

HOUSING AUTHORITY'S PROJECTS UPDATE

HOUSING AND HUMAN SERVICES

Housing and Homelessness Committee

January 27, 2025

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DEVELOPMENT PIPELINE

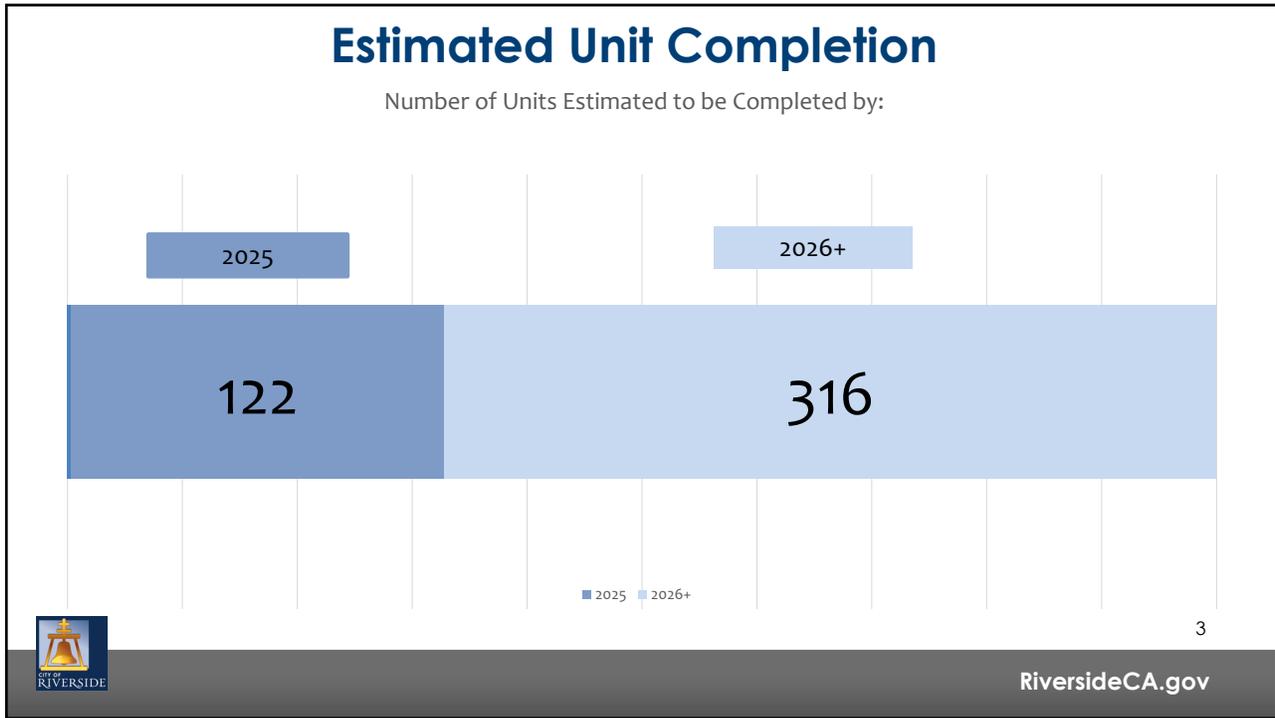
438 affordable housing units

- Permanent Supportive Housing units: 107



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WARD 1 – THE ASPIRE



- 3861 - 3893 Third Street
- Developer: Innovative Housing Opportunities
- 32 units of PSH for homeless youth
- Estimated completion in January 31, 2025
- Tenants for 28 of the 32 units have been selected

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WARD 1 – MULBERRY GARDENS



- 2524 Mulberry Street
- Developer: Eden Housing
- 59 affordable senior housing units (in construction)
- 150 affordable family housing units
 - Applied for tax credits
- Agreements for PIP and AHSC are being processed



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WARD 1 – GRAPEVINE



- 2882 Mission Inn (Housing Authority site) and 2731-2871 University Avenue (Successor Agency)
- MJW Investments, Inc.
- Development of 74 units, including 12 affordable housing units
- DDA revisions are being completed by the City Attorney's Office



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WARD 1 – 2550 14th STREET



- Owner: Path of Life Ministries
- POL is updating the project budget and will submit a funding request to fill the project funding gap



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WARD 1– 2348 UNIVERSITY AVENUE



- Housing Authority-owned duplex
- Property to be demolished
- New project will include an ADU for a total of 3 units
- Contractor award recommendation to be presented to Council early 2025



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WARD 2 – THE PLACE



- 2800 Hulen Place
- Operated by: Riverside University Health Systems – Behavioral Health
- Rehabilitate City-owned facility for 31 transitional housing units
- Project is out to bid; responses are due on February 4, 2025
- Lease Amendment is being revised to increase the rehabilitation cost to \$4,000,000



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WARD 2 – RIVERSIDE ACCESS CENTER



- 2880 Hulen Place
- Homeless Drop-in Day Center
- Rehabilitation of interior space and replace HVAC system and roof
- Awarded \$178,155 in Measure Z funds and \$961,000 in CDBG
- January 14th, requesting City Council to increase CDBG allocation to \$400,695 and approve a Design/Build Agreement with Cal-City Construction Inc. of Cerritos, California



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WARD 2 – CREST COMMUNITY CHURCH



- 3431 Mt. Vernon Avenue
- Transitional housing for families and transitional aged youth
- Church is seeking donors and investors to contribute \$2.8 million plus a \$1 million endowment for property maintenance
- Preparing a TUMF exemption letter for the project
- Olive Crest is requesting \$285,431 to cover permit fees



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WARD 7 – SUNRISE AT BOGART



- Developer: Neighborhood Partnership Housing Services (NPHS)
- 11049 Bogart Avenue
- 22 PSH units
- Resolution to declare the property as exempt surplus approved June 6, 2023.
- DDA presented to City Council April 16, 2024
- Agreement for PIP funds is being processed



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WARD 6 – BRANDON PLAXCE SENIOR APARTMENTS



- Rehabilitation of 195 senior apartment units
- Applied for tax credits
- City holding Tax Equity and Responsibility Act (TEFRA) on February 25, 2025

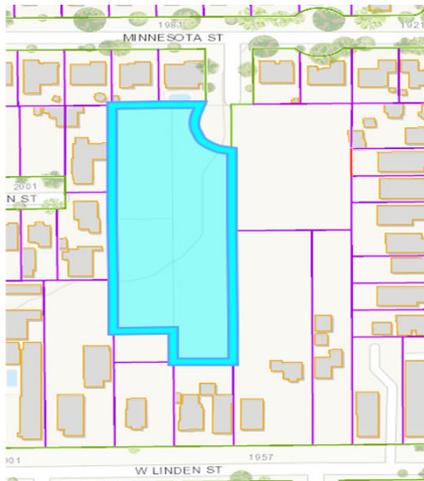


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WARD 1 – PROHOUSING INCENTIVE PROGRAM (PIP)



January 25, 2025, requesting City Council to approve a resolution authorizing the City to apply for \$1,000,000 in PIP funding for the development of 65 affordable senior housing units located at 1970 Patterson Street



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WARD 2 – TRANSFORMATIVE CLIMATE COMMUNITIES GRANT



EASTSIDE CLIMATE COLLABORATIVE

CITY OF RIVERSIDE

- 800 trees planted (goal 1,000)
- GRID Solar Installations: 29 solar installations have been completed (goal 100)
- SAWPA’s Xeriscape Installations: 14 completed (goal 35)
- New construction trainee's cohort to start on January 15, 2025.
- Requesting grant agreement to September 2025



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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.

