



City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: AUGUST 15, 2023

FROM: HOUSING AUTHORITY WARD: 2

SUBJECT: AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES SUBRECIPIENT AGREEMENT WITH WAKELAND HOUSING AND DEVELOPMENT CORPORATION FOR A \$1,953,826 GRANT TO SUPPORT SUSTAINABLE TRANSPORTATION INFRASTRUCTURE AND TRANSPORTATION-RELATED AMENITIES RELATED TO THE ENTRADA AFFORDABLE HOUSING DEVELOPMENT – SUPPLEMENTAL APPROPRIATION

ISSUE:

Approval of an Affordable Housing and Sustainable Communities Subrecipient Agreement with Wakeland Housing and Development Corporation for a \$1,953,826 grant to support Sustainable Transportation Infrastructure and Transit-Related Amenities related to the Entrada affordable housing development.

RECOMMENDATIONS:

That the City Council:

1. Approve an Affordable Housing and Sustainable Communities Subrecipient Agreement with Wakeland Housing and Development Corporation for a \$1,953,826 grant to support Sustainable Transportation Infrastructure and Transit-Related Amenities related to the Entrada affordable housing development;
2. With five affirmative votes, authorize the Chief Financial Officer, or designee, to record an increase in revenue and appropriate expenditures of \$1,953,826 in the Grants and Restricted Programs Fund, AHSC Entrada – RTA STI and AHSC Entrada – RTA TRA revenue and expenditure accounts; and
3. Authorize the City Manager, or designee, to execute the Affordable Housing and Sustainable Communities Subrecipient Agreement with Wakeland Housing and Development Corporation, including making minor and non-substantive changes.

BACKGROUND:

On February 4, 2020, the City Council approved Resolution 23542 authorizing the submission of a joint application between the City and Wakeland Housing and Development Corporation (Wakeland) to the Department of Housing and Community Development for the Affordable Housing and Sustainable Communities (AHSC) Program to fund the Entrada affordable housing project and associated transportation and pedestrian safety projects. The City was required under the AHSC program guidelines to be the co-applicant since the City has the legal authority to

complete the Sustainable Transportation Improvements (STI) and Transit-Related Amenity (TRA) projects. In order to qualify the Entrada affordable housing project proposal as a joint application, a City resolution authorizing the AHSC application was to be submitted as part of the full application package.

On or about August 7, 2020, the City received notification from the Department of Housing and Community Development (HCD) of an AHSC Program award in the amount of \$22,121,206 which included Program Loan Funds of \$13,003,254 specifically for the Entrada housing development and \$9,117,952 in program grant funds for the street improvement projects.

On or about February 1, 2022, the City and Wakeland executed an AHSC Co-Applicant Agreement documenting such program grant funds as noted below and defining the city as an active participant in developing the transit elements of the AHSC Grant:

- Wakeland Corp. (Housing-Related Infrastructure) \$3,235,000
- City (STI) \$4,126,495
- City (TRA Projects) \$1,003,857
- Wakeland Corp. (Housing and Program) \$ 752,600

On or about April 6, 2022, the City, Wakeland, and HCD entered into Standard Agreement 20-AHSC-14692 related to the Program Grant funds in the amount of \$9,117,952.

The STI and TRA projects include the following:

- Construction of high visibility crosswalks, overhead lighting, parklets, and murals along Park Avenue;
- On Linden Avenue, construction of a Class IV Bike Lane between Chicago Avenue and Iowa Avenue;
- On University Avenue and Chicago Avenue, install high visibility crosswalks and accessible pedestrian signal buttons, a diagonal crosswalk, and bus stop improvements at University Avenue and Chicago Avenue;
- At Patterson Park, construction of a pedestrian flashing beacon and crosswalk;
- Installation of advanced signal detection at Iowa Avenue and University Avenue;
- Construction of a pedestrian signal at Chicago Avenue and Seventh Street;
- Construction of a solar shaded walkway (in partnership with GRID Alternatives) at Chicago Avenue from Seventh Street to University Avenue;
- Expansion/construction of the Vine Street Mobility Hub including rider/driver amenities;
- Improvements to three bus stops on Chicago Avenue/University Avenue; and
- Urban greening components serving RTA Route 22 and OmniTrans Route 215.

DISCUSSION:

Following the execution of the AHSC Standard Agreement, the City agreed to provide a subgrant to Wakeland to disburse program grant funds to Riverside Transit Authority (RTA) in an amount not to exceed \$1,500,000 for STI projects and \$453,826 for TRA projects. These projects include the expansion/construction of the Vine Street Mobility Hub including rider/driver amenities, improvements to three bus stops on Chicago/university, rider/driver amenities, and urban greening components serving RTA Route 22 and OmniTrans Route 215.

An AHSC Subrecipient Agreement between the City and the Public Works Department for the remaining TRA and STI improvements projects will be brought before the City Council for their

consideration at a future meeting.

STRATEGIC PLAN ALIGNMENT:

The project supports **Strategic Priority 2 - Community Well-Being**, and specifically **Goals 2.1 – 2.5**.

This item aligns with each of the five Cross-Cutting Threads as follows:

1. **Community Trust** – The community was informed of the project through social media, community meetings, and the Housing Authority website. The project was discussed and approved in a public forum at prior City Council meetings.
2. **Equity** – Activities funded under the AHSC grant are accessible and made available to all Eastside residents.
3. **Fiscal Responsibility** – Riverside is a prudent steward of public funds and ensures responsible management of the City’s financial resources while providing quality public services to all.
4. **Innovation** – Riverside is inventive and timely in meeting the community’s changing needs and prepares for the future through collaborative partnerships and adaptive processes.
5. **Sustainability & Resiliency** – Riverside is committed to meeting the needs of the present without compromising the needs of the future and ensuring the City’s capacity to persevere, adapt and grow during good and difficult times alike.

FISCAL IMPACT:

The total fiscal impact of the action is \$1,953,826. Upon City Council approval, revenue will be recorded and expenditures appropriated in the funds, programs, and accounts listed in the table below.

Fund	Program	Account	Amount
Revenue			
Grants and Restricted Programs	AHSC Entrada-RTA STI	9342510-334100	\$1,500,000
	AHSC Entrada-RTA TRA	9342520-334100	\$ 453,826
Total			\$1,953,826
Expenditures			
Grants and Restricted Programs	AHSC Entrada-RTA STI	9342510-440210	\$1,500,000
	AHSC Entrada-RTA TRA	9342520-440210	\$ 453,826
Total			\$1,953,826

Prepared by: Michelle Davis, Housing Authority Manager
 Certified as to availability of funds: Kristie Thomas, Finance Director/Assistant Chief Financial Officer

Approved by: Mike Futrell, City Manager
Approved as to form: Phaedra A. Norton, City Attorney

Attachment: AHSC Subrecipient Agreement