

HOUSING AUTHORITY PROJECTS IN THE DEVELOPMENT PIPELINE

| PROJECT | ADDRESS | WARD NO. | PARTNER | TOTAL UNITS/ BEDS | PSH UNITS | STATUS | COMPLETION DATE |
|----------------------------|---|----------|--|-------------------|-----------|--|-----------------|
| The Aspire | 3861 - 3893 Third Street | 1 | Innovative Housing Opportunities | 32 | 32 | Permanent Supportive Housing (PSH) project for termed out foster and homeless youth. Groundbreaking event was held on April 11, 2023. Project is under construction and is anticipated to be completed in November. Staff has been submitting referrals through the Coordinated Entry System for these units. | 11/1/2024 |
| The Place | 2800 Hulen Place | 1 | Riverside University Health System - Behavioral Health | 31 | 31 | Property is leased to the County of Riverside for \$1 per year. The Architect contract was approved by City Council on December 20, 2022. The team reviewed three floorplans and selected the third floorplan that will produce 31 transitional housing units where residents will have their own room and a shared kitchen, restrooms and living space. CAO is preparing a Lease Addendum to request the additional \$2.5 million needed for the rehabilitation, extend the term and include a city prioritization. General Services to present a selected contract to City Council for their consideration in Fall 2024. | 8/1/2025 |
| Riverside Access Center | 2880 Hulen Place | 1 | City's General Services | | | Staff submitted a CDBG FY 2023/24 funding application and was allocated \$661,000 to rehabilitate the interior space of the access center including staff and guest restrooms and HVAC and roof replacements. The project total cost is \$839,155. On August 1, 2023, City Council approved funding the remaining project funding gap of \$178,155. General Services will be able to release the bid for the rehabilitation project after the City has executed the CDBG agreement with HUD and a City Memorandum of Understanding CDBG Agreement. A RFP was released for the rehabilitation of the Access Center. The RFPs are being reviewed by staff. | TBD |
| Mulberry Gardens Apartment | 2524 Mulberry | 1 | Eden Housing | 209 | 0 | Old CalFire site leased by the State to Eden Housing for the development of 150 affordable family housing units and 59 affordable senior housing units. The City and Eden Housing were awarded \$27 million in Affordable Housing and Sustainable Communities (AHSC) funding for the development of 150 affordable housing units, which includes \$12.5 million for the City to perform Sustainable Transportation Infrastructure (STI) projects in the neighborhood around the new development. Awarded California Tax Credit Allocation Committee (TCAC) funding for the 59 affordable senior housing units. HOME-ARP agreement executed and project has closed escrow. Groundbreaking for the Senior Project was held on June 10th. Resolution to accept AHSC funds to be presented to Council in October 2024. A TCAC application for the Family Housing project is being prepared by the developer. Agreements for Prohousing Incentive Pilot Program, AHSC, and Affordable Housing Trust Funds are being drafted by the City Attorney's Office. | TBD |
| Grapevine | 2882 Mission Inn Avenue (Housing Authority Site) and 2731-2871 University Avenue (Successor Agency) | 2 | MJW Investments, LLC | 64 | 10 | Housing Authority Board approved a resolution declaring the property as surplus on November 14, 2023. Grapevine was the only responsive applicant. The City Attorney's Office is updating the draft Disposition and Development Agreement to include the project's updated proforma and unit count. | TBD |
| Crest PSH Project | 3431 Mt. Vernon Avenue | 2 | Crest Community Church | 11 | 11 | 10-unit manufactured housing project. Located in a high fire zone. The church has procured a firm to prepare a fire mitigation plans that can develop alternatives for compliance. Met on January 11, 2023 with the developer and Olivecrest to discuss their new partnership and proposed project. Staff sent an Affordable Housing Application to Olivecrest on January 12, 2023. Project is seeking donors and investors to contribute \$2.8 million, plus a \$1 million facility endowment that will allow for maintenance and up-keep. | TBD |
| 14th Street Rental | 2550 14th Street | 2 | Path of Life Ministries | 2 | 2 | Path of Life plans to replicate The Grove or Mulberry project design. Path is still exploring alternative site configurations and securing additional partners. Confirmed with Planning that transitional housing is allowed on site and informed POL. Second Amendment to DDA to update the schedule of performance is being routed for signatures. New schedule shows POL to have their financing plan completed in October of 2024. | TBD |
| University Duplex | 2348 University Avenue | 2 | RHDC | 3 | 0 | Demolition of existing duplex and develop three units due to foundation and ADA issues. CDBG funding for the rehabilitation of this duplex has been approved by City Council. Tenant has relocated, property is vacant and has been fenced. Asbestos and Lead survey on the property completed. Property would require major abatement and rehabilitation. CDBG funds will be RFP for demolition released May 29th. A bid has been selected. Award recommendation to be presented to City Council in Fall 2024 for their consideration. | TBD |
| Sunrise at Bogart | 11049 Bogart Avenue | 7 | Neighborhood Partnership Housing Services (NPHS) | 22 | 22 | Since the property did not close escrow by December 31, 2022, the City had to follow the Surplus Land Act. The CAO drafted a Resolution designating the subject property as Exempt Surplus Property. The draft resolution was sent to HCD for review. HCD approved the draft Resolution on April 6, 2023. Resolution to declare the land as exempt surplus was approved by Council on June 6, 2023. An RFP for affordable housing development on the site was released and NPHS was the only respondent. DDA approved by Council April 16th. Escrow has closed and all deeds have been recorded. NPHS is preparing an application for Low Income Housing Tax Credits. A Prohousing Incentive Pilot Program agreement is being drafted by the City Attorney's Office. Developer will have the project go out to bid in October, award the bid in November, and hold the ground breaking in February 2025. February deadline for permanent financing (tax credit requirement). | TBD |

HOUSING AUTHORITY PROJECTS DEVELOPED

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|-------------------------------------|----------------------|-----|--------------------------------|----|----|--|------------|
| Walden Homekey Transitional Housing | Various | 1&6 | Walden Family Services | 30 | 0 | The City received a Homekey Round 3 conditional award of \$5.25 million in state funds that will be used to help purchase as many as four single-family homes with two ADUs to create 30 single room occupancy (SRO) units of housing for young people who are homeless or in danger of becoming homeless. Walden has already purchased these homes with their funds and moved in program participants. Walden will be reimbursed for the property purchases and light rehabilitation costs after the State's Standard Agreement has been executed and the Walden Subrecipient Agreement has been executed. The State's Standard Agreement is being routed for signature. | 12/31/2024 |
| Mulberry Village | 2825 Mulberry Street | 1 | Habitat for Humanity Riverside | 10 | 10 | The Dedication Ceremony was held on June 23, 2024. Certificate of Occupancy issued for the complete project. All ten units are occupied. The project has a \$72,832.65 funding gap due to solar panel installation costs and extended security guard costs. A Second Amendment to the Development Agreement for the additional funding is going to City Council on September 17th for their consideration. | 9/30/2024 |
| Oasis Senior Villas | 2340 14th Street | 2 | A Community of Friends | 95 | 46 | Construction has been completed, Certificate of Occupancy has been issued, and all units have been leased. Grand opening date to be determined now that all units are leased. | 10/1/2024 |

SUSTAINING AFFORDABILITY HOUSING

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|---------------------------------|------------------|---|------------------|-----|---|--|-----------|
| Brandon Place Senior Apartments | 3947 Polk Street | 2 | Brandon Place LP | 197 | 0 | Current affordability covenants on the Brandon Place Apartments have expired. Brandon Place LP is applying for tax credits, which will be used for rehabilitation and extend the project's affordability period. If awarded, new affordability covenants will be placed on the property. Brandon Place is not seeking funding from the City of Riverside at this time. | 6/30/2025 |
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TRANSFORMATIVE CLIMATE COMMUNITIES (TCC) GRANT

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| TCC Award: \$9,080,894, AHSC Award for Entrada: \$22,121,206 | | 2 | 1.GRID Alternatives IE 2.TreePeople3.Santa Ana Watershed Project Authority (SAWPA) 4.Riverside Community Health Foundation 5.Community Settlement Association (CSA) 6.County of Riverside EDA 7.UC Riverside CE-CERT | | | Riverside's grant project term ends in 2025 and is composed of 3 major projects: solar, greening, and xeriscaping. All projects are on track to be completed by the end of the term. All projects have plenty of funding left to complete their deliverables within the timeline (by March 2025). An amendment has been approved to the grant agreement to help the team spend down grant funds in an efficient and timely manner as well as adjust the project areas to reach more eligible residents. TreePeople celebrated the 1000th tree planted for this grant on 5/11, which is the first project goal met as well. They have given out an estimated 700 trees to residents out of the 1000 goal. GRID (solar) has completed 24 installations out of a minimum of 100 required. SAWPA (xeriscape) has completed 14 installations out of a minimum of 35 required. Both GRID and SAWPA have several applicants lined up in the new project area. This is the first cohort with our new provider, San Bernardino College District, was a great success and graduated 6/7. The next cohort of the construction trainees are set to graduate on 9/23. | N/A |
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| Total Affordable Housing Units | 374 |
| Total PSH Units | 108 |

| Affordable Housing Units in Development Pipeline | | |
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| Ward | No. of Units | % |
| 1 | 272 | 73% |
| 2 | 80 | 21% |
| 3 | 0 | 0% |
| 4 | 0 | 0% |
| 5 | 0 | 0% |
| 6 | 0 | 0% |
| 7 | 22 | 6% |
| Total | 374 | 100% |