

## HOUSING AUTHORITY PROJECTS IN PIPELINE FOR DEVELOPMENT

PROJECT	ADDRESS	WARD NO.	PARTNER	TOTAL UNITS/ BEDS	PSH UNITS	STATUS	COMPLETION DATE
The Aspire - <b>COMPLETED</b>	3861 - 3893 Third Street	1	Innovative Housing Opportunities	32	32	Permanent Supportive Housing (PSH) project for termed out foster and homeless youth. Project construction completed TCO for full building was issued on 1/14/25. Property is fully leased up. The Second Amendment to the Permanent Local Housing Allocation to award \$501,887.75 to fill the project's funding gap from increased materials and insurance costs was approved by City Council on March 25, 2025. Waiting on final review and approval from HCD for project closeout. <b>The Grand opening event is being held on May 29, 2025 at 9 a.m.</b>	1/31/2025
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. <b>The Lease Amendment will be presented to the Riverside County Board of Supervisors and City Council on April 15, 2025 to increase the County's funding contribution from \$2,338,176 to \$5,053,151 to fill the project's funding gap and extend the lease for 30 years and add City of Riverside residency prioritization. Staff is also requesting City Council to award the bid Fasone GBC, of Whittier, California for \$4,046,218 plus a 15% contingency for any unforeseen conditions or design improvements in the amount of \$606,933, for a total project cost not to exceed \$4,653,151 for the rehabilitation of the property.</b>	8/1/2025
Riverside Access Center	2880 Hulen Place	1	City's General Services			The roof was recently replaced. The project will include rehabilitating the interior space of the access center including staff and guest restrooms, HVAC replacement and creating a new training/meeting room and case management meeting rooms. The project total cost is \$1,539,850, which is funded with \$178,155 of Measure Z funds and \$1,361,695 of CDBG funds. City Council approved the bid award and the contractor's agreement was executed. <b>The architect is finalizing the floor plan design based on the center's needs.</b>	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 by the California Tax Credit Allocation Committee (TCAC) for the 59 affordable senior housing units. HOME-ARP agreement executed and project has closed escrow. Groundbreaking for the Senior Project held on June 10th. <b>Resolution to accept AHSC funds and Agreements with Eden Housing and Public Works for the use of the ASHC grant funds to be presented to City Council in May 2025 for their consideration. Developer informed staff that the family project has a \$5 million gap even after a commitment of \$1,154,171 of HOME funds. On March 11, 2025, City Council approved a \$1 million Prohousing Incentive Program Loan Agreement, brining the funding gap to \$4 million. The HOME Loan Agreement will be presented to City Council in Spring 2025. The Senior project is under construction, estimated completion date is November 2025. Construction on family project will begin when all funding entitlements are in place, with a target closing date of May 13, 2025.</b>	Senior Project: November 2025 Family Project: TBD
14th Street Rental	2550 14th Street	1	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 has been executed. <b>Path of Life to submit an updated budget and schedule of performance. They are requesting \$320,000 to fill their project funding gap. POL is looking at a stick-build option and engaging in in-kind design work.</b>	TBD
University Duplex	2348 University Avenue	1	RHDC	3	0	Substantial rehabilitation of a duplex. 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 and award recommendation will be presented to City Council in May 2025 for their consideration. Future 3 units to be built.	TBD

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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. <b>A Disposition and Development Agreement (DDA) has been drafted and staff is waiting for the developer to submit an updated project budget and timeline for the DDA.</b>	TBD
Crest PSH Project	3431 Mt. Vernon Avenue	2	Crest Community Church	10	10	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. Project submitted to DRC for comments. <b>Waiting for Crest to confirm HHAP funding request amount of \$285,431, agreement to 20-year affordability covenant, breakdown of senior units vs transitional youth units, and if gap request is to cover soft costs or construction costs.</b> The Planning Commission approved a Conditional Use Permit and Design Review for the project that includes the a residential development consisting of eleven dwelling units, a 3,100 square foot multi-purpose room, outdoor amenities, and associated parking.	TBD
Motel Conversion	1590 University Avenue	2	Riverside Housing Development Corporation	114	94	<b>Acquisition and conversion of 114 motel rooms into studios. On March 25, 2025, City Council approved a HHAP3 Subrecipient Agreement for \$250,000 to cover predevelopment cost. RHDC is requesting the City to be a joint-applicant for up to \$35,000,000 in Homekey+ funding and \$8,984,890.09 in HHAP 3, HHAP 4, HOME and CDBG funding.</b>	
Garden Homeownership Development	7382 and 7384 Garden Street	5	Habitat for Humanity	21	0	<b>Development of 13 single-family houses and 8 ADUs. On March 11, 2025, City Council approved a Resolution authorizing the City of Riverside to submit a CalHome Grant application to request \$10,000,000 from the State of California Department of Housing and Community Development's 2024 Homeownership Super NOFA to support Habitat for Humanity Riverside's affordable homeownership development of 13 single-family homes with eight accessory dwelling units at 7382 and 7384 Garden Street.</b>	
Sunrise at Bogart	11049 Bogart Avenue	7	Neighborhood Partnership Housing Services (NPHS)	22	22	An RFP for affordable housing development on the site was released and NPHS was the only respondent. City Council approved a DDA approved on April 16, 2024. Escrow has closed and Regulatory Agreement and Deed of Trust have been recorded against the property. NPHS was awarded Low Income Housing Tax Credits. <b>On March 11, 2025, City Council approved a Prohousing Incentive Pilot Program Agreement for \$1,440,000. On March 25, 2025, City Council approved a Permanent Local Housing Allocation agreement for \$380,562. Agreements for the Local Affordable Housing Trust Fund and HOME Investment Partnerships grant funds will be presented to City Council in May 2025. NPHS went out to bid for a contractor in October 2024 and bids came in higher than anticipated. As a result, NPHS requested the City to submit a joint application for Homekey+ gap funding, which was approved by City Council on March 25, 2025. Homekey+ award announcements are expected beginning in June 2025.</b>	12/31/2026
<b>TRANSFORMATIVE CLIMATE COMMUNITIES (TCC) GRANT</b>							
TCC Implementation Grant (Target area: Eastside), 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 TCC Grant is composed of 3 major projects (solar, greening, and xeriscaping), as well as 4 transformative elements (community engagement, displacement avoidance, workforce development, and indicator tracking). All projects are on track to be completed by the end of the term. 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. The new project end date is 9/30/2025. TreePeople celebrated the 1000th tree planted for this grant in 2024, which was the first project goal met as well. They have given out an estimated 800 trees to residents out of the 1000 goal. GRID (solar) has completed 29 installations out of a minimum of 100 required. Another 11 GRID installations are in progress. SAWPA (xeriscape) has completed 21,000 sq feet of installations. Both GRID and SAWPA have several applicants lined up in the new project area. More than 50 trainees have graduated out of the three construction cohorts through Workforce Development. Next cohorts are in April and May 2025.	N/A

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<b>Units completed Year to Date</b>	<b>32</b>
Total Affordable Housing Units in Pipeline	476
Total PSH Units in Pipeline	169

Affordable Housing Units in Development Pipeline		
Ward	No. of Units	%
1	245	51%
2	188	39%
3	0	0%
4	0	0%
5	21	4%
6	0	0%
7	22	5%
<b>Total</b>	<b>476</b>	<b>100%</b>