

**FIRST AMENDMENT TO
DEVELOPMENT AGREEMENT FOR THE
MULBERRY VILLAGE DEVELOPMENT PROJECT**

(2825-2841 Mulberry Street)

U.S. Department of Housing and Urban Development (HUD)
HOME Investment Partnerships Act Funded Project

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT FOR THE MULBERRY VILLAGE DEVELOPMENT PROJECT ("First Amendment") is made and entered into this ____ day of _____, 2022, by and between the CITY OF RIVERSIDE, a California charter city and municipal corporation ("City"), the HOUSING AUTHORITY OF THE CITY OF RIVERSIDE, a public entity, corporate and politic ("Authority"), and HABITAT FOR HUMANITY RIVERSIDE, INC., a California non-profit public benefit corporation ("Habitat for Humanity"), with respect to the following ("Developer"):

RECITALS

A. On August 1, 2019, Authority and Developer entered into that certain Development Agreement ("Agreement"), wherein Developer is to obtain a fee interest in a site owned by Authority (identified as Assessor Parcel Numbers 209-222-026, 209-222-027, and 209-222-015 (collectively referred to as "Site") to construct a multi-family, affordable housing project for The Mulberry Village Development Project, consisting of approximately ten (10) small cottage homes on the Site, together with any improvements appurtenant thereto ("Project").

NOW, THEREFORE, incorporating the recitals set out above, the Parties hereto mutually agree to the following amendment to the Agreement:

1. Section H.iii of the Agreement is hereby amended to increase the HOME CHDO Funds to Habitat for Humanity in the amount of Eight Hundred Thirty-Three Thousand Thirty-One Dollars and Twenty-Eight Cents (\$833,031.28) for a total of One Million Seven Hundred Seventeen Thousand Two Hundred Eighty-One Dollars and Twenty-Eight Cents (\$1,717,281.28).

2. Section 1.1 Defined Terms "Project Budget" of the Agreement is hereby amended and replaced in its entirety as follows:

"Project Budget" means budget for the Project, attached hereto as Attachment No. 5-1."

3. All other terms and conditions of the Agreement between the Parties which are not inconsistent with the terms of this First Amendment shall remain in full force and effect as if fully set forth herein.

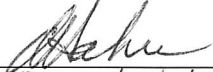
[SIGNATURES ON FOLLOWING PAGE]

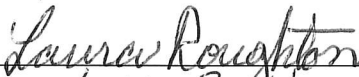
IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to Development Agreement for the Mulberry Village Development Project to be duly executed the day and year first above written.

"HABITAT FOR HUMANITY"

HABITAT FOR HUMANITY RIVERSIDE, INC.,
A California Not-For-Profit Corporation

Dated: 10/21/2022

By: 
Name: David Hahn
Its: Executive Director

By: 
Name: Laura Roughton
Its: Board of Directors President

"AUTHORITY"

HOUSING AUTHORITY OF THE CITY OF
RIVERSIDE, a public entity


Dated: _____

By: _____
Executive Director


ATTESTED TO:

By: _____
Authority Secretary

APPROVED AS TO FORM:

By: 
Authority General Counsel

CERTIFIED AS TO FUNDS AVAILABILITY:

BY: 
Chief Financial Officer/City Treasurer

“CITY”

THE CITY OF RIVERSIDE, a California charter
city and municipal corporation

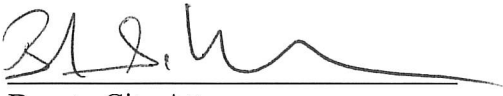
Dated: _____

By: _____
Interim City Manager

ATTESTED TO:

By: _____
City Clerk

APPROVED AS TO FORM:

By: 
Deputy City Attorney

Attachment No. 5-1

| Detailed Project Budget - Mulberry Cottages-10 Units | | | | Revised 10/27/22 |
|--|---------------|--------------|---|------------------|
| | Single Home | 10 Homes | Description | Cost Increase |
| PREDEVELOPMENT | | | | |
| City of Riverside Permits/Fees | \$ 5,420.00 | 54,200.00 | City permits, Development fees | \$ - |
| Schools | | | | \$ 16,000.00 |
| Engineering/soils | \$ 1,487.00 | 14,870.00 | Geotechnical, Soils Report | \$ 11,470.00 |
| Civil Engineer Plans | \$ 2,480.00 | 24,800.00 | Plans: topo, map, grading, utilities, street | \$ 24,800.00 |
| Engineer-site survey | \$ 2,157.00 | 21,570.00 | Vertical + Horiz Controls, pad certs, drain cert | \$ 13,764.00 |
| Architectural-building | \$ 5,500.00 | 55,000.00 | | \$ 27,000.00 |
| Architectural-landscaping | \$ 1,122.00 | 11,220.00 | | |
| Engineering-building | \$ 820.00 | 8,200.00 | Structural + Mechanical | \$ 2,200.00 |
| Rough Grading | \$ 4,715.00 | 47,150.00 | with import | \$ 22,150.00 |
| Street Improvements | \$ 7,680.00 | 76,800.00 | | \$ 76,800.00 |
| RPU Water | \$ 4,927.00 | 49,270.00 | Offsite-City includes fire hydrant (50k budget) | \$ 34,270.00 |
| RPU Electric | \$ 2,190.00 | 21,900.00 | Offsite-City | \$ 21,900.00 |
| Water onsite & sewer | \$ 13,930.00 | 139,300.00 | | \$ 139,300.00 |
| Retention Basins - site drainage | \$ 3,564.00 | 35,640.00 | | \$ 35,640.00 |
| Dry Utilities; electric, phone, cable | \$ 6,200.00 | 62,000.00 | | \$ 38,000.00 |
| Energy Calc / Energy Star insp. | \$ 350.00 | 3,500.00 | | \$ - |
| TOTAL PREDEVELOPMENT | \$ 62,542.00 | 625,420.00 | | 463,294.00 |
| CONSTRUCTION | | | | |
| Grading Final | \$ 2,340.00 | 23,400.00 | Grading--final/precise | \$ 3,150.00 |
| Concrete Foundation & Slab | \$ 8,870.00 | 88,700.00 | Footings, pads, slab floor on grade | \$ 18,435.00 |
| Masonry | \$ 1,711.00 | 17,110.00 | front parking garden wall, trash end | \$ 13,610.00 |
| Trash Enclosure gates & trellis | \$ 945.00 | 9,450.00 | | \$ 9,450.00 |
| Rough Lumber | \$ 5,980.00 | 59,800.00 | (previously included at rough carpentry) | \$ - |
| Rough Carpentry | \$ 4,872.00 | 48,720.00 | | \$ 38,255.00 |
| Roof trusses | \$ 2,953.00 | 29,530.00 | (previously included at rough carpentry) | \$ 29,530.00 |
| Roof truss - install | \$ 1,700.00 | 17,000.00 | Crane, Truss labor | \$ 17,000.00 |
| Plumbing/Hot Water, sewer conn. | \$ 16,422.00 | 164,220.00 | Shower, toilets, water heater, sewer line | \$ 107,467.00 |
| Electrical | \$ 19,321.00 | 193,210.00 | | \$ 178,210.00 |
| Fire Sprinkler | \$ 2,694.00 | 26,940.00 | Fire sprinkler sys | \$ 14,690.00 |
| HVAC - | \$ 9,759.00 | 97,590.00 | Electric Heat Pump, high increase due to SEER | \$ 69,018.00 |
| Roofing & Sheet Metal | \$ 3,340.00 | 33,400.00 | normally donated, not figured originally | \$ 33,400.00 |
| Windows and Door | \$ 1,880.00 | 18,800.00 | | \$ 6,800.00 |
| Exterior siding material | \$ 3,600.00 | 36,000.00 | | \$ 36,000.00 |
| Exterior siding labor | \$ 2,200.00 | 22,000.00 | | \$ 22,000.00 |
| Insulation | \$ 1,240.00 | 12,400.00 | Thermal insulation | \$ 2,400.00 |
| Drywall/Acoustical | \$ 3,975.00 | 39,750.00 | Interior drywall | \$ 14,750.00 |
| Doors & Finish Carpentry | \$ 1,650.00 | 16,500.00 | Casings, baseboards, shelving | \$ 13,650.00 |
| Paint/Decorating/Blinds/Shades | \$ 1,250.00 | 12,500.00 | | \$ - |
| Shower Doors, Mirrors, closets | \$ 970.00 | 9,700.00 | | \$ 2,200.00 |
| Cabinetry/Countertops | \$ 4,900.00 | 49,000.00 | Kitchenette & Bath Vanity | \$ 11,000.00 |
| Appliances | \$ 2,050.00 | 20,500.00 | refrigerator and washer/dryer (stackable) | \$ 8,500.00 |
| Concrete/Hardscape | \$ 8,800.00 | 88,000.00 | Flatwork, driveways, pavers, and mowcurbs | \$ 54,250.00 |
| Finish Floor-Carpet & Vinyl | \$ 1,610.00 | 16,100.00 | Bedrooms, Closets | \$ 3,300.00 |
| Landscaping | \$ 11,930.00 | 119,300.00 | landscape, irrigation, D.G., Trellis, Furnishings | \$ 80,800.00 |
| Security - on site | \$ 3,200.00 | 32,000.00 | | \$ 6,620.00 |
| Fencing - Permanent | \$ 2,371.00 | 23,710.00 | Vinyl 317'@6' | \$ 13,210.00 |
| Mobile Mini | \$ 110.00 | 1,100.00 | | \$ 160.00 |
| storage bin and dumpsters | \$ 200.00 | 2,000.00 | | \$ - |
| Equipment rental | \$ 150.00 | 1,500.00 | | \$ - |
| temp. fencing | \$ 314.00 | 3,140.00 | | \$ - |
| porta-potties | \$ 375.00 | 3,750.00 | 2 units for 6 months | \$ - |
| utilities - temporary | \$ 410.00 | 4,100.00 | Temp Elec., Temp Water | \$ - |
| Subtotal | \$ 134,092.00 | 1,340,920.00 | | 807,855.00 |
| Construction Contingency | \$ 8,905.90 | 89,059.00 | | \$ - |
| TOTAL CONSTRUCTION | \$ 205,539.90 | 2,055,399.00 | | 1,271,149.00 |
| SOFT & CARRYING COSTS | | | | |
| Project Management - staff pay | | | | |
| Administration - staff pay | | | | |
| Construction Period Insurance | | | | |
| Construction Period Taxes | | | | |
| TOTAL SOFT & CARRYING COSTS | \$ - | | | |
| Subtotal of all above cost | \$ 205,539.90 | 2,055,399.00 | | 1,271,149.00 |
| Developer fee | | 100,000.00 | | \$ - |
| TOTAL PROJECT COST | | 2,155,399.00 | | 1,271,149.00 |