



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: MAY 20, 2025**

FROM: HOUSING AND HUMAN SERVICES **WARD: 7**

SUBJECT: WAIVE THE SUNSHINE ORDINANCE PURSUANT TO RIVERSIDE MUNICIPAL CODE SECTION 4.05.050(D)(1)(A) TO CONSIDER A HOME INVESTMENT PARTNERSHIPS PROGRAM LOAN AGREEMENT IN THE AMOUNT OF \$1,508,234 BY AND BETWEEN THE CITY OF RIVERSIDE AND SUNRISE AT BOGART, LP FOR THE DEVELOPMENT OF 22 PERMANENT SUPPORTIVE HOUSING UNITS AND A MANAGER'S UNIT LOCATED AT 11049 BOGART AVENUE AND AMENDMENTS TO THE PROHOUSING INCENTIVE PILOT PROGRAM AND PERMANENT LOCAL HOUSING ALLOCATION LOAN AGREEMENTS TO UPDATE THE AFFORDABILITY PERIOD DEFINITION AND ADD A PROCESS TO ADDRESS POSSIBLE LOSS OR REDUCTION OF RENTAL SUBSIDIES

ISSUE:

Request to waive the Sunshine Ordinance pursuant to Riverside Municipal Code Section 4.05.050(D)(1)(a) to consider a HOME Investment Partnerships Program Loan Agreement in the amount of \$1,508,234 by and between the City of Riverside and Sunrise At Bogart, LP for the development of 22 permanent supportive housing units and a manager's unit located at 11049 Bogart Avenue and Amendments to the Prohousing Incentive Pilot Program and Permanent Local Housing Allocation Loan Agreements to update the affordability period definition and add a process to address possible loss or reduction of rental subsidies.

RECOMMENDATION:

That the City Council waive the Sunshine Ordinance by a two-thirds vote pursuant to Riverside Municipal Code Section 4.05.050(D)(1)(a) to present for approval HOME Investment Partnerships Program Loan Agreement in the amount of \$1,508,234 by and between the City of Riverside and Sunrise At Bogart, LP for the development of 22 permanent supportive housing units and a manager's unit located at 11049 Bogart Avenue in Ward 7 and Amendments to the Prohousing Incentive Pilot Program and Permanent Local Housing Allocation Loan Agreements to update the affordability period definition and add a process to address possible loss or reduction of rental subsidies.

BACKGROUND:

Sunrise At Bogart, LP, a limited partnership owned and operated by Neighborhood Partnership Housing Services, Inc. NPHS for the development of the Sunrise At Bogart project.

Sunrise At Bogart is an affordable housing project that will create 22 permanent supportive housing units for households with incomes at or below 30% of the Area Median Income and one unrestricted manager unit.

DISCUSSION:

Sunrise at Bogart has a \$21,073,835 budget comprised of various Federal, State, County, City and private funds.

Sunrise At Bogart, LP needs to close on their financing by the end of May 2025 to secure positive financing terms and contractor pricing, which is why staff is requesting the City Council to waive the Sunshine Ordinance.

FISCAL IMPACT:

There is no fiscal impact associated with this action.

Prepared by:	Agripina Neubauer, Housing Project Manager
Approved by:	Michelle Davis, Housing and Human Services Director
Certified as to availability of funds:	Kristie Thomas, Finance Director/Assistant Chief Financial Officer
Approved by:	Mike Futrell, City Manager
Approved as to form:	Rebecca McKee-Reimbold, Interim City Attorney

Attachment: Presentation