

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 units	10	The Dedication Ceremony was held on June 23, 2024. Certificate of Occupancy issued on January 31, 2024. All ten units are leased up.	January-24
The Aspire	3861 - 3893 Third Street	1	Innovative Housing Opportunities	32 units	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.	Jun-24
The Place	2800 Hulen Place	1	Riverside University Health System - Behavioral Health	31 units	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. The project currently has a \$1.5 million funding gap that the County is trying to close. Plans are being reviewed by Building and Safety. They are requiring a new 750-gallon grease interceptor, which will increase the architect's cost by \$ 5,784.00, which will be taken out of contingency.	Feb-24
Cedar Rental Housing	4292 Cedar Street	1	Riverside Housing Development Corporation (RHDC)	3 units	0	RHDC has executed an agreement with a contractor for the rehabilitation work. Building permit issued 3/31/2023. Expected Completion December 2023. Certificate of Occupancy Issued. Two units have been leased up.	Dec-23
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. An additional \$300,000 of CDBG funds is being requested to ensure all rehabilitation needs are completed is being presented to City Council for their consideration on March 12th.	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. 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. Awaiting on California Tax Credit Allocation Committee (TCAC) award announcements for the 59 affordable senior housing units.	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 on November 14th to dispose of the property through the AB 1486 Surplus Process. Grapevine was the only responsive submission to the Surplus Notification. Grapevine's response was submitted to the State of California Housing and Community Development for review/approval. A Disposition and Development Agreement (DDA) is being drafted by the City Attorney's Office.	TBD

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Entrada	1705, 1719, 1725, 1733, 1747, 1753 and 1761 Seventh Street	2	Wakeland Housing & Development Corporation	65 units	8	Project is under construction. Wakeland submitted a funding request for American Rescue Plan Act (ARPA) affordable housing funds to help fill the \$1,000,000 gap in the project budget due to increased construction costs. Subrecipient Agreement between the City and Wakeland for disbursement of AHSC grant funds to RTA for related TRA and STI activities was approved by City Council on August 15, 2023. Construction in progress. ARPA Loan Agreement for a \$1million has been executed. Currently vetting households on the wait list. Full lease up expected by end of April 2024.	Mar-24
Crest PSH Project	3431 Mt. Vernon Avenue	2	Crest Community Church	10 units	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.	TBD
Oasis Senior Villas	2340 14th Street	2	A Community of Friends	95 units	46	A Community Of Friends has begun submitted draw requests. Construction is substantially complete. Currently looking for Senior Veterans, apply through the County. Grand opening to be scheduled in early 2024. Certificate of Occupancy issued. Move-ins have begun. Tenants are being identified for remaining units.	Oct-23
University Duplex	2348 University Avenue	2	RHDC	2 units	0	Substantial rehabilitation of a duplex. 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. General Services is drafting a RFP for demolition of the duplex. Once completed, staff will work on a RFP for the development of three affordable housing units.	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-CERT			Annual report for 2023 is being processed and all partners are meeting with SGC and DoC to work on an amendment to the grant agreement to help the team spend down grant funds in an efficiently and timely manner. There have been 528 shade trees provided to residents (up from 453). Tree planting goal should be met by December 2023/January 2024 (100 trees planted). One new solar trainee is being interviewed through workforce program (this is a big deal because they haven't been able to find anyone for a few months). All partners are entering the amendment process to adjust funds and make sure goals are met. GRID completed 6 solar installations in January, bringing the total for the project to 20 installations. TreePeople is getting ready to plant the final 100 trees for the planting project and will have final planting event in April. There is one applicant moving through the approval process for SAWPA's xeriscape project. All projects have plenty of funding left to complete their deliverables within the timeline (by March 2025).	N/A
Successor Agency-owned Streeter Property	6963 Streeter Avenue	3	TBD	TBD	TBD	Housing Authority staff released a RFP on February 2, 2024 for the development of affordable housing on Succesor Agency-owned site. Reponses are due on February 29, 2024.	TBD

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Successor Agency and Housing Authority-owned Indiana Properties	8717 and 8733 Indiana Avenue	5	TBD	TBD	TBD	Housing Authority staff released a RFP on February 2, 2024 for the development of affordable housing on Successor Agency- and Housing Authority-owned sites. Responses are due on February 29, 2024.	TBD
Vista de la Sierra	11253 Pierce Street	7	La Sierra University Church / National Community Renaissance	80 units	34	Project is under construction. Expected to be completed in October 2023. Application window was open from September 1st - September 15th. A lottery of 4,118 completed, qualifying applications was held on September 25th. Construction is significantly complete. Grand opening to be scheduled early 2024. Resource Fair December 18th & 19th for potential tenants. Certificate of Occupancy issued January 26, 2024. Move-ins have begun. Final tenant selection expected by end of February 2024.	Dec-23
Sunrise at Bogart	11049 Bogart Avenue	7	Neighborhood Partnership Housing Services (NPHS)	22 units	22	NPSH is addressing their project funding gap. Since the property did not close escrow by December 31, 2022, the City has 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. Staff is working with the City Attorney's Office to update the previously drafted Disposition and Development Agreement that will be presented to the Housing Authority Board for their consideration in January 2024. DDA is being negotiated and expected to be presented to Council in April 2024.	TBD
Walden Homekey Transitional Housing	Various	2 and 6	Walden Family Services	25	0	The City received a Homekey Round 3 conditional award of \$4.375 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. Two homes were purchased in Ward 2 and two homes in Ward 6. Final project information has been submitted to the State for review.	31-Dec-24

Total Affordable Housing Units	615
Total Transitional Housing Units	30
Total PSH Units	197

Affordable Housing Units in Development Pipeline		
Ward	No. of Units	%
1	285	46%
2	228	37%
3	0	0%
4	0	0%
5	0	0%
6	0	0%
7	102	17%
Total	615	100%