

## 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 was leased by the State to Eden Housing for the development of 150 affordable family housing units and 59 affordable senior housing units. The senior housing units will have 14 units leased to households at 30% of AMI and 44 units at 50% AMI. The family housing units will include 24 units leased to households at or below 30% of AMI, 91 units at 50% of AMI, 34 unit at 60%, and one manger's unit. 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. 59 affordable senior housing units awarded by the California Tax Credit Allocation Committee (TCAC) for HOME-ARP agreement executed. Project has closed escrow. Groundbreaking for the Senior Project was held on June 10, 2024 and the Family Housing Project was held on November 14, 2025. On March 11, 2025, City Council approved a \$1 million Prohousing Incentive Program Loan Agreement. The HOME Loan Agreement was approved by City Council in August 2025. Ground breaking for Family project and tour of Senior construction site held on November 14th. Building permit for family issued 12/17/2025. The Senior project is under construction, and approximately 60% complete with an estimated completion date of October 2026. State Fire Marshall inspections are pending. <b>Waiting for State Fire Marshall inspections. Eden has reached out to the State and HHS due to a \$3 million funding shortfall due to project delays and increased material costs. Staff is currently reviewing the updated proformas. Funding from Permanent Local Housing Allocation (PLHA) and Homeless Housing, Assistance and Prevention PProgram Round 3 (HHAP-3) funding is available to cover this cost. The PLHA and HHAP-3 Loan Agreements will be going to City Council on 4/21/2026 for consideration. Eden Housing is preparing to open an interest list for the Senior units in June 2026. Eden Housing will be opening an office in Riverside to accept and process applications for the Senior Units.</b>	Senior Project: October 2026 Family Project: October 2028
14th Street Rental	2550 14th Street	1	Path of Life Ministries	2	2	Path of Life plans to replicate The Grove or Mulberry Village project design. Path is still exploring alternative site configurations and securing additional partners. Confirmed with Planning that transitional housing is allowed on site and informed POL. Second Amendment to DDA has been executed. Updated budget and schedule of performance received in May 2025. Project is in design review. POL is preparing funding applications.	TBD
University Duplex	2348 University Avenue	1	RHDC	3	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. An RFP for demolition released May 29th. Selected contractor has backed out. <b>The RFP was re-released and closed in November. A bid for \$73,000 has been selected and will be presented to City Council for approval.</b> Staff is working with Planning Department to file an exemption to allow future building of additional affordable units.	TBD
Patterson Court Senior Apartments	1970 Patterson Street	1	Retirement Housing Foundation	64	0	Project has been entitled for 62 senior affordable housing units. Final affordability limits will be determined by awarded project funding. Current financing gap of \$6 million. Project is applying for funding from the State and County. An application for \$1,440,000 in Prohousing Incentive Pilot Program funds was submitted on 3/31/2026.	TBD

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Grapevine	2882 Mission Inn Avenue (Housing Authority Site) and 2731-2871 University Avenue (Successor Agency)	1	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 proposing to develop 64 housing units, which 10 will be affordable to low income households. A Disposition and Development Agreement (DDA) has been drafted and staff is waiting for the developer to submit their annual financial statement, the project's updated sources, rent schedule, cash flow, and timeline. <b>Staff received the updated rents schedule, cash flow and financial audit for review.</b>	TBD
NPBS Homeownership Project	2666 14th Street	1	Neighborhood Partnership Housing Services (NPBS)	1	0	<b>Proposed project to build a single family homes to be sold to a first-time homebuyer earnings at or below 80% AMI. Staff is working with NPBS on the obtaining the required information needed to draft a DDA.</b>	TBD
The Place	2800 Hulen Place	2	Riverside University Health System - Behavioral Health and City's General Services	31	0	Executed a Lease Agreement with the County of Riverside for 2800 Hulen Place who will pay an annual lease payment of \$1 and provide \$2,338,176 to rehabilitate the property to create 31 transitional housing units where residents will have their own room and a shared kitchen, restrooms and living space. In 2025, a Lease Amendment was executed with the County of Riverside to increase the County's funding contribution from \$2,338,176 to \$5,053,151 to fill the project's funding gap, extend the lease for 30 years, and add City of Riverside residency prioritization. On April 15, 2025, City Council awarded the rehabilitation bid 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 for the rehabilitation of the property. Demolition began June 10, 2025. Punch walk coordination anticipated to take place on March 31, 2026. Rehabilitation work anticipated to be completed by April 15, 2026.	4/30/2026
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 and is funded with \$178,155 of Measure Z funds and \$1,361,695 of CDBG funds. City Council approved the bid award and the contractor's agreement was executed. The Access Center's intake center has been closed. Staff have been relocated to the other side of the building to assist clients by appointment. Project progressing through drywall and insulation phase. Transition underway into interior build-out and coordination stage. Project expected to be completed by September 18, 2026.	TBD
Crest PSH Project	3431 Mt. Vernon Avenue	2	Crest Community Church	10	0	10-unit manufactured housing project is located in a high fire zone. The church has procured a firm to prepare a fire mitigation plan that can develop alternatives for compliance. A meeting with the developer and Olivecrest took place on January 11, 2023, 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, and breakdown of senior units vs. transitional youth units. Request to cover soft costs or construction costs if there is a gap. The Planning Commission approved a Conditional Use Permit and Design Review for the project that includes a residential development consisting of 11 dwelling units, a 3,100 sq. ft. multi-purpose room, outdoor amenities, and associated parking. Project was approved by CPC 4.10.25. Crest is working on filling the project's remaining gap.	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 Cal Home 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. The City did not receive an award. The City will be pursuing funding from its future PLHA grant. <b>The City is waiting for HCD to release the PLHA NOFA that will require the City to create a five-year spending plan.</b>	TBD
Sunrise at Bogart	11049 Bogart Avenue	7	Neighborhood Partnership Housing Services (NPHS)	22	22	An RFP for affordable housing development on the site was released and NPHS was the only respondent. On April 16, 2024, City Council approved a DDA for the development of 22 permanent supportive housing units that will be leased to households at or below 30% of AMI. Escrow has closed and Regulatory Agreement and Deed of Trust have been recorded against the property. 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 to begin in June 2025. Loan Agreement for HOME Investment Partnerships grant funds was approved by City Council in May 2025. The project's financing team had requested amended terms to the PIP and PLHA agreements to outline procedures in case grant funds are rescinded. The PIP and PLHA amendments were approved by Council in May 2025. Groundbreaking was held on July 2, 2025. Project is under construction.	6/30/2028
NPHS Homeownership Project	10370 Gould Street	7	Neighborhood Partnership Housing Services (NPHS)	1	0	<b>Proposed project to build a single family homes to be sold to a first-time homebuyer earnings at or below 80% AMI. Staff is working with NPHS on the obtaining the required information needed to draft a DDA.</b>	TBD
<b>DENSITY BONUS PROJECTS</b>							
Orange Crest Housing Opportunity Site No. 6	1886 Van Buren Blvd., APN 280-270-024	4	Estancia Properties LLC	4	0	Density bonus project for the development of 71 housing units of which 4 will be available to households at 50% AMI or below. Grading and Building Permits are under review.	TBD
Warmington Residential Single Family Development	3510 Van Buren (APN 234-150-046, 234-140-018, and 234-140-019)	5	Century Communities of California, LLC	8	0	Density Bonus project for the development of 149 single family residences of which 8 will be affordable to very low income households. Under Construction.	TBD
Warmington Residential Single Family Development	Corner of Victoria and La Sierra, APN 136-220-016	5	Warmington Residential California	3	0	49 Single family home ownership units of which three are affordable. Council approved the project 6/24/2025. Affordability Covenant has been executed. Grading and Building Permits are under review.	TBD

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La Sierra and Norwood	5051 La Sierra, APN: 146-170-001, 146-170-003, 146-170-023, 146-170-025, 146-170-027, 146-170-028, 146-170-029, 146-170-030, 146-170-031, 146-170-032	7	BCT La Sierra LLC	2	0	Density Bonus project for the development of 232 unit townhome residences of which 2 will be affordable to low income households. Grading and Building Permits are under review.	TBD
<b>TENANT RELOCATION</b>							
Fifeld	5025 La Sierra Ave	7	Sierra Land LLC	10		283 housing units being developed. CAO has drafted the 10 affordable housing units. Staff has reached out to planning to find out when the affordable covenants need to be recorded against the property.	TBD
<b>GRANT PROJECTS</b>							
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 40 installations out of a minimum of 100 required. The final 7-10 GRID installations are in progress. SAWPA (xeriscape) has completed 23,000 sq feet of installations. More than 80 trainees have graduated out of the construction cohorts through Workforce Development. We have submitted an amendment to extend the project end date to 3/31/2026. We have also submitted an amendment to reallocate \$400,000 to additional sustainability projects within the project area to improve the community and spend down all funds.	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 Resident Leadership Academies and has held over 50 outreach and peer leader training events. Love Riverside was awarded \$250,000 for community impact projects and to date has hosted 30 neighborhood clean-up, beautification, and disaster preparedness events. RCHF has completed their RLA trainings and participants have competed their community projects. RCHF held a Bark in the Park event at Challen Park on 10/25/25. Love Riverside has recieved an extention from the State to continue activites through March 2026. Project is complete. <b>Staff is working with the State to submit final reports.</b>	N/A

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Total Affordable Housing Units in Pipeline	336
Total PSH Units in Pipeline	24
Total Transitional Housing Units in Pipeline	41

Housing Units in Pipeline Development		
Ward	No. of Units	%
1	289	72%
2	41	10%
3	0	0%
4	4	1%
5	32	8%
6	0	0%
7	35	9%
<b>Total</b>	<b>401</b>	<b>100%</b>