

HOUSING AUTHORITY  
PROJECTS UPDATE

PROJECT	ADDRESS	WARD NO.	PARTNER	TOTAL UNITS/BEDS	PSH UNITS	STATUS
Mulberry Village	2825 Mulberry Street	1	Habitat for Humanity Riverside	10	10	Project is under development and to be completed by July 2022. <b>Habitat to submit a request for additional funding to cover construction coverage costs due to increased labor and material costs.</b>
The Aspire	3861 - 3893 Third Street	1	Innovative Housing Opportunities	32	32	Permanent Supportive Housing (PSH) project for termed out foster, and homeless, youth. IHO was awarded \$7.6 million in MHP funds. Developer submitted a California Tax Credit Allocation Committee application in March 2022. Awards are to be announced on June 15, 2022. Escrow has been opened on the property. <b>Expected completion is October of 2023. A Request for Proposal for a general contractor was published by the developer in the Press Enterprise on 4/29/2022 with bid proposal deadline of June 1, 2022.</b>
Mission Heritage	3993 Mission Inn Blvd.	1	Wakeland Housing & Development Corporation	72	11	Affordable and permanent supportive housing with integrated Civil Rights Institute. Project began construction in spring of 2021 and is anticipated to be completed by 8/14/2022. There are approximately 450 people on the waiting list - 16 units will be filled from the waiting list; 55 units have vouchers and will be filled through the County lease-up process. To apply for the Project-Based Section 8 Voucher, please visit www.harivco.org. <b>A lottery for the lease-up process is tentatively scheduled for May 24th.</b>
The Place	2800 Hulen Place	1	Riverside University Health System - Behavioral Health	30		Riverside County Behavioral Health has been a lessee in the building since 2006. The County and City have executed a new \$1 per year lease. The City General Services released a Request for Proposals for Architect Services on March 25th and is due on April 19th.
Helping Hearts Hulen	2801 Hulen Place	1	Helping Hearts Hulen	28 beds		The Helping Hearts Hulen Facility opened on November 15, 2021, which provides 28 interim housing beds for homeless individuals as a safe place to recuperate after a hospital discharge in order to prevent a return to an emergency room; greatly reducing public safety cost to the community and alleviating hospital bed capacity. Final Draw will be paid by Finance on 2/11/22. The City received a request from Helping Hearts for cost coverage of \$226,454 related to additional costs due to compliance with City of Riverside requirements during the course of construction and requirements to install features not depicted on the approved plans, commercial kitchen requirements, consulting and legal fee costs, and FFEs. <b>Upon further review, staff has been determined the actual cost shortfall to be \$185,094.15 and is recommending it for funding under the federal ARPA grant, to be determined by City Council mid-June 2022.</b>
Cedar Rental Housing	4292 Cedar Street	1	RHDC	3		A CDBG Agreement has been executed between the Community & Economic Development Department and Office of Homeless Solutions for the rehabilitation of the property. <b>The City Attorney's Office is preparing a CDBG and HOME Agreements between OHS and RHDC. NEPA review by Birdseye Planning Group determined this project categorically exempt.</b>
UCR Medical Clinic	2880 Hulen Place	1	Access Center/Medical Clinic	N/A		CDBG Grant Agreement with UCR has been executed for \$567,228.15 of grant funds for the rehabilitation of Access Center space being converted into a medical clinic. The CDBG Grant Agreement with UCR for the Medical Clinic at 2880 Hulen Place has been executed for the rehabilitation of this Access Center space being converted into a medical clinic. The project is currently in the design phase, plans are with the architect. It is expected that construction will begin late summer and completed by winter of 2022. <b>Staff has submitted a City Attorney's Office request to extend the lease.</b>

Bridge Housing	2881 Hulen Place	1	Mercy House	N/A		23-bed Bridge Housing project. Project is under construction and is to be completed by mid-May 2022.
CalFire Site	2524 Mulberry Street	1	Eden Housing Corporation	209		State owned property. The State released a Request for Qualifications and a Request for Proposals which results in Eden Housing being selected to develop 209 housing units. Community meetings will be scheduled in early 2022 on the project. Project is in the pre-development phase. First community meeting took place January 19, 2022. City staff met with developer on 2/11/22 to discuss the application process of HCD NOFA - Excess Sites Local Government Matching Grants (LGMG) Program, which is due in April 2022. Developer pre-design meeting with DRC on 3/23/2022. Housing staff received developer's HOME funding application request for \$5,000,000, which is currently under review. <b>Developer applied for Project Based Vouchers on April 28th and plans to apply for the LGMG Program grant on May 25th and the Multifamily Finance Super NOFA (including the Infill Infrastructure Grant and Multifamily Housing Program) in June of 2022.</b>
Entrada	1705, 1719, 1725, 1733, 1747, 1753 and 1761 Seventh Street	2	Wakeland Housing & Development Corporation	65	8	Project awarded 9% housing tax credit in September 2021. <b>Financing closed 4/11/2022 and construction is underway.</b>
Crest PSH Project	3431 Mt. Vernon Avenue	2	Crest Community Church	11	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.
14th Street Rental	2550 14th Street	2	Path of Life Ministries	2	2	Disposition and Development Agreement was approved by the Housing Authority and the City Council approved \$60,000 of Measure Z funding on 12/15/2020. The project is in the pre-development stage. Escrow closed 10/2021. <b>Path of Life Ministries is still collaborating with Harvest church to finalize their contribution to the project. POL plans to replicate The Grove or Mulberry project design.</b>
Oasis Senior Villas	2340 14th Street	2	A Community of Friends	95	46	Financing closed on October 20, 2021. The project site is currently being graded. Groundbreaking ceremony took place on March 10, 2022. Construction is expected to be completed by Summer of 2023.

University Duplex	2348 University Avenue	2	Property Manager: Riverside Housing Development Corporation (RHDC)	2		Substantial rehabilitation of a duplex. Community Development Block Grant (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. Working on tenant relocation. Project to be completed in late 2022.
St. Michaels	4070 Jackson Street	5	Community Development Partners / Mercy House	50	24	Partnership with St. Michaels Episcopal Church. The project is under construction and is expected to be completed by 7/28/2022. Waitlist is expected to open in the next couple of weeks.
Collett Crossings	4350 La Sierra Avenue	6	National Community Renaissance	34 Single Family (7 affordable housing)	0	Model will be completed in December 2021. 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. Construction of Phase 2 homes should be completed by June. The first 3 to 4 affordable homes should be closing escrow in the next few weeks.
Anacapa Rental Housing	11502 Anacapa Place	7	Northtown Housing, Inc.	2	0	Permits issued. Project is under construction. Project is 30% completed. <b>The developer's request for additional funding to cover increased construction costs is under review.</b>
Vista de la Sierra	11253 Pierce Street	7	La Sierra University Church / National Community Renaissance	80	34	The developer received \$23.5 million in tax credits tax credits. Financing to close January 12th. Construction to begin spring 2022. Financing closed 2/4/2022. <b>Grading is underway and a groundbreaking ceremony is expected to take place in late May or early June of 2022.</b>

Sunrise at Bogart	11049 Bogart Avenue	7	Neighborhood Partnership Housing Services	22	22	Submitted a request for an additional \$1.5 million in gap funding. Staff will be taking a request to City Council in January 2022 for their consideration of a Homekey Funding application to help close the project's funding gap. City Council approved Homekey Resolution on 1/11/2022. Staff and NPHS submitted Homekey Application to the State on 1/31/22. 45-day response period. Application is still under review. Next round of funding that the project's application will be considered for will occur in July 2022.
TCC Implementation Grant (Target area: Eastside)		All	<ul style="list-style-type: none"> <li>1. GRID Alternatives IE (Energy for All)</li> <li>2. TreePeople (Eastside Greening)</li> <li>3. Santa Ana Watershed Project Authority (SAWPA) (Water Energy Community Action Network)</li> <li>4. Riverside Community Health Foundation (RCHF) (Community Engagement Plan)</li> <li>5. Community Settlement Association (CSA) (Displacement Avoidance Plan)</li> <li>6. County of Riverside EDA (Workforce Development and Economic Opportunities Plan)</li> <li>7. UC Riverside CE-CERT (Indicator Tracking Plan)</li> </ul>	N/A		<p><b>\$9,080,894, AHSC, \$22,121,206 for Entrada. The fifth bi-monthly report was submitted and the sixth is underway. Project implementation is also underway. Grid Alternatives is reviewing applications for solar panels and is recruiting for interns to start in May. Tree planting underway with the last planting events for the season occurring in May. 200+ trees have been planted so far and 300 are expected to be planted by the end of May. Xeriscape program is working on a contract for services to start on July 1, 2022. First 7-week cohort workforce development course with 6 participants has ended with 5 participants completing the program. The next Quarterly Townhall event is scheduled for June 30th at 7 pm.</b></p>

Total Housing Units  
Total PSH Units

689  
199