

## HOUSING AUTHORITY PROJECTS IN PIPELINE FOR DEVELOPMENT

PROJECT	ADDRESS	WARD NO.	PARTNER	TOTAL UNITS/ BEDS	PSH UNITS	STATUS	COMPLETION DATE
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. On March 11, 2025 City Council approved a \$1 million Prohousing Incentive Program Loan Agreement, brining the funding gap to \$4 million. On May 13, 2025, City Council approved a Resolution to accept AHSC funds for the affordable housing and transporation related projects being carried out by Eden Housing and Public Works. Developer informed staff that the family project has a \$5 million gap even after a commitment of \$1,154,171 of HOME funds. On August 29, 2025, City Council will consider the HOME Loan Agreement with Eden Housing and AHSC Agreements with Eden Housing and Public Works. The Senior project is under construction, estimated completion date is November 2025. <b>Construction on family project will begin when all funding entitlements are in place, with a target closing date of September 2025. Ground breaking for family project and tour of senior construction site being planned for fall 2025.</b>	Senior Project: November 2025 Family Project: Spring 2026
14th Street Rental	2550 14th Street	1	Path of Life Ministries	2	2	Path of Life (POL) plans to replicate The Grove or Mulberry Village project design. The Second Amendment to DDA has been executed to update the Schedule of Performance. <b>Path of Life submittd an updated Schedule of Peformance with a completion date of December 2026. 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. Property is vacant and fenced. Asbestos and Lead survey on the property have been completed. Property will be demolished and three new affordable housing units will be developed on the property. <b>In August 2025, City Council will consider awarding Bid No. 8076 to Abajian Enterprise dba SoCal Removal, of Irvine, California for the abatement and demolition of 2348/2350 University Avenue, in the amount of \$64,000.</b>	TBD
Grapevine	2882 Mission Inn Avenue (Housing Authority Site) and 2731-2871 University Avenue (Successor Agency)	1	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

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The Place	2800 Hulen Place	2	Riverside University Health System - Behavioral Health and City' General Services	31	31	Property is leased to the County of Riverside for \$1 per year. A Lease Amendment was executed 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. On April 15, 2025, City Council awarded the bid to rehabilitate 2800 Hulen Place to 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. <b>Interior demolition began on June 10, 2025 and is nearly complete. The structural and material components are now in place. Crews have begun installing rooftop HVAC supports and snapping layout lines for the "farming layout."</b> The rooftop HVAC unit has been safely disconnected, and all freon gas has been removed. Most electrical systems have been de-energized, including the life safety system, which was approved by the City's Building & Safety / Fire Department.Construction began on July 7, 2025 with an expected completion date in March 2026.	3/30/2026
Riverside Access Center	2880 Hulen Place	2	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. On January 14, 2025, City Council awarded the rehabilitation bid to Cal-City Construction Inc., Cerritos, for \$1,339,000 plus 15 percent contingency change order authority in the amount of \$200,850 for total not to exceed amount of \$1,539,850. <b>The architect has finalized the floor plan design based on the center's needs. The Riverside Access Center staff to temporarily occupy the vacant side of the Access Center during construction. Architect plans will be submitted to Building and Safety in July 2025 and anticipate permits to be issued and construction to start in September 2025.</b>	Jun-26
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. 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. Olive Crest is requesting \$285,431 to cover permit fees.</b>	TBD
Motel Conversion	1590 University Avenue	2	Riverside Housing Development Corporation	114	94	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. On May 20, 2025, City Council approved a Resolution to submit a joint application with RHDC for up to \$35,000,000 in Homekey+ funding and \$8,984,890.09 in HHAP 3, HHAP 4, HOME and CDBG funding. Conditional Homekey+ awards to be announced on a rolling basis beginning in June 2025.	TBD

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Garden Homeownership Development	7382 and 7384 Garden Street	5	Habitat for Humanity	21	0	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. Awaiting HCD CalHome grant awards.	TBD
Sunrise at Bogart	11049 Bogart Avenue	7	Neighborhood Partnership Housing Services (NPHS)	22	22	Development of 22 permanent supportive housing units and one manager unit. NPHS was awarded Low Income Housing Tax Credits. 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. 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. On May 20, 2025, City Council approved a HOME Investment Partnerships Loan Agreement in the amount of \$1,508,234 and requested amended terms to the PIP and PLHA agreements to outline procedures in case grant funds are rescinded. <b>Groundbreaking held July 2, 2025.</b>	6/30/2028
GRANT PROJECTS							
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 36 installations out of a minimum of 100 required. Another 14 GRID installations are in progress. SAWPA (xeriscape) has completed 23,000 sq feet of installations. Both GRID and SAWPA have several applicants lined up in the new project area. More than 60 trainees have graduated out of the construction cohorts through Workforce Development. Next cohorts are in July and August 2025. We are currently reviewing one final amendment to extend the project timeline one last time.	N/A
Neighbor to Neighbor Grant		ALL	1. Riverside Community Health Foundation (RCHF) Resident Leadership Academy 2. Love Riverside Community Impact Projects			The City received a \$998,044.65 grant from the Office of Planning and Research, California Volunteers for Greater Arlanza: Connecting Neighbors to Neighbors - A Blue Zones Integration Project. Riverside Community Health Foundation was awarded \$500,000 to implement a Resident Leadership Academy and has held over 30 outreach and peer leader training events with approximately 50 more in progress. Love Riverside was awarded \$250,000 for community impact projects and to date has hosted 10 neighborhood clean-up, beautification, and disaster preparedness events with at least 5 more in the pipeline.	N/A

HOUSING AUTHORITY PROJECTS IN PIPELINE FOR DEVELOPMENT

Units In Development Pipeline	
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%
Total	476	100%