



Habitat for Humanity®

Riverside

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Communities of*
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El Cerrito
Highgrove
Home Gardens
Jurupa Valley
Moreno Valley
Norco
Riverside
Woodcrest

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Office & ReStore Location
2180 Iowa Avenue
Riverside, CA 92507

September 19, 2019

City of Riverside
Planning Department
Project Description
2825-2841 Mulberry Street, Riverside

This project is located 2825-2841 Mulberry Street, a property owned by the Housing Authority, City of Riverside.

The proposed development will consist of 10 small homes (400 square feet each) that will serve as permanent affordable rental housing for currently homeless individuals. The City will continue to own and operate the project once completed.

Habitat for Humanity Riverside is the developer of the property and has been involved in the community outreach since the project was first conceptualized. This is truly a public, private partnership that will have a lasting impact on the community.

The idea behind "Housing First", the official plan to address the homeless issue in our City, is to get those currently living on the streets into a place they can call home, then surround them with the services needed to address benefits, health and wellness as well as mental health issues, education and job readiness so they can move onto the next level.

These will be energy efficient structures, built to comply with the changes to the building code and energy requirements that take effect in 2020. The idea behind this is that the plans could then be open sourced for other property owners in the City to utilize for ADU (Accessory Dwelling Units) on their property with a minimal out of pocket expense for architectural services.

Each of the homes will consist of an efficiency kitchenette, a full bathroom with a walk-in shower and a separate bedroom. There will also be a washer/dryer in each unit. The ideal size for 1 or 2 residents in each home. All units will be electric

only, no gas appliances. The units will not be individually metered but will be set up for that conversion if at some point the owner needs to make that decision.

All irrigation and exterior lighting will be on a separate meter with timers and sensors.

Each home will have a covered front porch and will face out into the common area green space. There will be one fully ADA compliant unit, near the parking area for ease of access. There will be a community garden in the rear of the property that will allow the residents to grow some of their own food.

The architectural style is a cottage feel with a Craftsman touch. The home will have metal roofs and cement board siding to fit in with the neighborhood. Since the residents are currently homeless, there will be very few vehicles. The parking lot will be screened from the street view with landscaping.

Many of the concepts in this final design were presented at three different community meetings and were well received by the community and we did incorporate some of the ideas and suggestions the community groups had into his final design. We have had a significant number of Riverside residents who have stepped up to ask how they can help build this project and we are definitely planning to use that help in the build process.

One of the most unique pieces of this project is that once the entitlements are completed, grading and underground done and the pads poured, the build will go extremely quickly, modeled after a Habitat for Humanity Blitz Build with hundreds of volunteers helping to bring this project to life in a very short time frame.



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October 10, 2019

Veronica Hernandez, Associate Planner
Community & Economic Development Department
3900 Main Street, 3rd Floor
Riverside, CA 92522

RE: Concession Request 2825-2841 Mulberry St P19-0089

Ms. Hernandez:

This project is eligible for a Density Bonus under the rezone to R-3-2500. Since the project proposes 100% of the units to be affordable, up to three incentives pursuant to Section 19.545.050 of the Municipal Code may be granted. Habitat for Humanity Riverside, as developer of this project, is requesting concessions on items #8 and #9 on the Planning Comment Summary Matrix.

Comment #8: Provide a minimum 10-foot side setback along the north and south property lines.

Concession Requested: Minimum 7-foot side setbacks along the north and south property lines.

Comment #9: Minimum distance of 15 feet between buildings.

Concession Requested: 5-foot minimum distance between buildings. Buildings will be clad in cement board siding.

Code defines private open space as being delineated by a wall or fence. Due to the unique use of this project, we are requesting that the private open space does not need to be delineated by a wall or fence. That would be our third requested concession.

Sincerely,

Kathy Michalak
Executive Director