



Habitat for Humanity Veterans' Homeownership Community

**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.

