

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE,  
3 CALIFORNIA, AUTHORIZING THE ACCEPTANCE OF GRANT FUNDS FROM  
4 THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR  
5 THE AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (“AHSC”)  
6 PROGRAM FOR FUNDING FOR THE MULBERRY GARDEN FAMILY  
7 PROJECT AND ASSOCIATED SUSTAINABLE TRANSPORTATION IMPROVE-  
8 MENT (“STI”) PROJECTS, IN THE AMOUNT OF \$14,000,000 FOR AN AHSC  
9 LOAN AND \$13,974,220 FOR A AHSC GRANT FOR STI PROJECTS, AND  
10 AUTHORIZING THE EXECUTION OF ALL REQUIRED DOCUMENTS BY THE  
11 CITY MANAGER OR HIS DESIGNEE.

12 WHEREAS, Eden Housing, Inc., a California limited partnership (“Developer”), is in the  
13 process of developing an affordable housing project at 2524 Mulberry Street in the City of Riverside,  
14 consisting of 150 affordable housing units for extremely low and very low-income households  
15 (hereafter “Mulberry Garden Family Apartments Project” or “Project”); and

16 WHEREAS, Developer has requested that the City of Riverside (“City”) identify Sustainable  
17 Transportation Improvement (“STI”) projects to support the Project; and

18 WHEREAS, the State of California, the Strategic Growth Council (“SGC”), and the  
19 Department of Housing and Community Development (“Department”) have issued a Notice of  
20 Funding Availability, dated January 30, 2023 (“NOFA”), under the Affordable Housing and  
21 Sustainable Communities (“AHSC”) Program established under Division 44, Part 1 of the Public  
22 Resources Code commencing with Section 75200; and

23 WHEREAS, Developer (through Eden Housing Inc., a California nonprofit public benefit  
24 corporation acting as the sole member and manager of Eden Housing, Inc., Developer’s managing  
25 general partner) and City desire to jointly apply for AHSC Program funds and to submit the  
26 Application Package released by the Department of the AHSC Program for funding of the Mulberry  
27 Garden Family Apartments Project and associated STI projects; and

28 WHEREAS, the AHSC Program provides grants and loans to applicants identified through a  
competitive process for the development of projects that, per the Program guidelines, will achieve  
greenhouse gas reductions by increasing the accessibility of local transit to affordable housing  
projects; and

1 WHEREAS, if awarded, the AHSC grant would provide residents of the Mulberry Gardens  
2 Family Apartments Project and the surrounding neighborhood within a one-mile radius with safe  
3 pedestrian access along Spruce Street, Mulberry Street, and the surrounding streets, through  
4 improvements such as concrete sidewalks, high visibility crosswalks, class III bikeway, LED flashing  
5 stop signs, radar speed feedback signs, and audible pedestrian signals; and

6 WHEREAS, the AHSC Program provides that joint applicants for a project will be held jointly  
7 and severally liable for completion of such project; and

8 WHEREAS, the City is familiar with the terms, conditions, and limitations of the loan and  
9 grant; and

10 WHEREAS, the City is willing and able to conform to each of the terms, conditions, and  
11 limitations imposed upon such loan and grant; and

12 WHEREAS, the City has determined that it is in its best interests to submit such application;  
13 and

14 WHEREAS, on March 28, 2023, the City Council of the City of Riverside adopted Resolution  
15 No. 23967, authorizing the City Manager, or designee, to execute an AHSC Program Application  
16 jointly with Developer, or one of its designated partners, and submit it to the Department, as detailed  
17 in the NOFA dated January 30, 2023, for Round 7 of the AHSC Program, for a total amount not to  
18 exceed Fifty Million Dollars (\$50,000,000), of which Thirty-Five Million Dollars (\$35,000,000) is  
19 requested as a loan for an Affordable Housing Development (“AHSC Loan”) and Fifteen Million  
20 Dollars (\$15,000,000) is requested for a grant for Housing-Related Infrastructure, Sustainable  
21 Transportation Infrastructure (“STI”), Transit-Related Amenities, or Program activities (“AHSC  
22 Grant”), as defined in the AHSC Program Guidelines adopted by SGC on December 15, 2022.

23 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,  
24 California, as follows:

25 Section 1: That the City Manager, or designee, is hereby authorized to accept grant funds  
26 awarded pursuant to an AHSC Program Application submitted jointly with Developer, as detailed in  
27 the NOFA dated January 30, 2023, for Round 7 of the AHSC Program, for a total amount not to exceed  
28 Twenty-Seven Million Nine Hundred and Seventy-Four Thousand Two Hundred and Twenty Dollars

1 (\$27,974,220), of which Fourteen Million Dollars (\$14,000,000) is a loan for an Affordable Housing  
2 Development (“AHSC Loan”) and Thirteen Million Nine Hundred and Seventy-Four Thousand and  
3 Two Hundred Dollars (\$13,974,220) is a grant for Housing-Related Infrastructure, Sustainable  
4 Transportation Infrastructure (“STI”) Projects, Transit-Related Amenities, or Program activities  
5 (“AHSC Grant”), as defined in the AHSC Program Guidelines adopted by SGC on December 15,  
6 2022.

7 Section 2: The City Manager, or his designee, is hereby authorized and directed to execute a  
8 State of California Standard Agreement (“Standard Agreement”) in a total amount not to exceed  
9 Twenty-Seven Million Nine Hundred and Seventy Four Thousand and Two Hundred and Twenty  
10 Dollars (\$27,974,220) (\$14,000,000 for the AHSC Loan and \$13,974,220 for the AHSC Grant), as  
11 well as any and all other documents required or deemed necessary or appropriate to secure the AHSC  
12 Program funds from the Department, and all amendments thereto (collectively, the “AHSC  
13 Documents”).

14 Section 3: That the City shall be subject to the terms and conditions as specified in the Standard  
15 Agreement: funds are to be used for allowable capital asset project expenditures to be identified in  
16 Exhibit A of the Standard Agreement; the application in full is incorporated as part of the Standard  
17 Agreement; any and all activities funded, information provided, and timelines represented in the  
18 application are enforceable through the Standard Agreement; and the City hereby agrees to use the  
19 funds for eligible capital asset(s) in the manner presented in the application as approved by the  
20 Department and in accordance with the NOFA and Program Guidelines and Application Package.

21 Section 4. That the City Manager, or designee, is authorized to execute in the name of the City  
22 of Riverside (“Co-Applicant”) the AHSC Program Application Package and the AHSC Program  
23 Documents as required by the Department for participation in the AHSC Program.

24 Section 5: That the City acknowledges that by submitting a joint application as a co-applicant  
25 that it will be jointly and severally liable for the completion of the Project required by the terms of any  
26 funding awarded to the City and Developer under the AHSC Program.

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1 ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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\_\_\_\_\_  
PATRICIA LOCK DAWSON  
Mayor of the City of Riverside

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Attest:

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\_\_\_\_\_  
DONESIA GAUSE  
City Clerk of the City of Riverside

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10 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the  
11 foregoing resolution was duly and regularly adopted at a meeting of the City Council on the \_\_\_\_\_  
12 day of \_\_\_\_\_, 2025, by the following vote, to wit:

13

Ayes:

14

Noes:

15

Absent:

16

Abstain:

17

18 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the  
19 City of Riverside, California, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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\_\_\_\_\_  
DONESIA GAUSE  
City Clerk of the City of Riverside

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23-0167.1 SBM 4/25/25

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