

HOUSING AUTHORITY PROJECTS IN PIPELINE FOR DEVELOPMENT

PROJECT	ADDRESS	WARD NO.	PARTNER	TOTAL UNITS/ BEDS	PSH UNITS	STATUS	COMPLETION DATE
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 funding gap of \$72,832.65 due to extended security guard services and the solar component. Staff is recommending funding the project gap with Housing Authority funds. Staff will present a Second Amdnment to the Development Agreement to the Housing Authority Board/City Council in the Summer 2024 for their consideration.	COMPLETED
The Aspire	3861 - 3893 Third Street	1	Innovative Housing Opportunities	32	32	Project began construction in December 2022 and will be completed in Summer 2024.	Aug-24
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. These projects will include safe pedestrian access along Spruce Street, Mulberry Street, and surrounding streets through improvements such as concrete sidewalks, high visibility crosswalks, class III bikeways, LED flashing stop lights, radar speed feedback signs, and audible pedestrian signals. Eden Housing was awarded 9% Tax Credits of \$2,500,000 of the federal annual award and \$1,999,826 of the State Award for the 59 affordable senior housing units. The groundbreaking event for the Senior Affordable Housing project was held on June 10th.	TBD
The Place	2800 Hulen Place	2	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 to develop floorplans for 31 permanent supportive housing units. The City Attorney's is drafting a lease amendment to extend the term to 30 years, increase compensation from the County from \$2.5 million to \$5 million, and add a priority for City of Riverside residents. Building plans were approved and is in "plan prep" getting ready for building permit issuance.	Aug-25
Riverside Access Center	2880 Hulen Place	2	City's General Services			The City has allocated a total of \$1,139,155 for the renovations of the Riverside Access Center (\$961,000 of Community Development Block Grant funds and \$178,155 of Measure Z funds). The project will consist of rehabilitating the interior space including staff and guest restrooms and HVAC and roof replacement and create new computer and trainging rooms and case management rooms. A Request for Proposals (RF) for the renovations has been drafted and is being reviewed by Purchasing.	TBD
Grapevine	2882 Mission Inn Avenue (Housing Authority Site) and 2731-2871 University Avenue (Successor Agency)	2	MJW Investments, LLC	10	0	Housing Authority Board approved a resolution declaring the property as surplus on November 14, 2023. Grapevine was the only responsive applicant. The additional information needed to complete the draft Disposition and Development Agreement (DDA) was sent to the City Attorney's Office. Waiting for the developer to submit an updated proforma. Total number of housing units proposed is 64, which includes 10 affordable housing units.	TBD
Entrada	1705, 1719, 1725, 1733, 1747, 1753 and 1761 Seventh Street	2	Wakeland Housing & Development Corporation	65	8	Certificate of Occupancy for all buildings has been issued and all units have been leased up. Grand opening event was held on May 3rd.	COMPLETED
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.	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. On June 7, 2023, the First Amendment to the DDA was executed to correct the Measure Z funding amount from \$65k to \$60k. Staff submitted a City Attorney's Office request to prepare a Second Amendment to the DDA to update the Project's Milestones.	TBD

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Oasis Senior Villas	2340 14th Street	2	A Community of Friends	95	46	Construction completed and Certificate of Occupancy was issued on May 30, 2024. Grand opening to be scheduled in mid-2024. Temporary Certificate of Occupancy issued. The property still has six (6) two bedroom units available for very low to low income seniors.	COMPLETED
University Duplex	2348 University Avenue	2	City's General Services	3	0	property is vacant and has been fenced. RFP for demolition was released May 29th with responses due June 28th. Future 3 units to be built.	TBD
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-			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 May 11, which is the first project goal met as well. They have given out an estimated 700 trees to residents out of the 1,000 goal. GRID (solar) has completed 20 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. The next cohort of the construction trainees graduated on June 7th. This is the first cohort with our new provider, San	Mar-25
Vista de la Sierra	11253 Pierce Street	7	La Sierra University Church / National Community Renaissance Neighborhood	80	34	Certificate of Occupany issued on January 26, 2024. Project is 100% leased up and move-ins have been completed. Grand opening was held on May 30th.	COMPLETED
Sunrise at Bogart	11049 Bogart Avenue	7	Partnership Housing Services (NPHS)	22	22	DDA approved by Council on April 16, 2024. Property is in escrow. NPHS is preparing an application for Low Income Housing Tax Credits to close the project's remaining funding gap.	TBD
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 five homes to create 25 single room occupancy (SRO) units of housing for young people who are homeless or in danger of becoming homeless. Walden has purchased four single family homes, two with ADUs for a total of 30 SRO units. Final project information has been submitted to the State for review. The City and Walden are working with the State to complete the draft Standard Agreement that can then be routed for signature.	Aug-24

Total Affordable Housing Units	319	*Does not include COMPLETED Projects
Total Transitional Housing Units	30	
Total PSH Units	97	

Affordable Housing Units in Development Pipeline		
Ward	No. of Units	%
1	241	76%
2	56	18%
3	0	0%
4	0	0%
5	0	0%
6	0	0%
7	22	7%
Total	319	100%