

## HOUSING AUTHORITY PROJECTS IN PIPELINE FOR DEVELOPMENT

| PROJECT                    | ADDRESS                                                                                             | WARD NO. | PARTNER                 | TOTAL UNITS/ BEDS | PSH UNITS | STATUS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | COMPLETION DATE                                       |
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| 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. . Awarded by the California Tax Credit Allocation Committee (TCAC) for the 59 affordable senior housing units. HOME-ARP agreement executed and project has closed escrow. Groundbreaking for the Senior Project held on June 10th, 2024. Resolution to accept AHSC funds and Agreements with Eden Housing and Public Works for the use of the ASHC grant funds to be presented to City Council in May 2025 for their consideration. Developer informed staff that the family project has a \$5 million gap even after a commitment of \$1,154,171 of HOME funds. On March 11, 2025, City Council approved a \$1 million Prohousing Incentive Program Loan Agreement, brining the funding gap to \$4 million. The HOME Loan Agreement was approved by City Council in August 2025. <b>The Senior project is under construction, approx 54% complete with an estimated completion date is May 2026. Construction on family project will begin when all funding entitlements are in place, with a target closing date of October 2025. Ground breaking for family project and tour of senior construction site being planned for November 14th. 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 (HHAP) funding is available to cover this cost.</b> | Senior Project: May 2026 Family Project: October 2027 |
| 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. <b>Project is in design review.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 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. <b>Selected contractor has backed out. The RFP will be updated and re-released.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | TBD                                                   |
| Grapevine                  | 2882 Mission Inn Avenue (Housing Authority Site) and 2731-2871 University Avenue (Successor Agency) | 1        | MJW Investments, LLC    | 64                | 10        | Housing Authority Board approved a resolution declaring the property as surplus on November 14, 2023. Grapevine was the only responsive applicant. A Disposition and Development Agreement (DDA) has been drafted and staff is waiting for the developer to submit an updated project budget and timeline for the DDA. On October 8th, <b>developer was provided with a pro forma template to complete to reflect the updated project budget and unit count.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | TBD                                                   |

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| The Place               | 2800 Hulen Place | 2        | Riverside University Health System - Behavioral Health and City's General Services | 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. 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 Lease Amendment was presented to the Riverside County Board of Supervisors and City Council on April 15, 2025 to increase the County's funding contribution from \$2,338,176 to \$5,053,151 to fill the project's funding gap and extend the lease for 30 years and add City of Riverside residency prioritization. City Council awarded the 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. Underground Plumbing - Backfill started on 8/8, was compacted and slab pour was done on Friday 8/16. Framing continues toward the completion of the end of early September target to include finishing frame-in and incorporating added structural supports. Roof Work / HVAC Preparation - HVAC curbs were received and installed. Solatube curbs were installed last week. Roof abatement of the asbestos containing materials was performed on 8/6. Hazardous materials were removed. Clean Harbor tested the abatement work on the roof and provide a clearance report and signed off on the manifest. Roofing Demo was completed on 8/21. All the HVAC and solatube curbs are installed. The new roofing will be installed. Electrical work including conduit and MC cable has started. This is due to the progress of the framing. Rehabilitation work anticipated to be completed by 3/12/2026. | 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, which 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. Access Center intake center has been closed and staff has been relocated to the other side of the building to assist clients by appointment. Fencing is roughly 60% installed; portable toilets still on track for setup by targeted date. Plan check comments received on 9/02 include, in addition to minor drawing corrections, the following directives:<br>1. Modify parking stall striping to allow sufficient turning radius for fire department.<br>2. Add truncated domes to delineate transition between entrance ramp and parking lot asphalt.<br>3. Provide structural load calculations for new rooftop mechanical equipment.<br>4. Provide duct detectors for mechanical equipment and fire alarm system.<br>5. Denote information pertaining to emergency lighting and exit signs on the electrical and lighting plans.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | TBD             |

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| 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. Project submitted to DRC for comments. Waiting for Crest to confirm HHAP funding request amount of \$285,431, agreement to 20-year affordability covenant, breakdown of senior units vs transitional youth units, and if gap request is to cover soft costs or construction costs. <b>The Planning Commission approved a Conditional Use Permit and Design Review for the project that includes the a residential development consisting of eleven dwelling units, a 3,100 square foot multi-purpose room, outdoor amenities, and associated parking. Project was approved by CPC 4.10.25. Budget gap is \$285,431 for permit fees. Project Budget and Project Timeline forthcoming with OTC proposal expected any day. CAO to work on Subrecipient Agreement for HHAP Funds.</b> | TBD             |
| Motel Conversion                 | 1590 University Avenue      | 2        | Riverside Housing Development Corporation        | 114               | 94        | <b>Acquisition and conversion of 114 motel rooms into studios. On March 25, 2025, City Council approved a HHAP3 Subrecipient Agreement for \$250,000 to cover predevelopment cost. RHDC and the City submitted a joint-application for up to \$35,000,000 in Homekey+ funding and \$8,984,890.09 in HHAP 3, HHAP 4, HOME and CDBG funding. Conditional Homekey+ awards to be announced on a rolling basis beginning in June 2025. Awaiting on HCD to make grant award announcements.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | TBD             |
| 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. <b>The City did not receive an award. The City will be pursuing funding from its future PLHA grant.</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. City Council approved a DDA approved on April 16, 2024. 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 beginning 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. <b>Groundbreaking held July 2, 2025. Project is under construction.</b>                                                                     | 6/30/2028       |

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| DENSITY BONUS PROJECTS                                                                                         |                                                                |          |                                                                                                                                                                                                                                     |                   |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                 |
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| PROJECT                                                                                                        | ADDRESS                                                        | WARD NO. | PARTNER                                                                                                                                                                                                                             | TOTAL UNITS/ BEDS | PSH UNITS | STATUS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | COMPLETION DATE |
| Warmington Residential Single Family Development                                                               | 3510 Van Buren (APN 234-150-046, 234-140-018, and 234-140-019) | 5        | Warmington Residential California                                                                                                                                                                                                   | 8                 |           | Density Bonus project for the development of 149 single family residences of which 8 will be affordable to very low income households.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |
| Warmington Residential Single Family Development                                                               | Corner of Victoria and La Sierra, APN 136-220-016              | 5        | Warmington Residential California                                                                                                                                                                                                   | 3                 |           | 49 Single family home ownership units of which three are affordable. Council approved the project 6/24/2025.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                 |
| TENANT RELOCATION                                                                                              |                                                                |          |                                                                                                                                                                                                                                     |                   |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                 |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                 |
| GRANT PROJECTS                                                                                                 |                                                                |          |                                                                                                                                                                                                                                     |                   |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                 |
| TCC Implementation Grant (Target area: Eastside), TCC Award: \$9,080,894, AHSC Award for Entrada: \$22,121,206 |                                                                | 2        | 1.GRID Alternatives IE<br>2.TreePeople3.Santa Ana Watershed Project Authority (SAWPA)<br>4.Riverside Community Health Foundation<br>5.Community Settlement Association (CSA)<br>6.County of Riverside EDA<br>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 36 installations out of a minimum of 100 required. Another 14 GRID installations are in progress. SAWPA (xeriscape) has completed 23,000 sq feet of installations. Both GRID and SAWPA have several applicants lined up in the new project area. More than 60 trainees have graduated out of the construction cohorts through Workforce Development. We are currently reviewing one final amendment to extend the project timeline one last time. | N/A             |
| Neighbor to Neighbor Grant                                                                                     |                                                                | ALL      | 1. Riverside Community Health Foundation (RCHF) Resident Leadership Academy<br>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 15 neighborhood clean-up, beautification, and disaster preparedness events. <b>RCHF is wrapping up their RLA classes and RLA participants will be planning their final Community Impact Projects for November 2025. 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.</b>                                                                                                                                                                                                                                                                                                                                                                  | N/A             |

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|                                            |     |
|--------------------------------------------|-----|
| Total Affordable Housing Units in Pipeline | 497 |
| Total PSH Units in Pipeline                | 169 |

| Affordable Housing Units in |              |             |
|-----------------------------|--------------|-------------|
| Ward                        | No. of Units | %           |
| 1                           | 278          | 56%         |
| 2                           | 155          | 31%         |
| 3                           | 0            | 0%          |
| 4                           | 0            | 0%          |
| 5                           | 32           | 6%          |
| 6                           | 0            | 0%          |
| 7                           | 32           | 6%          |
| <b>Total</b>                | <b>497</b>   | <b>100%</b> |