

Attachment 1
Housing Authority's 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 December 2022. Habitat for Humanity submitted a funding request in the amount of \$1,271,149 to cover increased material and labor costs that resulted from the COVID-19 pandemic. City Attorney's Office is preparing an Amendment to the HOME Investment Partnerships Loan Agreement that will be presented to City Council for their consideration.
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 Multifamily Housing Program (MHP) funds. Developer was awarded California Tax Credit Allocation Committee funding in June 2022. Escrow was opened to transfer the property from the Housing Authority to Aspire, L.P. Through a Request for Proposal process, the developer selected Portrait Construction as the general contractor. The project is expected to begin construction in December 2022. On August 2, 2022, City Council adopted a TEFRA Resolution that approves the issuance by the California Public Finance Authority, on behalf of Aspire, L.P. of exempt facility bonds not-to-exceed \$16 million. Staff is working with IHO to get updated documents for escrow which is expected in early November.
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. There were 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. The project is 90% complete and is expected to be completed in October 2022. Applicants are currently being interviewed and will move in shortly after completion. A Grand Opening is scheduled for October 2022. Final details will be forthcoming.
The Place	2800 Hulen Place	1	Riverside University Health System - Behavioral Health	28	28	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 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.
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. The City received a request from Helping Hearts for cost coverage of \$185,094.15 related to additional costs due to compliance with state building code requirements during the course of construction and requirements to install features not depicted on the approved plans, commercial kitchen requirements, and consulting and legal fee costs. Staff is recommending that the funding gap be covered with carryover Measure Z funds that were allocated to the Street Outreach Nurse. This recommendation will be presented to City Council for their consideration in October 2022.
Cedar Rental Housing	4292 Cedar Street	1	Riverside Housing Development Corporation (RHDC)	3		A Community Development Block Grant (CDBG) Agreement has been executed between the Community & Economic Development Department and Office of Homeless Solutions (OHS) for the rehabilitation of the property. The City Attorney's Office (CAO) is preparing a CDBG and HOME Investment Partnerships (HOME) Program Agreements between OHS and RHDC. NEPA review by Birdseye Planning Group determined this project categorically exempt. Staff is working with CAO to finalize the CDBG and HOME Agreements.

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UCR Medical Clinic	2880 Hulen Place	1	UCR	N/A		CDBG 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 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 and plans are being drafted by the architect. It is expected that construction will begin late summer and completed by winter of 2022. A First Amendment to the Lease has been executed to extend the lease term. After UCR submits a completed rehabilitation scope and budget, staff will submit a CAO request form to prepare a Second Amendment to the Lease to be presented to Council in late October/early November.
Bridge Housing	2881 Hulen Place	1	Mercy House	23 beds		23-bed Bridge Housing project. 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 services at the end of September 2022.
CalFire Site	2524 Mulberry Street	1	Eden Housing Corporation	209		State owned property that is leased to Eden Housing who was selected through the State's procurement process. The Project is in the pre-development phase. First community meeting took place on January 19, 2022. Eden Housing had a pre-design meeting with DRC on March 23, 2022. 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 and awards will be announced in December 2022.
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. Financing closed on April 11, 2022 and construction is underway. The contractor is finishing up underground utilities and grading and vertical construction will begin in October 2022. Project expected to be completed in December 2023.
Crest PSH Project	3431 Mt. Vernon Avenue	2	Crest Community Church	10	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. Path of Life Ministries has confirmed with Harvest Church their interest in proceeding with the project. A new MOU agreement is being prepared and will be executed in a few weeks. Path of Life plans to replicate The Grove or Mulberry project design. Developer has reached out to staff about the possibility of increasing the number of units to be developed on site.
Oasis Senior Villas	2340 14th Street	2	A Community of Friends	95	46	Financing closed on October 20, 2021. Groundbreaking ceremony took place on March 10, 2022. Construction is expected to be completed by Summer of 2023.
University Duplex	2348 University Avenue	2	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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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 mid-October 2022.
Collett Crossings	4350 La Sierra Avenue	6	National Community Renaissance	34 Single Family (7 affordable housing)	0	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.
Anacapa Rental Housing	11502 Anacapa Place	7	Northtown Housing, Inc.	2	0	Project is under construction. 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 has been prepared. Staff plans to take the request to City Council on October 11, 2022.
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. Construction began in spring 2022. Financing closed on February 4, 2022. Groundbreaking ceremony took place on June 15, 2022. Grading is underway and the project is expected to be completed in October 2023.
Sunrise at Bogart	11049 Bogart Avenue	7	Neighborhood Partnership Housing Services (NPHS)	22	22	City Council approved submitting a \$2.2 million Homekey Round 2 funding application in partnership with NPHS. At the request of the State, the City Council approved increasing the Homekey funding request to \$4.4 million on June 28, 2022. On June 29, 2022, the City received a Homekey Round 2 award of \$3,314,710. At the end of July 2022, NPHS reviewed their construction costs and identified a new funding gap due to increased material costs. NPHS would not be able to fill the funding gap and complete the project within 12 months of the grant award. As a result, the City would not be able to accept the Round 2 Homekey grant. Staff will be submitting an application for Round 3 Homekey grant that will be released in Spring 2023. This delay will provide the developer with sufficient time to fill the funding gap by applying for tax credits and move the project forward. The City Attorney's Office is preparing a First Amendment to the Disposition and Development Agreement to extend the outside closing date and update the project schedule and NPHS is considering applying for the State's competitive PLHA funds.

TCC Implementation Grant (Target area: Eastside)		All	<ul style="list-style-type: none"> 1. GRID Alternatives IE (Energy for All) 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) 	N/A	<p>TCC award: \$9,080,894, AHSC, \$22,121,206 for Entrada. 248 trees have been planted with a 100% survival rate and locations for 187 additional trees to be planted this fall have been marked. The TreePeople are currently holding monthly tree care events until the weather is cool enough for planting again. The xeriscaping contract has been signed and there are three (3) approved applications and more being reviewed. Twelve (12) applications have been received for solar installation and five (5) applications have been approved with two (2) possibly being ready for installation soon based on the roof conditions. The solar internship program has one (1) intern. The next construction workforce cohort will start in October 2022. The first amendment for the Next Gen Farmer Training program to start has been fully executed. There will be a Town Hall event held on September 22, 2022 and the following event will take place in December 2022. The first Business Owners Startup Series (BOSS) will take place in September 2022. The evaluation team is working directly with partners on the Annual Report due September 30, 2022. The seventh invoice and progress report has been submitted. An ArcGIS map has been created and launched for use by both the public and partners to help determine program eligibility based on being located within the project area.</p>
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Total Housing Units 689
Total PSH Units 199

Ward	No. of Units	%
1	354	51%
2	174	25%
3	0	0%
4	0	0%
5	50	7%
6	7	1%
7	104	15%