

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 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 \$8.16 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. Senior Project has been awarded \$3,000,000 in HOME-ARP funds and \$2,025,365 in HHAP funds. Groundbreaking for the Senior Project held on June 10th, 2024. Family project has been awarded \$1,154,171 of HOME funds, \$1 million Prohousing Incentive Program funds, and \$971,108.60 in PLHA funds. Ground breaking for Family project and tour of Senior construction site held on November 14th. Senior Fire Caulking Inspection late June. Final inspection before stucco installation expected this month. Senior mechanical and fans have been installed. Cabinetry is being installed. Leasing office to open late Fall 2026. Family phase-slab poured, vertical framing began 1st week of June. Family framing to start in late June. Temporary Certificate of Occupancy (TCO) expected January 12, 2027.	Senior Project: January 2027 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. Project is in design review. POL is preparing funding applications.	TBD
University Duplex	2348 University Avenue	1	RHDC	3	0	Property is vacant and is fenced off. Asbestos and Lead survey on the property completed. The RFP was re-released and closed in November 2025. City Council approved a Construction Agreement with Precision Works, Inc of Ventura, California for \$87,600 for the abatement and dmeoiton of the duplex structure. The contract is being routed by Finance for signature. Staff is working with Planning Department to file an exemption to allow future building of additional affordable units using the Pre-Approved Pland for Missing Middle Housing developed by the Planning Department.	TBD
Patterson Court Senior Apartments	1970 Patterson Street	1	Retirement Housing Foundation	64	0	Project has been entitled for 64 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
Grapevine	2882 Mission Inn Avenue (Housing Authority Site) and 2731-2871 University Avenue (Successor Agency)	1	MJW Investments, LLC	10		Housing Authority Board approved a resolution declaring the property as surplus on November 14, 2023. Grapevine was the only responsive applicant. Approx. 54 market rate units will be developed on the Successor Agency owned parcel. 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. Grapevine is partnering with Riverside Housing Development Corporation to develop 10 affordable housing units on the Housing Authority site.	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. Construction is substantially complete. The City completed its final inspections and signed off on all contract work on July 1, 2026. Contractor is working through the remaining closeout and warranty items. Riverside County should have operator in place by October 2026.	8/31/2026
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: 1. Modify parking stall striping to allow sufficient turning radius for fire department. 3. Provide structural load calculations for new rooftop mechanical equipment. 2. Add truncated domes to delineate transition between entrance ramp and parking lot asphalt. 4. Provide duct detectors for mechanical equipment and fire alarm system. 5. Denote information pertaining to emergency lighting and exit signs on the electrical and lighting plans.	TBD
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. 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.	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.	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. 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 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. Groundbreaking held July 2, 2025. Project is under construction. Expected TCO October 30.	10/31/2026

DENSITY BONUS PROJECTS							
PROJECT	ADDRESS	WARD NO.	PARTNER	TOTAL UNITS/ BEDS	PSH UNITS	STATUS	COMPLETION DATE
NPHS Homeownership Project	2666 14th Street and 10370 Gould Street	1 & 7	Neighborhood Partnership Housing Services (NPHS)	2	0	Proposed project to build 2 single family homes to be sold to households at or below 80% AMI. Staff is working with NPHS on a DDA	TBD
Estancia - Orange Crest Housing Opportunity Site No. 6	18860 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. Affordability Covenant needs to be recorded against the property.	TBD
Sagecrest - 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. Affordability Covenant has been executed. Under Construction.	TBD
Victoria Grove - 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. Obtained grading permit and about to begin construction on the model homes.	TBD
La Sierra and Norwood	5051 and 5025 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	12	0	Density Bonus project for the development of 232 unit townhome residences, which two units will be affordalbe to very low income households (density bonus) and 10 units will be available to very low income households (California Housing Crisis Act of 2019 units). Affordability Covenant has been executed. Grading permits are under review.	TBD

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Total Affordable Housing Units in Pipeline	336
Total PSH Units in Pipeline	24
Total Transitional Housing Units	41
Total Units	401

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%
Total	401	100%