



4350 La Sierra Avenue Affordable Homeownership Development

Housing Authority of the City of Riverside

Development Committee
July 19, 2018

RiversideCA.gov

BACKGROUND

1. 4350 La Sierra Avenue
2. Assessor Parcel Number 142-480-005
3. 3.75 acre site
4. Current Zone: R-1-7000
5. Purchased with Redevelopment Housing funds in 2010



2



RiversideCA.gov

FIRST PROPOSAL

1. Development of 75 affordable senior housing units
2. Developer: The East Los Angeles Community Union
3. Applied and did not receive federal HUD 202 grant
4. Federal government eliminated funding for HUD 202 Program
5. In 2012, Redevelopment was eliminated and Senate Bill 107 prohibited the development of affordable senior housing with former Redevelopment Housing assets



3

RiversideCA.gov

RFP 14-02

1. Released RFP on May 9, 2014 for the development of a residential community
2. Received three responses
3. Top responder: Meta Housing
4. Failure to move forward due neighborhood opposition



4

RiversideCA.gov

RFP 15-02

1. Released RFP on April 30, 2015 for the development of a for-sale residential community
2. Received two responses
3. Top responder: Mary Erickson Community Housing
4. Failure to move forward due to recession and unreconciled funding gap



5

RiversideCA.gov

RFP 17-04

1. Released RFP on August 9, 2017 for the development of an affordable housing community with an integrated vocational component
2. Received two responses
3. Top responder: National Community Renaissance, Inc.
4. Project Review: 3 City staff and 2 adjacent neighbors
5. National CORE found to be most responsive



6

RiversideCA.gov

NATIONAL CORE

1. March 2018: Developer informed Housing Authority of request to delete vocational element due to mandated parking requirements
2. Code requirement of 30-80 onsite parking space for the vocational element
3. Concerns for quality of life of project residents
4. Negative impacts on residential site design



7

RiversideCA.gov

COMMUNITY MEETINGS

1. December 7, 2017 – Presented RFP concept
2. April 26, 2018 – Revised development concept without vocational element



8

RiversideCA.gov

PROJECT CONCEPT

1. Thirty-four single-family homes with common area space
2. A mix of three- and four-bedroom homes
3. A mix of single and two-story homes
4. Homes range from 1,785 sq. ft. to 2,142 sq. ft.
5. Spanish and Mission style elevations



9

RiversideCA.gov

PROJECT ELEVATIONS



Spanish



Spanish



Bungalow

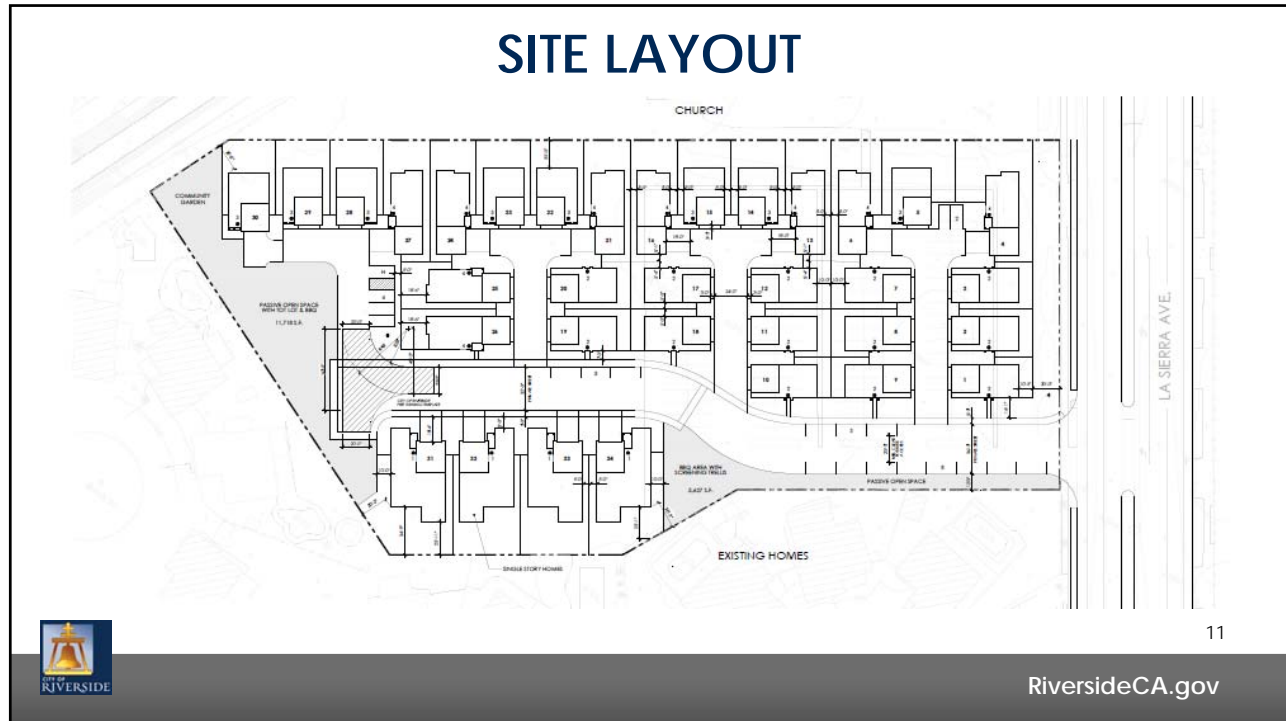


Bungalow

10



RiversideCA.gov



AFFORDABLE HOMES

1. Seven of the thirty-four homes to be available to Low Income Families
2. Affordable homes to be randomly located throughout the community
3. Buyers will receive a silent second mortgage of approximately \$200,000 (land sale proceeds recycled for down payment financing)



12

RiversideCA.gov

SITE DENSITY

Site Summary:

Zoning: R-1-7000 Planned Residential Development (Ch. 19.780)
Benchmark Density: 7.3 Dwelling Units per Acre
Site Acreage: 3.74
Site Benchmark Density: $7.3 \text{ Du/Ac} \times 3.74 \text{ ac} = 27.30 \text{ Units}$

Total Density Bonus for Affordable Component:

Increase of 25% density from benchmark density if 20% of the units in the project are sold to low income households (Ch. 19545.020 B.1.)

Benchmark Density plus density bonus: $7.3 \text{ Du/Ac} + 25\% \text{ Bonus} = 9.125 \text{ Du/Ac}$

Total Site Density with density bonus: $9.125 \text{ Du/Ac} \times 3.74 \text{ Ac} = 34.13 \text{ Units}$

Affordable Units provided: 7 Homes ($34 \text{ Homes} \times 20\% = 7$)



13

RiversideCA.gov

UNIT MIX

Total Site Area: 3.74 Acres

Total Homes: 34 (1 and 2 Story) *

<u>Plan</u>	<u>S.F.</u>	<u>Type</u>	<u># On site</u>	<u>Percentage</u>
1	1,785	3 Br, 2 Bath	4	12%
2	1,872	4 Br, 2.5 Bath	13	38%
3	1,933	3 Br, 2.5 Bath	8	24%
4	2,142	4 Br, 3 Bath & Den	9	26%
Total			34	100%

Net Density: 9 Homes / Acre

Common Open Space: $34 \text{ Homes} \times 500 \text{ S.F.} = 17,000 \text{ Required}$
17,345 Provided

* Including 7 Affordable Homes, location TBD.

14



RiversideCA.gov

PARKING

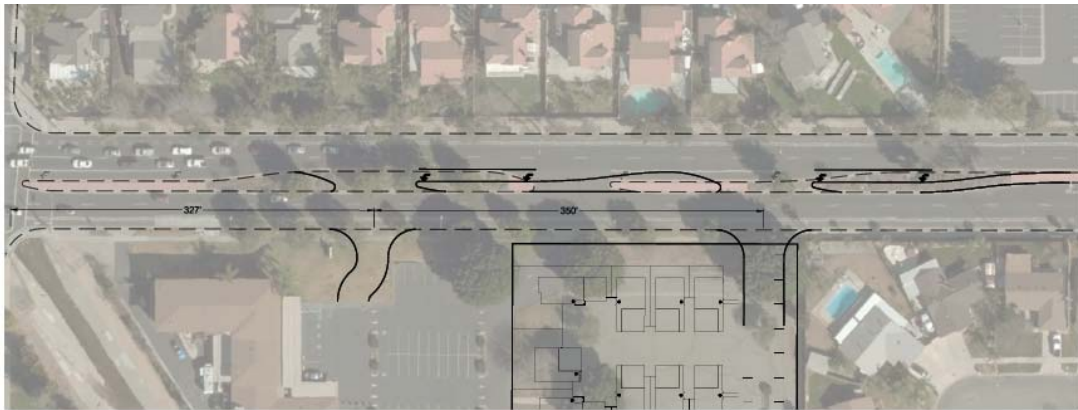
Required:	Fully Enclosed (Garage) Spaces: 2 Spaces per Home
	Guest Parking: 1 Space per 3 Dwelling Units
	34 Homes x 2 = 68 Garage Spaces Required
	34 Homes x 0.33 = 11.2 = 12 Guest Spaces Required
	<u>80 Total Spaces Required (2.4:1) Overall</u>
Provided:	Fully Enclosed: 34 Homes x 2 = 68 Garage Spaces
	Driveway Guest 24
	Head in Guest 6
	Parallel Guest 14
	<u>112 Total Spaces Provided (3.3:1) Overall</u>



15

RiversideCA.gov

PROJECT DESIGN – NEW CHURCH ENTRANCE



Conceptual Rendering



16

RiversideCA.gov

RECOMMENDATION

That the Development Committee recommend to the Housing Authority Board approval of a development proposal from National Community Renaissance, Inc., for the acquisition and construction of thirty-four single-family homes on 3.75 acres of Housing Authority-owned property located at 4350 La Sierra Avenue (APN 142-480-005).



17

RiversideCA.gov