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RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, AUTHORIZING THE ACCEPTANCE OF GRANT FUNDS FROM THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR THE AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (“AHSC”) PROGRAM FOR FUNDING FOR THE MULBERRY GARDEN FAMILY PROJECT AND ASSOCIATED SUSTAINABLE TRANSPORTATION IMPROVEMENT (“STI”) PROJECTS, IN THE AMOUNT OF \$14,000,000 FOR AN AHSC LOAN AND \$13,974,220 FOR A AHSC GRANT FOR STI PROJECTS, AND AUTHORIZING THE EXECUTION OF ALL REQUIRED DOCUMENTS BY THE CITY MANAGER OR HIS DESIGNEE.

WHEREAS, Eden Housing, Inc., a California limited partnership (“Developer”), is in the process of developing an affordable housing project at 256024 Mulberry Street in the City of Riverside, consisting of 150 affordable housing units for extremely low and very low income households (hereafter “Mulberry Garden Family Apartments Project” or “Project”); and

WHEREAS, Developer has requested that the City of Riverside (“City”) identify Sustainable Transportation Improvement (“STI”) projects to support the Project; and

WHEREAS, the State of California, the Strategic Growth Council (“SGC”), and the Department of Housing and Community Development (“Department”) have issued a Notice of Funding Availability, dated January 30, 2023, as amended on March 15, 2023 (“NOFA”), under the Affordable Housing and Sustainable Communities (“AHSC”) Program established under Division 44, Part 1 of the Public Resources Code commencing with Section 75200; and

WHEREAS, Developer (through Eden Housing Inc., a California nonprofit public benefit corporation acting as the sole member and manager of Eden Housing, Inc., Developer’s managing general partner) and City desire to jointly apply for AHSC Program funds and to submit the Application Package released by the Department of the AHSC Program for funding of the Mulberry Garden Family Apartments Project and associated STI projects; and

WHEREAS, the AHSC Program provides grants and loans to applicants identified through a competitive process for the development of projects that, per the Program guidelines, will achieve

1 greenhouse gas reductions by increasing the accessibility of local transit to affordable housing
2 projects; and

3 WHEREAS, if awarded, the AHSC grant would provide residents of the Mulberry Gardens
4 Family Apartments Project and the surrounding neighborhood within a one-mile radius with safe
5 pedestrian access along Spruce Street, Mulberry Street, and the surrounding streets, through
6 improvements such as concrete sidewalks, high visibility crosswalks, class III bikeway, LED flashing
7 stop signs, radar speed feedback signs, and audible pedestrian signals; and

8 WHEREAS, the AHSC Program provides that joint applicants for a project will be held jointly
9 and severally liable for completion of such project; and

10 WHEREAS, the City is familiar with the terms, conditions, and limitations of the loan and
11 grant; and

12 WHEREAS, the City is willing and able to conform to each of the terms, conditions, and
13 limitations imposed upon such loan and grant; and

14 WHEREAS, the City has determined that it is in its best interests to submit such application;
15 and

16 WHEREAS, on March 28, 2023, the City Council of the City of Riverside adopted Resolution
17 No. 23967, authorizing the City Manager, or designee, to execute an AHSC Program Application
18 jointly with Developer, or one of its designated partners, and submit it to the Department, as detailed
19 in the NOFA dated January 30, 2023, for Round 7 of the AHSC Program, for a total amount not to
20 exceed Fifty Million Dollars (\$50,000,000), of which Thirty-Five Million Dollars (\$35,000,000) is
21 requested as a loan for an Affordable Housing Development (“AHSC Loan”) and Fifteen Million
22 Dollars (\$15,000,000) is requested for a grant for Housing-Related Infrastructure, Sustainable
23 Transportation Infrastructure (“STP”), Transit-Related Amenities, or Program activities (“AHSC
24 Grant”), as defined in the AHSC Program Guidelines adopted by SGC on December 15, 2022.

25 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,
26 California, as follows:

27 Section 1: That the City Manager, or designee, is hereby authorized to accept grant funds
28 awarded pursuant to an AHSC Program Application submitted jointly with Developer, as detailed in

1 the NOFA dated January 30, 2023, for Round 7 of the AHSC Program, for a total amount not to exceed
2 Twenty-Seven Million Nine Hundred and Seventy-Four Thousand Two Hundred and Twenty Dollars
3 (\$27,974,220), of which Fourteen Million Dollars (\$14,000,000) is a loan for an Affordable Housing
4 Development (“AHSC Loan”) and Thirteen Million Nine Hundred and Seventy-Four Thousand and
5 Two Hundred Dollars (\$13,974,220) is a grant for Housing-Related Infrastructure, Sustainable
6 Transportation Infrastructure (“STI”) Projects, Transit-Related Amenities, or Program activities
7 (“AHSC Grant”), as defined in the AHSC Program Guidelines adopted by SGC on December 15,
8 2022.

9 Section 2: The City Manager, or his designee, is hereby authorized and directed to execute a
10 State of California Standard Agreement (“Standard Agreement”) in a total amount not to exceed
11 Twenty-Seven Million Nine Hundred and Seventy Four Thousand and Two Hundred and Twenty
12 Dollars (\$27,974,220)(\$14,000,000 for the AHSC Loan and \$13,974,220 for the AHSC Grant), as
13 well as any and all other documents required or deemed necessary or appropriate to secure the AHSC
14 Program funds from the Department, and all amendments thereto (collectively, the “AHSC
15 Documents”).

16 Section 3: That the City shall be subject to the terms and conditions as specified in the Standard
17 Agreement: funds are to be used for allowable capital asset project expenditures to be identified in
18 Exhibit A of the Standard Agreement; the application in full is incorporated as part of the Standard
19 Agreement; any and all activities funded, information provided, and timelines represented in the
20 application are enforceable through the Standard Agreement; and the City hereby agrees to use the
21 funds for eligible capital asset(s) in the manner presented in the application as approved by the
22 Department and in accordance with the NOFA and Program Guidelines and Application Package.

23 Section 4. That the City Manager, or designee, is authorized to execute in the name of the City
24 of Riverside (“Co-Applicant”) the AHSC Program Application Package and the AHSC Program
25 Documents as required by the Department for participation in the AHSC Program.

26 Section 5: That the City acknowledges that by submitting a joint application as a co-applicant
27 that it will be jointly and severally liable for the completion of the Project required by the terms of any
28 funding awarded to the City and Developer under the AHSC Program.

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ADOPTED by the City Council this _____ day of _____, 2025.

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PATRICIA LOCK DAWSON
Mayor of the City of Riverside

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Attest:

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DONESIA GAUSE
City Clerk of the City of Riverside

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I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a meeting of the City Council on the _____ day of _____, 2025, by the following vote, to wit:

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Ayes:

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Noes:

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Absent:

16

Abstain:

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IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this _____ day of _____, 2025.

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DONESIA GAUSE
City Clerk of the City of Riverside

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23-0167.1 SBM 4/25/25

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