

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE,
3 CALIFORNIA, AUTHORIZING THE SUBMISSION OF A JOINT
4 APPLICATION TO THE DEPARTMENT OF HOUSING AND
5 COMMUNITY DEVELOPMENT FOR THE AFFORDABLE HOUSING
6 AND SUSTAINABLE COMMUNITIES PROGRAM FOR FUNDING FOR
7 THE MULBERRY GARDEN FAMILY PROJECT AND ASSOCIATED
8 SUSTAINABLE TRANSPORTATION IMPROVEMENT (“STI”)
9 PROJECTS, AND AUTHORIZING THE EXECUTION OF ALL REQUIRED
10 DOCUMENTS BY THE CITY MANAGER OR HIS DESIGNEE.

11 WHEREAS, Eden Housing, Inc., a California limited partnership (“Developer”), is in the
12 process of developing an affordable housing project at 2524 Mulberry Street in the City of Riverside,
13 consisting of 150 affordable housing units for extremely low and very low income households
14 (hereafter “Mulberry Garden Family Apartments Project” or “Project”); and

15 WHEREAS, Developer has requested that the City of Riverside (“City”) identify Sustainable
16 Transportation Improvement (“STI”) projects to support the Project; and

17 WHEREAS, the State of California, the Strategic Growth Council (“SGC”), and the
18 Department of Housing and Community Development (“Department”) have issued a Notice of
19 Funding Availability, dated January 30, 2023 (“NOFA”), under the Affordable Housing and
20 Sustainable Communities (“AHSC”) Program established under Division 44, Part 1 of the Public
21 Resources Code commencing with Section 75200; and

22 WHEREAS, Developer (through Eden Housing Inc., a California nonprofit public benefit
23 corporation acting as the sole member and manager of Eden Housing, Inc., Developer’s managing
24 general partner) and City desire to jointly apply for AHSC Program funds and to submit the
25 Application Package released by the Department of the AHSC Program for funding of the Mulberry
26 Garden Family Apartments Project and associated STI projects; and

27 WHEREAS, the AHSC Program provides grants and loans to applicants identified through a
28 competitive process for the development of projects that, per the Program guidelines, will achieve
greenhouse gas reductions by increasing the accessibility of local transit to affordable housing
projects; and

1 WHEREAS, if awarded, the AHSC grant would provide residents of the Mulberry Gardens
2 Family Apartments Project and the surrounding neighborhood within a one-mile radius with safe
3 pedestrian access along Spruce Street, Mulberry Street, and the surrounding streets, through
4 improvements such as concrete sidewalks, high visibility crosswalks, class III bikeway, LED flashing
5 stop signs, radar speed feedback signs, and audible pedestrian signals; and

6 WHEREAS, the AHSC Program provides that joint applicants for a project will be held jointly
7 and severally liable for completion of such project; and

8 WHEREAS, the City is familiar with the terms, conditions, and limitations of the loan and
9 grant; and

10 WHEREAS, the City is willing and able to conform to each of the terms, conditions, and
11 limitations imposed upon such loan and grant; and

12 WHEREAS, the City has determined that it is in its best interests to submit such application;
13 and

14 WHEREAS, the City desires to apply for AHSC Program funds and to submit an Application
15 Package as a joint applicant with Developer; and

16 WHEREAS, the SGC is authorized to approve funding allocations for the AHSC Program,
17 subject to the terms and conditions of the NOFA, Program Guidelines, Application Package, and
18 Standard Agreement, and the Department is authorized to administer the approved funding allocations
19 of the AHSC Program.

20 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,
21 California, as follows:

22 Section 1: That the City Manager, or designee, is hereby authorized to execute an AHSC
23 Program Application jointly with Developer, or one of its designated partners, and submit it to the
24 Department, as detailed in the NOFA dated January 30, 2023, for Round 7 of the AHSC Program, for
25 a total amount not to exceed Fifty Million Dollars (\$50,000,000), of which Thirty-Five Million Dollars
26 (\$35,000,000) is requested as a loan for an Affordable Housing Development (“AHSC Loan”) and
27 Fifteen Million Dollars (\$15,000,000) is requested for a grant for Housing-Related Infrastructure,
28 Sustainable Transportation Infrastructure (“STI”), Transit-Related Amenities, or Program activities

1 (“AHSC Grant”), as defined in the AHSC Program Guidelines adopted by SGC on December 15,
2 2022.

3 Section 2: That upon application approval, the City Manager, or his designee, is hereby
4 authorized and directed to execute a State of California Standard Agreement (“Standard Agreement”)
5 in a total amount not to exceed Fifty Million Dollars (\$50,000,000) (\$35,000,000 for the AHSC Loan
6 and \$15,000,000 for the AHSC Grant), as well as any and all other documents required or deemed
7 necessary or appropriate to secure the AHSC Program funds from the Department, and all amendments
8 thereto (collectively, the “AHSC Documents”).

9 Section 3: That the City shall be subject to the terms and conditions as specified in the Standard
10 Agreement: funds are to be used for allowable capital asset project expenditures to be identified in
11 Exhibit A of the Standard Agreement; the application in full is incorporated as part of the Standard
12 Agreement; any and all activities funded, information provided, and timelines represented in the
13 application are enforceable through the Standard Agreement; and the City hereby agrees to use the
14 funds for eligible capital asset(s) in the manner presented in the application as approved by the
15 Department and in accordance with the NOFA and Program Guidelines and Application Package.

16 Section 4. That the City Manager, or designee, is authorized to execute in the name of the City
17 of Riverside (“Co-Applicant”) the AHSC Program Application Package and the AHSC Program
18 Documents as required by the Department for participation in the AHSC Program.

19 Section 5: That the City acknowledges that by submitting a joint application as a co-applicant
20 that it will be jointly and severally liable for the completion of the Project required by the terms of any
21 funding awarded to the City and Developer under the AHSC Program.

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1 ADOPTED by the City Council this _____ day of _____, 2023.

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PATRICIA LOCK DAWSON
Mayor of the City of Riverside

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Attest:

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DONESIA GAUSE
City Clerk of the City of Riverside

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10 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the
11 foregoing resolution was duly and regularly introduced and adopted at a meeting of the City Council
12 on the _____ day of _____, 2023, by the following vote, to wit:

13 Ayes:

14

15 Noes:

16 Absent:

17 Abstain:

18

19 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
20 City of Riverside, California, this _____ day of _____, 2023.

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DONESIA GAUSE
City Clerk of the City of Riverside

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28 23-0167 SDW 2/27/23