

HOUSING AUTHORITY'S PROJECTS UPDATE

HOUSING AUTHORITY

Housing and Homelessness Committee

March 24, 2025

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DEVELOPMENT PIPELINE

513 affordable housing units

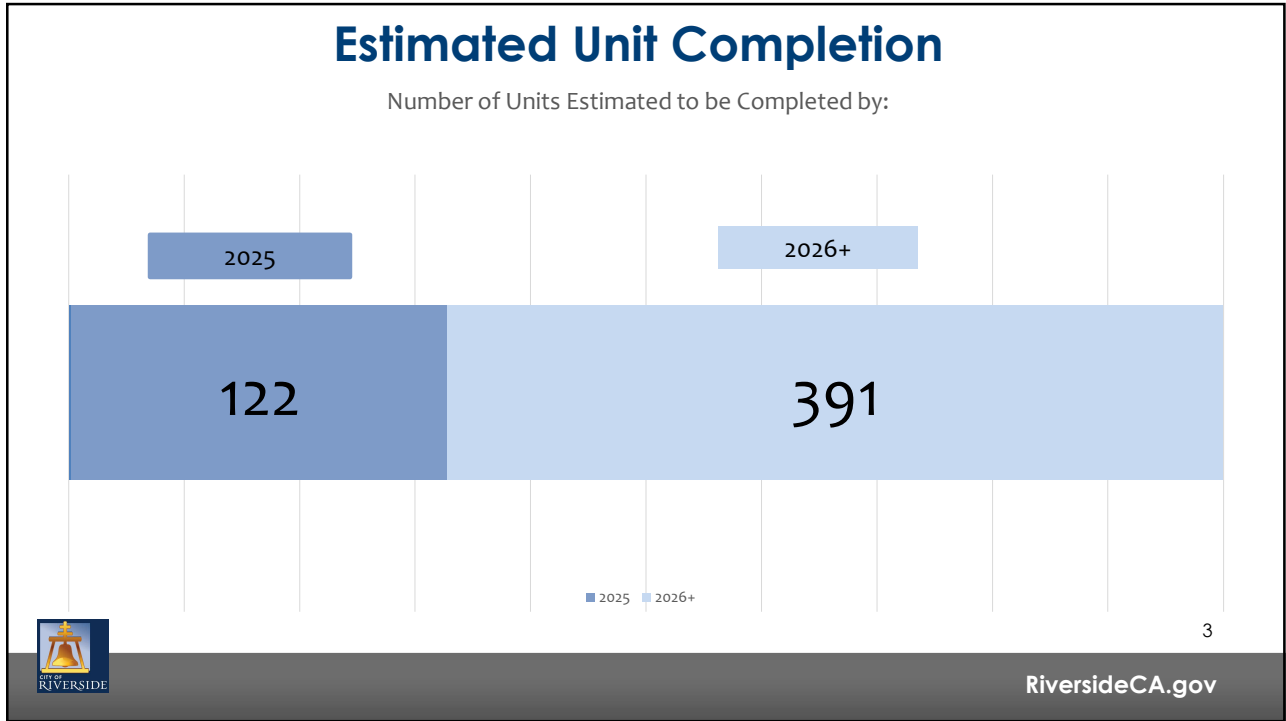
- Permanent Supportive Housing units: 174



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WARD 1 – THE ASPIRE



- Developer: Innovative Housing Opportunities
- 3861 - 3893 Third Street
- 32 units of PSH for homeless youth
- Full leased up
- Second Amendment to PLHA Loan Agreement for gap funding going to Council on March 25, 2025

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WARD 1 – THE PLACE



- 2800 Hulen Place
- Operated by: Riverside University Health Systems – Behavioral Health
- Rehabilitate City-owned facility for 31 permanent housing units
- Purchasing is reviewing bids and staff will determine the project's shortfall for County to cover
- Lease Amendment to City Council in April 2025 to extend lease term to 30 years and increase funding from County



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WARD 1 – RIVERSIDE ACCESS CENTER



- 2880 Hulen Place
- Homeless Drop-in Day Center
- Rehabilitation of interior space and replace HVAC system
- Roof has been replaced
- \$178,155 in Measure Z funds
- Awarded \$1,361,695 in CDBG
- Contractor's agreement was executed and waiting for P.O. to be issued



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WARD 1 – MULBERRY GARDENS



- 2524 Mulberry Street
- Eden Housing
- 59 affordable senior housing units (under construction)
- 150 affordable family housing units
- PIP Agreement approved on March 11th for \$1 million
- Agreements for AHSC and HOME funds are being processed

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WARD 1 – 2550 14th STREET



- Owner: Path of Life Ministries
- Developer is updating the project budget that will show the project funding gap

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WARD 2 – 2348 UNIVERSITY AVENUE



- Housing Authority-owned duplex
- Property to be demolished
- New project will include an ADU for a total of 3 units
- Contractor award recommendation to be presented to Council early 2025



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WARD 2 – GRAPEVINE



- 2882 Mission Inn (Housing Authority site) and 2731-2871 University Avenue (Successor Agency)
- MJW Investments, Inc.
- Development of 74 units, including 12 affordable housing units
- Waiting on developer to provide updated project budget and timeline for DDA



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WARD 2 – CREST COMMUNITY CHURCH



- 3431 Mt. Vernon Avenue
- Transitional housing for families and transitional aged youth
- Church is seeking donors and investors to contribute \$2.8 million plus a \$1 million endowment for property maintenance
- Provided a TUMF exemption letter for project
- Olive Crest is requesting \$285,431 to cover permit fees



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WARD 2 – QUALITY INN MOTEL CONVERSION

- Developer: Riverside Housing Development Corporation
- Property: 1590 University Avenue
- Project: Acquire and convert 114 motel rooms into studio units
- HHAP 3 Subrecipient Agreement to City Council on March 25, 2025 for \$250,000 to cover predevelopment costs
- Resolution to apply for Homekey + funding and HHAP 3 and 4 Loan Agreement to City Council in April 2025



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WARD 7 – SUNRISE AT BOGART



- Developer: Neighborhood Partnership Housing Services (NPHS)
- 11049 Bogart Avenue
- 22 PSH units
- DDA approved by City Council April 16, 2024
- PIP Agreement approved by City Council on March 11th for \$1,440,000
- City Council to consider PLHA Loan Agreement for \$380,562 on March 25, 2025
- Agreements for HOME, and LAHTF funds are being processed by the City Attorney’s Office



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WARD 2 – TRANSFORMATIVE CLIMATE COMMUNITIES GRANT



EASTSIDE CLIMATE COLLABORATIVE

CITY OF RIVERSIDE

- 1000 trees planted (goal 1000)
- GRID Solar Installations: 29 solar installations have been completed (goal 100)
- SAWPA’s Xeriscape Installations: 14 completed (goal 35)
- Construction Trainee Cohort began February 3, 2025



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STRATEGIC PLAN ALIGNMENT

Envision Riverside 2025 Strategic Plan Priorities



#2 Community Well-Being

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability & Resiliency



Equity



Innovation



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RECOMMENDATION

That the Housing and Homelessness Committee receive the update on the Housing Authority's housing projects.



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