



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND COUNCIL **DATE: DECEMBER 8, 2020**

FROM: OFFICE OF HOMELESS SOLUTIONS **WARD: 2**

SUBJECT: RESOLUTION SUPPORTING THE OASIS SENIOR VILLAS PROJECT, LOCATED AT 2340 FOURTEENTH STREET, AND SUPPORTING RIVERSIDE SUPPORTIVE HOUSING, L.P.'S FUNDING APPLICATIONS TO THE FEDERAL HOME LOAN BANK, THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, THE CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE, THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE, AND TO THE CITY OF RIVERSIDE FOR UP TO \$1,000,000 IN FY 20/21 HOME INVESTMENT PARTNERSHIPS ACT FUNDS AND UP TO \$1,000,000 IN FY 20/21 SENATE BILL 2 PERMANENT LOCAL HOUSING ALLOCATION FUNDS

ISSUE:

Adoption of a Resolution Supporting the Oasis Senior Villas Project, Riverside Supportive Housing, L.P.'s Funding Applications to the Federal HOME Loan Bank, the California Department of Housing and Community Development, the California Tax Credit Allocation Committee, the California Debt Limit Allocation Committee, and to the City of Riverside for up to \$1,000,000 in FY 20/21 HOME Investment Partnerships Act Funds and up to \$1,000,000 in FY 20/21 Senate Bill 2 Permanent Local Housing Allocation Funds.

RECOMMENDATION:

That the City Council adopt the attached Resolution Supporting the Oasis Senior Villas Project, Riverside Supportive Housing, L.P.'s Funding Applications to the Federal HOME Loan Bank, the California Department of Housing and Community Development, the California Tax Credit Allocation Committee, the California Debt Limit Allocation Committee, and to the City of Riverside for up to \$1,000,000 in FY 20/21 HOME Investment Partnerships Act Funds and up to \$1,000,000 in FY 20/21 Senate Bill 2 Permanent Local Housing Allocation Funds.

BACKGROUND:

In February of 2019, the Housing Authority received an over-the-counter funding proposal from A Community of Friends, a California nonprofit corporation and general partner of Riverside Supportive Housing, L.P., for the Oasis Senior Villas, a 95-unit affordable senior housing project to be located at 2340 Fourteenth Street in the Eastside Neighborhood. The project will consist of 82 one-bedroom units and 13 two-bedroom units. The development will be a 100% senior community targeting very low-income senior citizens with half of the units set aside for seniors who are homeless and living with a mental illness. Amenities will include a large community room

with a computer room, fitness center, and community gathering and recreation space. Outdoor amenities may include a community garden, recreational opportunities and barbeque/picnic area. A rendering of the Project is shown below.



DISCUSSION:

A Community of Friends submitted a funding application to the Housing Authority requesting \$2 million in financial assistance for the Oasis Senior Villas Project that would provide much needed affordable housing for our senior population. Staff is recommending earmarking \$1 million of FY 2020/21 HOME Investment Partnerships (HOME) Program funding and \$1 million of FY 2020/21 Permanent Local Housing Allocation (PLHA) Program funding to the project.

The Project has been awarded the following funding resources:

- \$9.6 million from the Veterans Housing and Homelessness Prevention Program (VHHP) funding;
- \$8.2 million from the State of California No Place Like Home Program; and
- An allocation of Section 8 Housing Vouchers from the Riverside County Housing Authority.

The Project is fully entitled by the City and would help the City meet its Regional Housing Needs Assessment requirement.

Staff is requesting a Resolution that will make a preliminary City commitment to the Oasis Senior Villas project. The final funding commitments would be contingent upon completion of all Project financing including obtaining all funding award letters, receipt of the PLHA Program grant award from the State of California and approval of City Loan Agreements by the City Council (anticipated in Spring of 2021). A Resolution as an interim step is being requested to meet the immediate California Tax Credit Allocation Committee funding application deadline that the developer is trying to meet in order to obtain a major source of funding needed for the development of the project. Total project development costs for Oasis Senior Villas is estimated at \$49.7 million.

FISCAL IMPACT:

The \$1 million HOME funding request is available in the HOME Investment Partnership Act Account No. 2835200-453001. The PLHA funding request in the amount of \$1 million will be allocated to the PLHA Account No. 9342000-440210 upon receipt of the PLHA Program grant award from the State of California.

Prepared by: Michelle Davis, Housing Authority Manager
Certified as to
availability of funds: Edward Enriquez, Chief Finance Officer/City Treasurer
Approved by: Moises Lopez, Deputy City Manager
Approved as to form: Kristi J. Smith, Interim City Attorney

Attachment: Resolution