HOUSING AUTHORITY'S PROJECTS UPDATE

Housing and Human Services

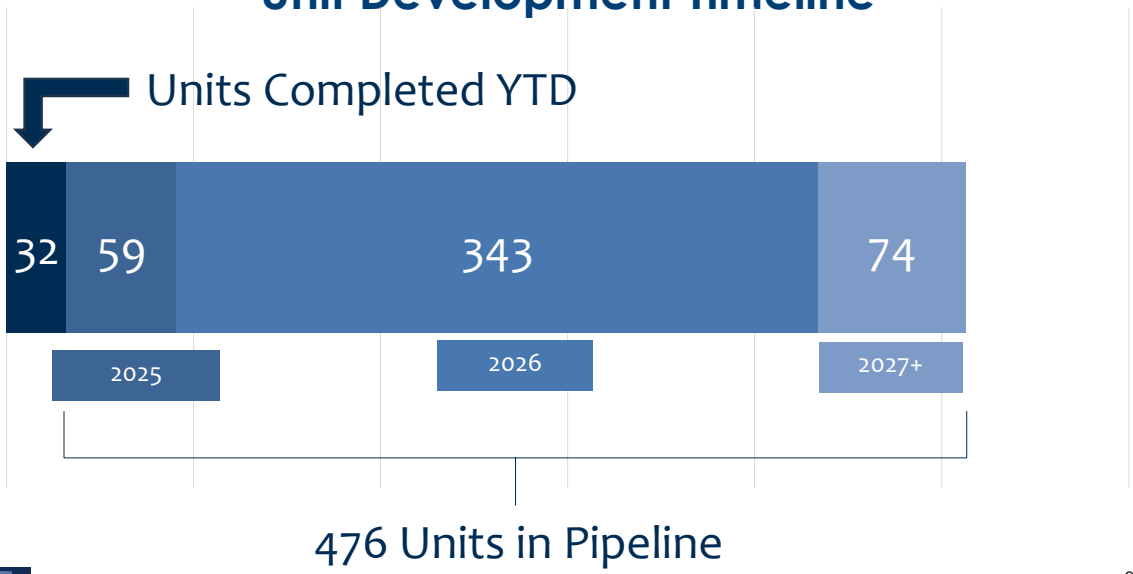
Housing and Homelessness Committee
July 28, 2025

DEVELOPMENT PIPELINE

476 affordable housing units

- Permanent Supportive Housing units: 169

Unit Development Timeline



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WARD 1 – MULBERRY GARDENS

- 2524 Mulberry Street
- Developer: Eden Housing
- 59 affordable senior housing units under construction
- 150 affordable family housing units, closing on financing in September 2025
- August 19, 2025, City Council to consider AHSC and HOME Loan Agreements
- Groundbreaking for family project and senior project construction site tour expected late Summer

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WARD 1 – 2550 14th STREET

- Owner: Path of Life Ministries
- Developer is updating the project budget that will show the project funding gap

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WARD 1 – 2348 UNIVERSITY AVENUE

- Housing Authority-owned duplex
- Property to be demolished
- New project will include an ADU for a total of 3 units
- August 5, 2025, City Council to consider awarding the demolition bid to Abajian Enterprise dba SoCal Removal for $64,000

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WARD 1 – GRAPEVINE

- 2882 Mission Inn (Housing Authority site) and 2731-2871 University Avenue (Successor Agency)
- MJW Investments, Inc.
- Development of 74 units, including 12 affordable housing units
- Waiting on developer to provide updated project budget and timeline for DDA

WARD 2 – THE PLACE

- 2800 Hulen Place
- Operated by: Riverside University Health Systems – Behavioral Health
- Rehabilitate City-owned facility for 31 permanent housing units
- Interior demolition is nearly complete
- Project completion expected in March 2026

WARD 2 – RIVERSIDE ACCESS CENTER

- 2880 Hulen Place
- Homeless Drop-in Day Center
- Rehabilitation of interior space and replace HVAC system
- $178,155 in Measure Z funds and $1,361,695 in CDBG funds
- Contractor's agreement was executed.
- Architect plans will be submitted to Building and Safety in July 2025 and anticipate permits to be issued and construction to start in September 2025.

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WARD 2 – CREST COMMUNITY CHURCH

- 3431 Mt. Vernon Avenue
- Transitional housing for families and transitional aged youth
- 11 dwelling units, 3,100 square foot multi-purpose room, and outdoor amenities
- Church is seeking donors and investors to contribute $2.8 million plus a $1 million endowment for property maintenance
- Olive Crest is requesting $285,431 to cover permit fees
- April 10th, Planning Commission approved Conditional Use Permit and Design Review

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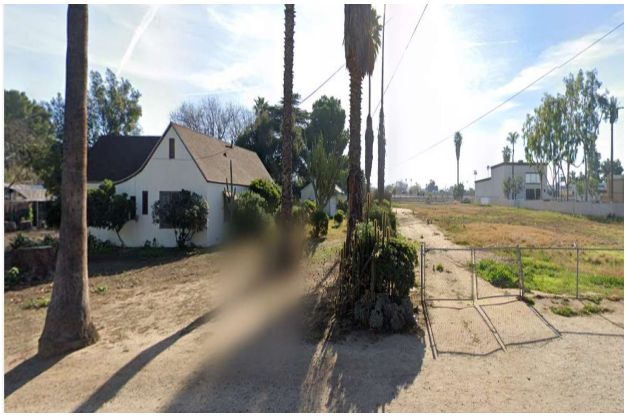
WARD 2 – QUALITY INN MOTEL CONVERSION

- Developer: Riverside Housing Development Corporation (RHDC)
- Project: Acquire and convert 114 motel rooms into studio units at 1590 University Avenue
- March 25, 2025, City Council approved a HHAP 3 Subrecipient Agreement with RHDC for $250,000 to cover predevelopment costs
- May 20, 2025, City Council approved a submission of a Homekey+ application not to exceed $35 million.
- May 28, 2025, the Homekey + application was submitted for $23,509,470. Conditional awards to be announced beginning in June.

WARD 5 – GARDEN HOMEOWNERSHIP PROJECT



- Habitat for Humanity, Riverside
- 7382 and 7384 Garden Street
- Development of 13 single-family houses and 8 ADUs
- March 11, 2025, City Council approved a Resolution authorizing the City of Riverside to submit a CalHome Grant application to request $10,000,000 from the State of California Department of Housing and Community Development's 2024 Homeownership Super NOFA

WARD 7 – SUNRISE AT BOGART

- Neighborhood Partnership Housing Services
- 22 PSH units at 11049 Bogart Avenue
- DDA approved by City Council April 16, 2024
- March 11, 2025, City Council approved a Prohousing Incentive Pilot (PIP) Program Agreement for $1,440,000 PIP
- March 25, 2025, City Council approved a Permanent Local Housing Allocation Agreement for $380,562
- May 20, 2025, City Council approved a HOME Loan Agreement for $1,508,234
- Application for Homekey+ funds has been submitted. Awards to be announced beginning June 2025
- Groundbreaking held on July 2, 2025

WARD 2 – TRANFORMATIVE CLIMATE COMMUNITIES GRANT

EASTSIDE CLIMATE COLLABORATIVE

CITY OF RIVERSIDE

- 1000 trees planted (goal 1000)
- GRID Solar Installations: 29 solar installations have been completed (goal 100)
- SAWPA's Xeriscape Installations: 14 completed (goal 35)
- More than 50 trainees have graduated the Workforce Development Construction program

CITYWIDE – NEIGHBOR TO NEIGHBOR GRANT

- $998,044.65 for Greater Arlanza: Connecting Neighbors to Neighbors- A Blue Zones Integration Project
- Riverside Community Health Foundation –Resident Leadership Academy
- Love Riverside –Community Impact Projects

RECOMMENDATION

That the Housing and Homelessness Committee receive the update on the Housing Authority's housing projects.