



# Habitat for Humanity Veterans' Homeownership Community

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Community & Economic  
Development Department

City Council & Housing Authority

Item #

July 28, 2015

# Housing Authority Owned Property

- 3753 Myers Street
- 0.80 acres



# Site Plan



12 – three and four bedrooms, town home style units each with a two car enclosed garage

# Elevations



Arlington Veteran's Neighborhood - Myers Street Elevation

# Habitat for Humanity's Proposal

- Development of 12 single-family homes
  - 1,542 square feet to 1,731 square feet
  - 6 – three bedroom, two and one-half baths
  - 3 – four bedroom, two and one-half baths
  - 3 – four bedroom, three baths
  - City to approve architectural design, materials, colors and interior treatments
- City & Housing Authority Assistance
  - Housing Authority sale of property for \$1
  - City to provide \$150,000 of HOME Funds (11-HOME assisted units)
- Total Project Cost: \$2,681,119
- CalVet will hold the first mortgage



# Funding Subsidy

## HOME Funds:

- \$150,000 forgivable loan
- Requires a minimum 5-year affordability and owner occupancy period

## Housing Authority:

- California Health and Safety Code Section 34312.3 permits the conveyance of land subject to a Public Hearing
- Write down land to \$1
- 45 year affordability and owner occupancy covenant



# Development Committee

On May 22, 2015, the Development Committee, the Chair Gardner, Vice Chair Adams and Councilmember Mac Arthur present, unanimously recommended approval of the proposed Project.



# Recommendations

## **City Council:**

1. Amend the HUD Annual Action Plan for Program Year 2013-2014 to allocate \$150,000 of HOME Funds to the Development;
2. Authorize the City Manager or his designee to execute the HOME Agreement; and
3. Authorize the transfer of \$150,000 from HOME Account No. 2835200-453001 to the 3753 Myers Street Project Account.

## **Housing Authority:**

1. Conduct a public hearing in conformance with California Health and Safety Code Section 34312.3 for the conveyance of land at 3753 Myers Street to Habitat for Humanity Riverside, Inc.; and
2. Authorize the Executive Director or his designee to execute the DDA and make any non-substantive changes as necessary to implement the DDA.

