

HOUSING AUTHORITY'S PROJECTS UPDATE

Housing and Human Services

Housing and Homelessness Committee

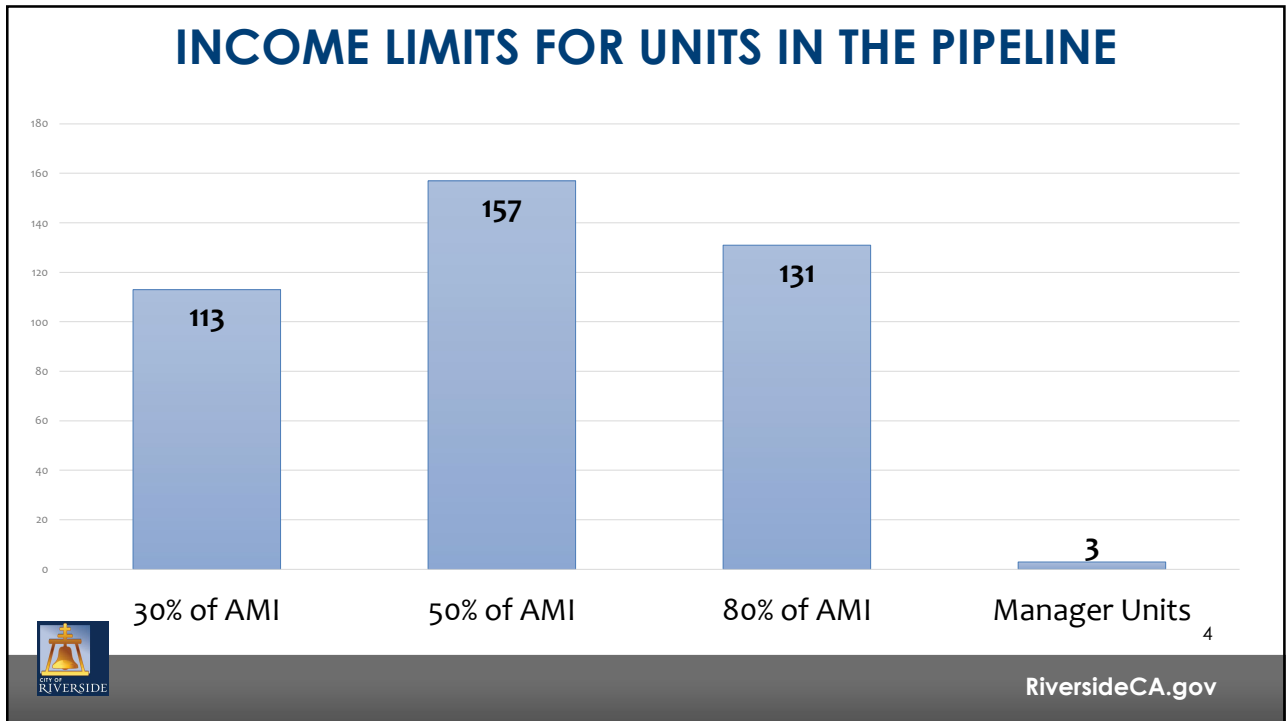
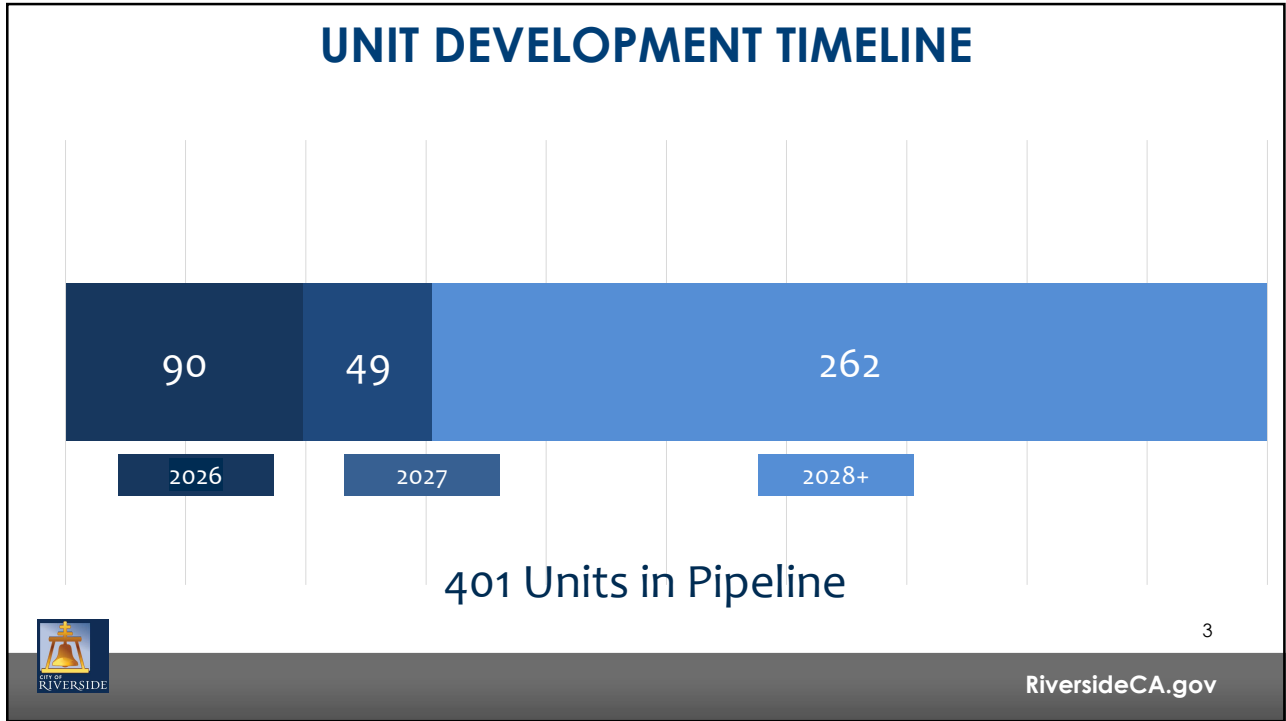
April 27, 2026

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DEVELOPMENT PIPELINE

- 336 affordable housing units
 - Density Bonus Law units: 17
 - California Housing Crisis Act of 2019: 10
- 24 Permanent Supportive Housing units
- 41 transitional housing units





WARD 1 – MULBERRY GARDENS



- 2524 Mulberry Street
- Eden Housing
- 59 affordable senior housing units (under construction) and 150 affordable family housing units
- Agreements for AHSC and HOME funds are being processed
- Requesting additional \$3 million in Permanent Local Housing Allocation and Homeless Housing, Assistance and Prevention grant funds
- Applications for Senior units to be accepted starting Summer 2026

5



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WARD 1 – 2550 14th STREET



- Owner: Path of Life Ministries
- Updated budget and schedule of performance received. POL is preparing funding applications
- Project is in design review

6



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WARD 1 – 2348 UNIVERSITY AVENUE



- Housing Authority-owned duplex
- Property to be demolished
- Multiple units to be built to replace the current structure
- \$73,000 Bid for demolition has been accepted and will be presented to City Council for approval on April 7, 2026



7

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WARD 1 – PATTERSON SENIOR HOUSING



- 1970 Patterson Street
- Retirement Housing Foundation
- Development of 64 units for Seniors
- Developer is applying for funding. Final unit mix to be determined by awarded funding.



8

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WARD 1 – GRAPEVINE



- 2882 Mission Inn (Housing Authority site) and 2731-2871 University Avenue (Successor Agency)
- MJW Investments, Inc.
- Development of 64 units, including 10 affordable housing units
- Staff received from developer an annual financial statement and updated sources, rent schedule, cash flow and timeline to review.



9

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WARD 1 INFILL HOMEOWNERSHIP PROJECT



- Developer: Neighborhood Partnership Housing Services
- Single family housing development at 2666 14th
- Homes will be sold to low-income first-time homebuyer
- Staff is reviewing the project pro forma



10

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WARD 2 – THE PLACE



- 2800 Hulen Place
- Operated by: Riverside University Health Systems – Behavioral Health
- Rehabilitate City-owned facility for 31 permanent housing units
- Lease Amendment to Riverside County Board of Supervisors and City Council on April 15, 2025, to extend lease term to 30 years
- Construction has begun with completion expected in April 2026

11

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WARD 2 – RIVERSIDE ACCESS CENTER



- 2880 Hulen Place
- Homeless Drop-in Day Center
- Rehabilitation of interior space and replace HVAC system
- \$178,155 in Measure Z funds and \$1,361,695 in CDBG funds
- Contractor's agreement was executed.
- Access Center staff has been relocated to the other side of the building.

12

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WARD 2 – CREST COMMUNITY CHURCH

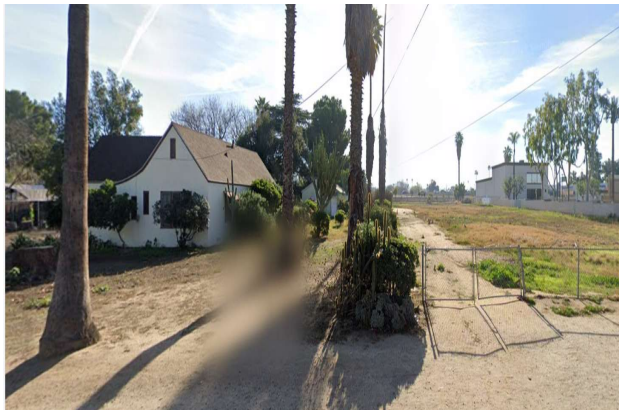


- 3431 Mt. Vernon Avenue
- Transitional housing for families and transitional aged youth
- Church is seeking donors and investors to contribute \$2.8 million plus a \$1 million endowment for property maintenance
- Provided a TUMF exemption letter for project
- Olive Crest is requesting \$285,431 to cover permit fees
- April 10th, Planning Commission approved Conditional Use Permit₁₃



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WARD 5 – GARDEN HOMEOWNERSHIP PROJECT



- Habitat for Humanity, Riverside
- 7382 and 7384 Garden Street
- Development of 13 single-family houses and 8 ADUs
- Waiting on HCD to release the Permanent Local Housing Allocation Notice of Funding Availability to apply for the city's entitlement allocation



14

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WARD 7 – SUNRISE AT BOGART



- Neighborhood Partnership Housing Services
- 22 PSH units at 11049 Bogart Avenue
- DDA approved by City Council April 16, 2024
- \$1,440,000 PIP and \$380,562 PLHA Agreements approved by City Council in March 2025, \$1,508,234 HOME Loan Agreement approved by City Council in May 2025
- Application for Homekey+ funds has been submitted. Awards to be announced beginning June 2025.
- Groundbreaking held on July 2, 2025. Project is under construction.

15



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WARD 7 – INFILL HOMEOWNERSHIP PROJECT



- Developer: Neighborhood Partnership Housing Services
- Single family housing development at 10370 Gould Street
- Homes will be sold to low-income first-time homebuyer
- Staff is reviewing the project pro forma

16



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DENSITY BONUS PROJECTS

- **3510 Van Buren (APN 234-150-046, 234-140-018 and 234-140-019)**
 - 149 housing development
 - Eight (8) very low-income units
 - Affordable Housing Agreement executed on June 11, 2025

- **APN 136-220-016, Corner of Victoria and La Sierra**
 - 49 single-family housing development
 - Three (3) very low-income units

- **18860 Van Buren (APN 280-270-024)**
 - 71 unit multi-family development
 - Four (4) very low-income units

- **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),**
 - **232 unit multi-family development**
 - Two (2) very low-income units



17

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CALIFORNIA HOUSING CRISIS ACT OF 2019

5025 La Sierra Avenue

- 283 multifamily housing development
- Ten (10) very low-income units

Affordability Housing Mix		
Income Bracket	1-BR Units	2-BR Units
At or below 30% of Area Median Income (AMI)	1	2
At or below 50% of AMI	1	2
At or below 80% of AMI	2	2
Total Units	4	6



18

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WARD 2 – TRANSFORMATIVE CLIMATE COMMUNITIES GRANT



EASTSIDE CLIMATE COLLABORATIVE

CITY OF RIVERSIDE



- 2,000+ trees planted (goal 1000)
- GRID Solar Installations: over 50 homes solar installations have been completed, up to almost 300 kW of solar
- SAWPA's Xeriscape Installations: nearly 25,000 square feet, reduction of water use of over one million gallons per year
- Riverside County Workforce Development helped over 100 residents obtain employment

19

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RECOMMENDATION

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



20

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