessible public housing units. As of September 2025, the Housing Choice Voucher waiting list had 141,723 registrants, of which more than 32,397 have registered as disabled households and a portion of these registrants may require an accessible unit.

According to the HACR Housing Choice Voucher Administrative Plan, HACR prioritizes leasing of available accessible units to households requiring such an accommodation. If a non-disabled household occupies an accessible unit, HACR has an established relocation policy that will relocate non-disabled households to standard units and facilitate access to the needed accessible unit for the disabled household. According to HACR, all accessible units are occupied by disabled households who require these units. HACR’s Reasonable Accommodation procedure specifies that any resident may submit a written request for a Reasonable Accommodation to allow full access and participation in the agency’s Housing Choice Voucher program. According to HACR, the most frequently requested reasonable accommodation is for live-in aides to occupy the unit and assist with acts of daily living.

Although there are no public housing developments located in Corona, the City supports the efforts of HACR. HACR administers the Section 8 Housing Choice Voucher program to provide rental assistance to low-income families, senior citizens, and disabled individuals. In 2023, HACR provided rental assistance to over 502 households in the City of Corona. HACR is well-positioned to increase the supply of affordable housing units in the City of Corona and throughout Riverside County. During FY 25/26, HACR provided Housing Choice Voucher assistance to 410 Corona households. Of the 410 households, 358 were assisted with

tenant-based vouchers and 52 were assisted with project-based vouchers.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

HACR maintains active resident councils at all public housing developments and includes resident members on its Board of Directors. HACR constantly seeks feedback from residents on improvements and planning documents to ensure activities are meeting the needs of residents. HACR receives feedback through distributed resident surveys.

HACR maintains a home ownership program for current public housing tenants through its Homeownership Program. HACR also links its Homeownership Program with its Family Self-Sufficiency Program to help households save money for a down payment through an escrow account.

Actions taken to provide assistance to troubled PHAs

Not applicable. HACR is designated as High Performing PHA.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

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.

The 2025-2029 Consolidated Plan and the 2025-2026 Action Plan incorporated the planned actions from the 2021-2029 Housing Element, summarized below. The actions denoted with an asterisk at the end were taken during the program year.

- 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.
- 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.
- 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.
- The City will ensure that housing opportunities are available to all persons without regard to the classes protected by federal and State laws.
- 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 prepurchase 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 CDBG/HOME Action Plan to support fair housing services.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state, and other local sources, the high cost of housing that is not affordable to low-income people and the lack of availability of home improvement financing in the private lending industry. To address these obstacles, the City invested CDBG and HOME funds through the 2025-2026 Action Plan in projects that will provide rental assistance to low- and moderate-income residents at risk of homelessness, projects that provide for community facilities rehabilitation, and public services that address special needs populations. To address underserved needs, the City allocated 100 percent of its non-administrative CDBG and HOME investments for program year 2025-2026 to projects and activities that benefit low- and moderate-income people.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. To reduce lead-based paint hazards, the City of Corona Residential Rehabilitation Program will conduct lead-based paint testing and risk assessments for each property assisted that was built prior to January 1, 1978, and will incorporate safe work practices or abatement into the scope of work as required to reduce lead-based paint hazards in accordance with 24 CFR Part 35.

Action taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The implementation of CDBG and HOME activities meeting the goals established in the 2025-2029 Consolidated Plan and this Annual Action Plan helped to reduce the number of poverty-level families by:

- Supporting activities that increase the supply of housing that is affordable to low- and moderate-income households;

- Supporting activities that preserve the supply of decent housing that is affordable to low- and moderate-income households;
- Supporting a continuum of housing and public service programs to prevent and eliminate homelessness; and
- Supporting public services for low- and moderate-income residents including those with special needs and those at-risk of homelessness offered by nonprofit organizations receiving CDBG Public Service Grants.

In addition to these local efforts, mainstream state and federal resources also contributed to reducing the number of individuals and families in poverty. Federal programs such as the Earned Income Tax Credit and Head Start provided pathways out of poverty for families who are ready to pursue employment and educational opportunities. Additionally in California, the primary programs that assist families in poverty are CalWORKS, CalFresh (formerly food stamps) and Medi-Cal. Together, these programs provided individuals and families with employment assistance, subsidy for food, medical care, childcare, and cash payments to meet basic needs such as housing, nutrition, and transportation. Other services were available to assist persons suffering from substance abuse, domestic violence, and mental illness.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The institutional delivery system in Corona is high-functioning and collaborative—particularly the relationship between local government and the nonprofit sector comprised of a network of capable non-profit organizations that are delivering a full range of services to residents. Strong City departments anchor the administration of HUD grant programs and the housing, community and economic development activities that are implemented by the City. To further develop this structure, the City retained a third party to operate the emergency shelter facility and to operate the tenant based rental assistance program.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

To enhance coordination between public and private housing and social service agencies, the City invited the participation of a wide variety of agencies and organizations involved in the delivery of housing and supportive services to low- and moderate-income residents in Corona—particularly the CDBG Target Areas and as it relates to addressing homelessness. The City's Homeless Solutions Manager is actively engaged and involved with the Continuum of Care as its Chair, helping to expand coordination regionally, sub-regionally, and within the City to address the needs of Corona residents.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Pursuant to HUD guidance on March 3, 2025 ([90 FR 11020](#)), the Analysis of Impediments

to Fair Housing Choice is not a current HUD fair housing planning document requirement. The City takes actions to affirmatively further fair housing, consistent with the current definition of those terms at 24 CFR 5.150. "Fair housing" means housing that, among other attributes, is affordable, safe, decent, free of unlawful discrimination, and accessible as required under civil rights laws. "Affirmatively further" means to take any action rationally related to promoting any attribute or attributes of fair housing. Some of those actions include:

- Providing CDBG funds to the Fair Housing Council of Riverside County to serve Corona residents.
- Providing information on services provided by Fair Housing Council of Riverside County, such as landlord-tenant advisory services, credit counseling, first time homebuyer resources, and prepurchase counseling.*

For additional information concerning the City's activities pursuant to AB 686, please refer to the [Housing Element](#).

CR-40 - Monitoring 91.220 and 91.230

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

To ensure that CDBG and HOME funds are used efficiently and in compliance with applicable regulations, the City provides technical assistance to all subrecipients at the beginning of each program year and monitors subrecipients throughout the program year.

Technical Assistance

To enhance compliance with federal program regulations, the City provided a Notice of Funding Availability (NOFA) workshop to review the Plan goals, program requirements and available resources with potential applicants. After the Consolidated Plan was approved, a mandatory subrecipient workshop was 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 and project management assistance is provided on an as-needed basis throughout a program year.

Activity Monitoring

All activities are monitored, beginning with a detailed review upon receipt of an application to determine eligibility, conformance with a National Objective and conformance with a Plan goal. This review also examines the proposed use of funds, eligibility of the service area, eligibility of the intended beneficiaries and likelihood of compliance with other federal requirements such as the National Environmental Policy Act, the System for Award Management (SAM) debarment list, prevailing wage, Minority and Women Business Enterprise, Section 3 and federal acquisition and relocation regulations, as applicable.

Subrecipients are required to submit an audit and other documentation to establish their capacity, and any findings noted in the audit are reviewed with the applicant. Eligible applications are then considered for funding. Once funded, desk monitoring includes ongoing review of required quarterly performance reports. Monitoring reviews include both a fiscal and programmatic review of the subrecipient's activities. The reviews determine if the subrecipient is complying with the program regulations and City contract. Areas reviewed include overall administration, financial systems, appropriateness of program expenditures, program delivery, client eligibility determination and documentation, reporting systems, and achievement toward achieving contractual goals. Following the monitoring event, 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. For the TBRA program, on-site monitoring was conducted during the program year using HUD's checklists.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

In accordance with the City's adopted Citizen Participation Plan, a public notice was published in the Sentinel Weekly News on August 28, 2026, notifying the public of the availability of the Consolidated Annual Performance and Evaluation Report for a 15-day public review and comment period (August 31, 2026, through September 16, 2026). A copy of the public notice is included in Appendix A.

The CAPER was available at www.CoronaCA.gov/cdbg and at the following locations:

City Hall: City Clerk's Office
400 S. Vicentia Avenue
Corona, California 92882

Corona Public Library – Reference Desk
650 S. Main Street
Corona, California 92882

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

CDBG funds are making a significant impact on strategies to address the high-priority needs. As shown in Figure 1 in section CR-05, CDBG funds are contributing to each of the Strategic Plan goals. Should any challenges arise in the implementation of CDBG-funded activities, the City will proactively identify additional opportunities to invest CDBG funds to meet Strategic Plan goals.

Affordable Housing

Using CDBG funds in 2019-2020, the City acquired land for affordable housing at Second and Buena Vista and issued an RFP during 2020-2021 to select a developer for this site. During the 2021-2022 Program Year, a developer was selected but the project was halted due to the pandemic and pandemics impacts to the financial markets and supply chains. In program year 2023-2024, negotiations restarted on the family project and PSH project; these are separate projects. Additionally, the developer started project development activities for both projects, i.e., construction design and engineering, environmental and infrastructure studies, and initiating project entitlement approvals. Negotiations led to an increase in family units from 110 to 115, including 20 units set aside to provide preference to at-risk of- or homeless households, and the PSH project will contain 25 units. During the 2025-2026 program year, the family project closed construction financing and commenced construction. The PSH project continued activities necessary to complete its development funding stack and will proceed as soon as all required funds are committed.

The City also invested CDBG funds in Code Enforcement to identify and compel private property owners to address code violations for housing units located in the CDBG Target Areas.

Public Services

The Fair Housing Council of Riverside provides the City with outreach, education, and enforcement activities, including landlord-tenant matters. This activity served 1,548 residents. To support Services for Low-and Moderate-Income residents, The Big Brothers Big Sisters of the Inland Empire Bigs with Badges program provided a comprehensive mentoring program for 20 Corona youths. The Inspiring HOPE Corona Program assisted 7 youth aging out of foster care during the program year. The Starting Over "Path to Seed" program assisted 21 residents get back on the track to self-sufficiency. Lastly, 17 foster youths were assisted through the court system via a Court Appointed Special Advocate or (CASA) to ensure their case is heard, followed up on, and results in the base case for the youth.

Community Facilities

During the 2025-2026 program year, the City completed two park projects – Victoria Park Splash Pad and Sheridan Park Universal Playground. The Victoria Park Splash Pad Project completed its' construction and held a grand opening ceremony. The Sheridan Park Universal Playground Project created an inclusive space celebrating the City's unique history. Both completed activities expanded open-space recreational access for low-to -moderate-income families in the City.

Infrastructure

During the 2025-2026 program year, the City utilized CDBG funding to complete the Phase I ADA Compliance Project, specifically targeting barriers to mobility in low-to -moderate-income neighborhoods. The project successfully upgraded local infrastructure by reconstructing and rehabilitating deteriorated walkways and installing 75 new ADA-compliant curb ramps to enhance pedestrian access in low-to -moderate-income neighborhoods.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Maintaining HOME-assisted affordable housing is a high priority. During the program year, the City inspected the HOME-assisted property listed below to determine compliance with the housing codes and other applicable regulations. Where any deficiencies existed, the property owner and property management were notified to make repairs and City staff followed up to ensure completion.

- Mission Apartments – 11 units in compliance (1 manager unit)
- Meridian Apartments – 7 of 84 units are HOME units in compliance (1 manager unit)

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The Meridian Apartments and the Mission Apartments follow an Affirmative Fair Housing Marketing Plan. During monitoring, the annual Affirmative Fair Housing Marketing Report and waitlist are reviewed to ensure compliance with HUD requirements to affirmatively further fair housing choice. Accordingly, all 11 HOME units within the Mission Apartments were monitored quarterly during the program year and were all in compliance; all seven of 84 HOME units in Meridian Apartment were monitored during the 24-25 program year, and all units are in compliance.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

According to the PR-09 report for the HOME program, a total of \$235,915.68 of program income was drawn for the TBRA program that served 81 homeless or at-risk households during the program year.

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

In the implementation of the 2025-2026 Action Plan, the City invested HOME funds to assist 81 at risk and homeless households through the TBRA program. The City also preserved and maintained affordable housing through the Residential Rehabilitation Program. One project was completed with HOME funds.