

HOUSING AUTHORITY'S PROJECTS UPDATE

OFFICE OF HOMELESS SOLUTIONS

Housing and Homelessness Committee

October 24, 2022

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PROJECTS IN THE PIPELINE

689 affordable housing units

- PSH: 199 units




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WARD 1 PROJECTS

PROJECT	ADDRESS	PARTNERS	UNITS	STATUS UPDATE
Mulberry Village	2825 Mulberry Street	Habitat for Humanity	10	Project to be completed in December 2022. Habitat for Humanity submitted a funding request of \$1,271,149 to cover increased material and labor costs that resulted from the COVID-19 pandemic. City Attorney's Office prepared an Amendment to the HOME Investment Partnerships Loan Agreement that will be presented to City Council for their consideration in November.



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WARD 1 PROJECTS

PROJECT	ADDRESS	PARTNERS	UNITS	STATUS UPDATE
The Aspire	3861 - 3893 Third Street	Innovative Housing Opportunities	32	August 2, 2022, City Council adopted a TEFRA Resolution approving the issuance by the California Public Finance Authority exempt facility bonds not-to-exceed \$16 million. IHO was awarded \$7.6 million in Multifamily Housing Program (MHP) funds and California Tax Credit Allocation Committee funding. The developer has selected a general contractor. The project is expected to begin construction in December 2022. Anticipate closing escrow on the HA property in early November 2022.



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WARD 1 PROJECT

PROJECT	ADDRESS	PARTNERS	UNITS	STATUS UPDATE
Mission Heritage	3993 Mission Inn Blvd.	Wakeland Housing Dev. Corporation	72	The project is 90% complete and is expected to be completed in September 2022. A Grand Opening is scheduled for October 22, 2022.
The Place	2800 Hulen Place	Riverside University Health System - Behavioral Health	30	The County and City have executed a new \$1 per year lease. The City General Services released a Request for Proposals for Architect Services. Purchasing is completing the scoring process. City General Services released a Request for Proposals for Architect Services and is in the process of negotiating the contract terms. The Architect contract is anticipated to be presented to City Council for their consideration in November 2022.



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WARD 1 PROJECT

PROJECT	ADDRESS	PARTNERS	UNITS	STATUS UPDATE
Helping Hearts Hulen	2801 Hulen Place	Helping Hearts Hulen	28	Helping Hearts requested \$185,094.15 to cover their project funding gap. On October 4, 2022, City Council approved Helping Hearts request for additional funding totaling \$185,094.15 from Measure Z.
Bridge Housing	2881 Hulen Place	Mercy House	23	The project completion has been delayed due to Fire requiring a separate dedicated water line for the building's fire sprinklers. Final plumbing work is being completed. Staff estimates that the building can begin operations at the end of October 2022.


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WARD 1 PROJECTS

PROJECT	ADDRESS	PARTNERS	UNITS	STATUS UPDATE
Cedar Rental Housing	4292 Cedar Street	RHDC	3	HOME and CDBG Agreements are with RHDC for review and signature.
UCR Medical Clinic	2880 Hulen Place	Access Center/Medical Clinic	23	A First Amendment to the Lease has been executed to extend the lease term. The Second Amendment to Lease is being presented to City Council for their consideration on November 1st for the revised rehabilitation scope of work.



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WARD 1 PROJECTS

PROJECT	ADDRESS	PARTNERS	UNITS	STATUS UPDATE
CalFire Site	2524 Mulberry Street	Eden Housing	209	Housing staff received developer's HOME funding application request for \$5,000,000. The City provided a soft commitment for \$3 million of HOME-ARP funding. Developer applied for Project Based Vouchers on April 28th and applied for the Multifamily Finance Super NOFA (including the Infill Infrastructure Grant and Multifamily Housing Program), in June of 2022. Awards will be announced in December 2022.




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WARD 2 PROJECTS

PROJECT	ADDRESS	PARTNERS	UNITS	STATUS UPDATE
Entrada	1705, 1719, 1725, 1733, 1747, 1753 and 1761 Seventh Street	Wakeland Housing & Development Corporation	65	Project awarded 9% housing tax credit in September 2021. Financing closed on April 11, 2022 and construction is underway. Grading has been completed, building permits are being pulled, slabs are being poured in the next few weeks and framing will begin in January. Project is expected to be completed in December 2023. Wakeland is requesting an additional funding request for PLHA funds to help fill a \$1,000,000 gap in the project budget due to increased construction costs.
Crest PSH Project	3431 Mt. Vernon Avenue	Crest Community Church	10	10-unit manufactured housing project. Located in a high fire zone. The church has procured a firm to prepare a fire mitigation plans that can develop alternatives for compliance.



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WARD 2 PROJECTS


PROJECT	ADDRESS	PARTNERS	UNITS	STATUS UPDATE
14th Street Rental	2550 14th Street	Path of Life (POL)	2	POL has confirmed with Harvest Church their interest in participating in the development of the project. A new MOU agreement is being prepared and will be executed in a few weeks. POL plans to replicate The Grove or Mulberry project design. Developer is currently exploring alternative site configurations.
Oasis Senior Villas	2340 14th Street	A Community of Friends	95	Financing closed on October 20, 2021. Groundbreaking ceremony took place on March 10, 2022. Construction is expected to be completed by Summer of 2023.



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WARD 2 PROJECTS		
PROJECT	PARTNERS	STATUS UPDATE
TCC Grant	<ol style="list-style-type: none"> 1. GRID Alternatives IE 2. TreePeople (Eastside Greening) 3. Santa Ana Watershed Project Authority (SAWPA) (Water Energy Community Action Network) 4. Riverside Community Health Foundation (RCHF) (Community Engagement Plan) 5. Community Settlement Association (CSA) (Displacement Avoidance Plan) 6. County of Riverside EDA (Workforce Development and Economic Opportunities Plan) 7. UC Riverside CE-CERT (Indicator Tracking Plan) 	<p>260 trees have been planted with a 100% survival rate with plans to plant an additional 125 trees by the end of the year. Tree planning events are taking place almost every weekend and tree care is ongoing. The xeriscaping project is underway with four (4) approved applications and five (5) more are being verified with 13 total applications. Fifteen (15) applications have been received for solar installation and five (5) applications have been approved with two (2) probably being ready for installation soon based on the roof conditions. There will be a showcase event for the first installation.</p>



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WARD 2 PROJECTS	
PROJECT	STATUS UPDATE
TCC Grant (cont'd)	<p>The first solar intern has completed the program and has been interviewed for a full-time position in the industry. The next construction workforce cohort will start in October 2022. There was a Town Hall event held on September 22, 2022, and the next event will take place on December 6, 2022. There will be an upcoming housing workshop on October 11th and 20th, and November 8th and 17th. The Annual Report has been submitted, the eighth invoice and progress report is in progress. An ArcGIS map has been created and launched for use by both the public and private partners to help determine program eligibility based on being located within the project area</p>


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WARD 2 PROJECTS

PROJECT	ADDRESS	PARTNERS	UNITS	STATUS UPDATE
University Duplex	2348 University Avenue	Property Manager: RHDC	2	Substantial rehabilitation of a duplex. CDBG funding for the rehabilitation of this duplex has been approved by City Council. The CAO is drafting an Agreement between the Community & Economic Development and Office of Homeless Solutions. RHDC and case management staff is working on tenant relocation. Project to be completed in fall 2023.



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WARD 5 PROJECT

PROJECT	ADDRESS	PARTNERS	UNITS	STATUS UPDATE
St. Michaels	4070 Jackson Street	Community Development Partners / Mercy House	50	The project is under construction and is expected to be completed by November 2022.



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WARD 6 PROJECT

PROJECT	ADDRESS	PARTNERS	UNITS	STATUS UPDATE
Collett Crossings	4350 La Sierra Avenue	National Community Renaissance	34 Single Family (7 affordable housing units)	Received 900 applications for the 7 affordable housing units. A lottery was conducted to select the 7 homebuyers and 8 applicants will remain on standby in the event one of the selected applications do not proceed. All 27 market rate homes are constructed and 13 of those homes have closed escrow. Five of the seven affordable homes have closed escrow and the final two are currently in escrow.

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WARD 7 PROJECTS

PROJECT	ADDRESS	PARTNERS	TOTAL UNITS	STATUS UPDATE
Anacapa Rental Housing	11502 Anacapa Place	Northtown Housing, Inc.	2	The developer has requested an additional \$156,062 in HOME funds to cover increased material costs. A First Amendment to the HOME Loan Agreement, Promissory Note, and Deed of Trust to reflect the increase of HOME funds from \$354,726 to \$510,788 will be presented to City Council for their consideration in November 2022.

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WARD 7 PROJECTS

PROJECT	ADDRESS	PARTNERS	TOTAL UNITS	STATUS UPDATE
Sunrise at Bogart	111049 Bogart Avenue	Neighborhood Partnership Housing Services	22	Staff will be applying for Round 3 of the Homekey grant that will be released in Spring 2023. The City Attorney's Office has prepared a First Amendment to the Disposition and Development Agreement to extend the outside closing date and update the project schedule. Staff has requested Real Property Services to open escrow. NPHS is considering applying for the State's competitive PLHA funds.



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WARD 7 PROJECT

PROJECT	ADDRESS	PARTNERS	UNITS	STATUS UPDATE
Vista de la Sierra	11253 Pierce Street	La Sierra University Church / National Community Renaissance	80	Groundbreaking ceremony took place on June 15, 2022. Grading is underway and the project is expected to be completed in October 2023.


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STRATEGIC PLAN ALIGNMENT

Envision Riverside 2025 Strategic Plan Priorities



#2 Community Well-Being

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability & Resiliency



Equity



Innovation



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RECOMMENDATION

That the Housing and Homelessness Committee receive the update on the Housing Authority's housing projects.



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