

## HOUSING AUTHORITY PROJECTS IN PIPELINE FOR DEVELOPMENT

PROJECT	ADDRESS	WARD NO.	PARTNER	TOTAL UNITS/ BEDS	PSH UNITS	STATUS	COMPLETION DATE
The Aspire	3861 - 3893 Third Street	1	Innovative Housing Opportunities	32	32	Permanent Supportive Housing (PSH) project for termed out foster and homeless youth. Project is under construction. Tenants for 28 of 32 units have been selected. Interviews for final tenants are in process. <b>Staff submitted a City Attorney's Office (CAO) request to prepare a First Amendment to Permanent Local Housing Allocation (PLHA) Loan Agreement for \$501,887.75</b>	1/31/2025
Mulberry Gardens Apartment	2524 Mulberry	1	Eden Housing	209	0	Old CalFire site leased by the State to Eden Housing for the development of 150 affordable family housing units and 59 affordable senior housing units. The City and Eden Housing were awarded \$27 million in Affordable Housing and Sustainable Communities (AHSC) funding for the development of 150 affordable housing units, which includes \$12.5 million for the City to perform Sustainable Transportation Infrastructure (STI) projects in the neighborhood around the new development. Awarded by the California Tax Credit Allocation Committee (TCAC) for the 59 affordable senior housing units. HOME-ARP agreement executed and project has closed escrow. Groundbreaking for the Senior Project held on June 10th. <b>Agreements for Prohousing Incentive Pilot Program (\$1 million), AHSC (\$13,974,222), PLHA and HOME (\$1,550,442.63) are being processed by the City Attorney's Office, which will then be presented to City Council for their consideration. Awards for the California Department of Housing and Community Development National Housing Trust Fund Program will be announced in July.</b>	Senior Project: November 2025 Family Project: TBD
Grapevine	2882 Mission Inn Avenue (Housing Authority Site) and 2731-2871 University Avenue (Successor Agency)	1	MJW Investments, LLC	64	10	Housing Authority Board approved a resolution declaring the property as surplus on November 14, 2023. The developer responded to the Housing Authority's Request for Proposals for the development of 2882 Mission Inn Avenue and was the only responsive applicant. The developer is also interested in acquiring Successor Agency-owned properties at 2731-2871 University Avenue for the development of 64 multifamily housing units, which 10 of these units will be affordable and developed on the Housing Authority-owned site at 2882 Mission Inn Avenue. <b>A Disposition and Development Agreement (DDA) has been drafted and additional</b>	TBD
14th Street Rental	2550 14th Street	1	Path of Life Ministries	2	2	Path of Life plans to replicate The Grove or Mulberry project design. Path is still exploring alternative site configurations and securing additional partners. Second Amendment to DDA to correct update the schedule of performance has been executed. <b>Path of Life is working on finalizing the project's sources and uses, which may have a funding gap of \$320,000.</b>	TBD
University Duplex	2348 University Avenue	1	RHDC	3	0	<b>The Request for Proposals (RFP) for demolition was released May 29th and closed. A bid has been selected. Staff submitted a CAO request to prepare an agreement for the demolition of</b>	TBD
The Place	2800 Hulen Place	2	Riverside University Health System - Behavioral Health	31	31	Property is leased to the County of Riverside for \$1 per year. The Architect contract was approved by City Council on December 20, 2022. The team reviewed three floorplans and selected the third floorplan that will produce 31 transitional housing units where residents will have their own room and a shared kitchen, restrooms and living space. <b>Staff submitted a CAO request to amend the draft First Amendment to Lease to increase the funding allocation for the rehabilitation of 2800 Hulen Place to \$4 million. The rehabilitation project bid was released and</b>	TBD
Riverside Access Center	2880 Hulen Place	2	City's General Services			<b>CDBG funding in the amount of \$961,000 and \$178,155 in Measure Z has already been earmarked for the rehabilitation of the Access Center. Bids came in higher than anticipated. Staff is requesting City Council on January 14, 2025 to amend the FY 2023/2024 HUD Annual Action Plan to provide an additional \$400,695 towards the project and approve a Design/Build Agreement with Cal-City Construction Inc. of Cerritos, California for \$1,339,000 plus a</b>	TBD
Crest PSH Project	3431 Mt. Vernon Avenue	2	Crest Community Church	10	10	Met on January 11, 2023 with the developer and Olivecrest to discuss their new partnership and proposed project. Staff sent an Affordable Housing Application to Olivecrest on January 12, 2023. Project is seeking donors and investors to contribute \$2.8 million, plus a \$1 million facility endowment that will allow for maintenance and up-keep. Project plans resubmitted to DRC in October to address comments. <b>Staff is preparing a TUMF exemption letter for the project since it meets the affordable housing exemption criteria. Olive Crest has requested \$285,431 to cover building permit and plan check fees.</b>	TBD

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Sunrise at Bogart	11049 Bogart Avenue	7	Neighborhood Partnership Housing Services (NPHS)	22	22	An RFP for affordable housing development on the site was released and NPHS was the only respondent. City Council approved a Disposition and Development Agreement on April 16, 2024. Escrow has closed and all deeds have been recorded. NPHS is preparing an application for Low Income Housing Tax Credits. <b>A Prohousing Incentive Pilot Program agreement to provide NPHS with \$1,440,000 is being presented to City Council on January 28th for consideration. NPHS went out to bid for a contractor in October and are currently reviewing bids. February deadline for permanent financing (tax credit requirement).</b>	10/31/2026
<b>SUSTAINING AFFORDABLE HOUSING</b>							
Brandon Place Senior Apartments	3947 Polk Street	6	Brandon Place LP	197	0	Current affordability covenants on the Brandon Place Apartments have expired. Brandon Place LP is applying for tax credits which will be used for rehabilitation. The City will be holding a Tax Equity and Fiscal Responsibility Act (TEFRA) hearing on February 25, 2025. If tax credits are awarded, new affordability covenants will be placed on the property. Brandon Place is not seeking funding from the City of Riverside at this time.	6/30/2025
<b>GRANTS</b>							
Prohousing Incentive Program	1970 Patterson Street	1	Retirement Housing Foundation	65	0	Development of 65 affordable senior housing units. Resolution being presented to City Council on January 28, 2025 for consideration to apply for up to \$1 million of PIP grant funding.	TBD
TCC Implementation Grant (Target area: Eastside), TCC Award: \$9,080,894, AHSC Award for Entrada: \$22,121,206		2	1.GRID Alternatives IE 2.TreePeople 3.Santa Ana Watershed Project Authority (SAWPA) 4.Riverside Community Health Foundation 5.Community Settlement Association (CSA) 6.County of Riverside EDA 7.UC Riverside CF-			Riverside's grant project term ends in 2025 and is composed of 3 major projects: solar, greening, and xeriscaping. All projects are on track to be completed by the end of the term. An amendment has been approved to the grant agreement to help the team spend down grant funds in an efficient and timely manner as well as adjust the project areas to reach more eligible residents. TreePeople have given out an estimated 800 trees to residents out of the 1000 goal. GRID (solar) has completed 29 installations out of a minimum of 100 required. A further 14 GRID installations are in progress. SAWPA (xeriscape) has completed 14 installations out of a minimum of 35 required. Both GRID and SAWPA have several applicants lined up in the new project area. Three cohorts of construction trainees have graduated. Next cohort to start January 15, 2025. An extension of the grant agreement through September 2025 has been requested.	N/A

Total Affordable Housing Units	438
Total PSH Units	107

Affordable Housing Units in Development Pipeline		
Ward	No. of Units	%
1	375	86%
2	41	9%
3	0	0%
4	0	0%
5	0	0%
6	0	0%
7	22	5%

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<b>Total</b>		<b>438</b>					<b>100%</b>