



April 14, 2020

City of Riverside
Community and Economic Development – Planning Division
Ms. Judy Eguez, Case Planner
3900 Main Street, 3rd Floor
Riverside, CA 92522

RE: Time Extension Request for P09-0808 (CUP) and P09-0809 (DR)

Dear Ms. Eguez,

This letter is submitted to request a time extension for P09-0808 (CUP) and P09-0809 (DR) on behalf of A Community of Friends (ACOF), property owner and current project developer for this project - Oasis Senior Villas. The original Conditional Use Permit (CUP) was approved by the City Council on June 14, 2011 and was valid for a total of nine (9) years (an initial four (4) year approval with five (5), one (1) year extensions that were later filed and granted by staff).

This submittal is requesting an additional two (2) year time extension, during which time this project will be fully funded and in construction. As you may be aware, ACOF, a non-profit affordable and supportive housing developer, purchased the property in September 2015 and assumed the entitlements from the previous owner. ACOF has made considerable progress and invested a great deal of resources to date to advance Oasis Senior Villas, a 95-unit affordable housing development for low-income and homeless seniors with on-site supportive services. Currently, the project is in active plan review with the following City departments;

- Planning Division – Substantial Compliance case for a fully subsidized 95-unit senior housing project wherein the original project was a 121-unit market rate senior project.
- Public Works Department – A Precise Grading & Drainage Plan and Water Quality Management Plan (WQMP) are currently in second plan review. It is anticipated that the plan review process will be completed within the next 90 days and a grading permit will be ready for issuance.
- Building & Safety Department – A full set of Architectural Plans (Architecture, Mechanical, Electrical, Plumbing and Structural) are currently in their first plan review with comments forthcoming.
- Riverside Public Utilities – Electric Division – A plan is currently in review to serve the electrical requirements of the project.



In addition to the above-mentioned progress in City submissions, to date ACOF has secured multiple sources of funding for the project. These actions demonstrate the efforts and resources leveraged by the developer to date and shows good faith efforts to move the project forward.

The reasons that this project is seeking an additional two (2) year extension are associated with sale of site to ACOF, the complexities of the type of project, the need to adjust the site plan due to site conditions, and the nation-wide state of emergency due to the COVID-19 pandemic. Initially, this project was approved as a 121-unit market rate age restricted development by the original owner. ACOF acquired the site four years after the original entitlements were received to develop the site for low-income and homeless seniors to meet housing needs for vulnerable seniors in the City of Riverside. These types of projects are considerably more sophisticated and require additional time and resources to finance. The project timeline was further delayed because some anticipated State funding sources changed their requirements and the release of Notices for Funding Availability were delayed. ACOF has worked tirelessly to secure funding for this project whose scope is much bigger than usually required for affordable housing projects. The site is located in a flood zone which required extensive redesign in order to meet lender requirements and yet meet necessary density in order to make the project financially feasible. Bringing a project of this caliber to fruition has taken additional time than initially contemplated under the original approvals.

This project has been directly affected by the State of Emergency as set forth by the Governor of the State of California and the County and City of Riverside. The project's off-site requirements have proven to be extensive and extremely expensive. In an effort to adhere to distancing and workplace safety, both the City and project design teams have been working remotely and conducting interactions from emails and conference calls versus the typical face to face meeting. Working in this manner is hindering or slowing some of the coordination necessary to resolve the details of some of these off-site requirements as a few face to face discussions and negotiations (specifically with the adjacent property owner) would resolve the street vacation. While the project is still moving forward, this has disrupted ACOF's ability to meet the anticipated development timeline and pushed back the construction start date. The project team will need to have face to face meetings in order to perfect the entitlement phase, which simply cannot happen until after the State of Emergency has been lifted.

When completed, Oasis Senior Villas will be a high-quality project that benefits the community. The project is consistent with the goals and objectives recommended by the Mayor's Commission on Aging and meets several goals and objectives identified in the City of Riverside's General Plan. H-4 and Policy H-4.1 of the general plan sets a goal to provide "adequate housing and supportive services for Riverside residents with special needs" and "supporting the development of accessible and affordable senior rental housing readily accessible to support services". Oasis Senior Villas is a 100% affordable housing development for low-income and homeless seniors that includes on-site case management and supportive services for its tenants. Oasis Senior Villas' location is well



suitied for senior housing because of the site's proximity to three Riverside Transit Authority bus stops, a variety of community amenities, shopping and medical services. In addition, the project will help the City meet its Regional Housing Needs Allocation (RHNA) goals.

Due to the above stated reasons, we believe there are valid reasons for the City Planning Commission to grant the requested two (2) year time extension. The developers as well as the City's staff have put in countless hours of time and resources in order to get this project to the point we are at now and we are so close. We cannot say enough about the good work of the City's staff and the partnership we have developed throughout the process. We look forward to breaking ground on this wonderful project that will serve the neediest seniors in the City and upon completion the project will transform a vacant dirt lot to a beautiful development with lush landscaping.

We thank you for your consideration of this request. If you require additional information please let us know, thank you Judy and appreciate your assistance as always.

Respectfully Submitted,
Overland Development Company

Andrew Walcker
Principal