

## HOUSING AUTHORITY PROJECTS IN PIPELINE FOR DEVELOPMENT

| PROJECT                    | ADDRESS   | WARD NO. | PARTNER  | TOTAL UNITS/ BEDS | PSH UNITS | STATUS  | COMPLETION DATE |
|----------------------------|---|----------|--|-------------------|-----------|---|-----------------|
| Mulberry Village           | 2825 Mulberry Street  | 1        | Habitat for Humanity Riverside                         | 10 units          | 10        | The Dedication Ceremony was held on June 23, 2024. Certificate of Occupancy issued for 9 of the 10 units. <b>The unit with fire damage is still being repaired, with an expected completion by end of year.</b>   | December-23     |
| The Aspire                 | 3861 - 3893 Third Street  | 1        | Innovative Housing Opportunities                       | 32 units          | 32        | Permanent Supportive Housing (PSH) project for termed out foster and homeless youth. Groundbreaking event was held on April 11, 2023. Project is under construction.  | Jun-24          |
| The Place                  | 2800 Hulen Place  | 1        | Riverside University Health System - Behavioral Health | 31 units          | 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. <b>Project is in plan check. Comments from plan check expected late October. Permits expected by November. The project currently has a \$2.5 million funding gap.</b>  | Feb-24          |
| Cedar Rental Housing       | 4292 Cedar Street   | 1        | Riverside Housing Development Corporation (RHDC)       | 3 units           | 0         | RHDC has executed an agreement with a contractor for the rehabilitation work. Building permit issued 3/31/2023. Expected Completion December 2023.  | Dec-23          |
| Riverside Access Center    | 2880 Hulen Place  | 1        | City's General Services                                |                   |           | Staff submitted a CDBG FY 2023/24 funding application and was allocated \$661,000 to rehabilitate the interior space of the access center including staff and guest restrooms and HVAC and roof replacements. The project total cost is \$839,155. On August 1, 2023, City Council approved funding the remaining project funding gap of \$178,155. General Services will be able to release the bid for the rehabilitation project after the City has executed the CDBG agreement with HUD and a City Memorandum of Understanding CDBG Agreement.  | TBD             |
| 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 \$12.5 million for the City to perform Sustainable Transportation Infrastructure (STI) projects in the neighborhood around the new development. These projects will include safe pedestrian access along Spruce Street, Mulberry Street, and surrounding streets through improvements such as concrete sidewalks, high visibility crosswalks, class III bikeways, LED flashing stop lights, radar speed feedback signs, and audible pedestrian signals. <b>Awaiting on California Tax Credit Allocation Committee (TCAC) award announcements for the 59 affordable senior housing units.</b> | TBD             |
| Grapevine                  | 2882 Mission Inn Avenue (Housing Authority Site) and 2731-2871 University Avenue (Successor Agency) | 2        | MJW Investments, LLC                                   | 64                | 10        | <b>Housing Authority Board to consider a resolution declaring the property as surplus on November 14th. If approved, staff will release a Notice of Availability that will end in 60 days.</b>  | TBD             |

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| Entrada  | 1705, 1719, 1725, 1733, 1747, 1753 and 1761 Seventh Street | 2        | Wakeland Housing & Development Corporation  | 65 units          | 8         | Project is under construction. Wakeland submitted a funding request for American Rescue Plan Act (ARPA) affordable housing funds to help fill the \$1,000,000 gap in the project budget due to increased construction costs. Subrecipient Agreement between the City and Wakeland for disbursement of AHSC grant funds to RTA for related TRA and STI activities was approved by City Council on August 15, 2023. <b>Construction in progress. ARPA Loan Agreement for additional \$1million to go to City Council early 2024</b>  | Mar-24          |
| 14th Street Rental   | 2550 14th Street   | 2        | Path of Life Ministries   | 2 units           | 2         | Path of Life plans to replicate The Grove or Mulberry project design. Path is still exploring alternative site configurations and securing additional partners. Awaiting original signatures to First Amendment to the DDA to correct the Measure Z funding amount from \$65k to \$60k and update the schedule of performance. Confirmed with Planning that transitional housing is allowed on site and informed POL. First Amendment to DDA to correct amount of Measure Z funds has been executed. Developer held fundraiser to raise funds for project on October 12th.   | TBD             |
| Oasis Senior Villas  | 2340 14th Street   | 2        | A Community of Friends  | 95 units          | 46        | A Community Of Friends has begun submitted draw requests. Construction is substantially complete. Currently looking for Senior Veterans, apply through the County. <b>Expect Temporary Certificate of Occupancy by mid-November, waiting on final fire inspections. Move-ins are expected to begin late November and full lease-up by end of year. Grand opening to be scheduled in early 2024.</b>  | Oct-23          |
| University Duplex  | 2348 University Avenue                                     | 2        | RHDC  | 2 units           | 0         | Substantial rehabilitation of a duplex. CDBG funding for the rehabilitation of this duplex has been approved by City Council. Tenant has relocated, property is vacant and has been fenced. Asbestos and Lead survey on the property completed. Property will require major abatement in addition to rehabilitation. Staff is considering costs of demolition and reconstruction in comparison to rehabilitation. Currently working with planning to determine the maximum number of affordable units for the site.  | TBD             |
| TCC Implementation Grant (Target area: Eastside), TCC Award: \$9,080,894, AHSC Award for Entrada: \$22,121,206 |  | 2        | 1.GRID Alternatives IE<br>2.TreePeople3.Santa Ana Watershed Project Authority (SAWPA)<br>4.Riverside Community Health Foundation<br>5.Community Settlement Association (CSA)<br>6.County of Riverside EDA<br>7.UC Riverside CE-CERT |                   |           | <b>Tree planting is resuming with 200 trees planned to be planted by the end of the year, for a total of 974. GRID Alternatives will be closing out the year with three (3) more installations confirmed for a total of nine (9) complete installations. GRID will also be holding an application workshop in early November 2023. Annual report for 2023 is being processed and all partners are meeting with SGC and DoC to work on an amendment to the grant agreement to help the team spend down grant funds in an efficiently and timely manner. There have been 528 shade trees provided to residents (up from 453). Tree planting goal should be met by December 2023/January 2024 (100 trees planted). One new solar trainee is being interviewed through workforce program (this is a big deal because they haven't been able to find anyone for a few months). All partners are entering the amendment process to adjust funds and make sure goals are met. The Residents of Eastside Active in Leadership (REAL) received a Keep Riverside Clean and Beautiful award on 11/4/23 for all of their dedicated work with alleyway clean-ups. Riverside County had two more participants join their training program with GRID Alternatives for solar construction training. SAWPA has a new applicant for new xeriscape.</b> | N/A             |
| Vista de la Sierra   | 11253 Pierce Street  | 7        | La Sierra University Church / National Community Renaissance  | 80 units          | 34        | Project is under construction. Expected to be completed in October 2023. Application window was open from September 1st - September 15th. A lottery of 4,118 completed, qualifying applications was held on September 25th. Construction is significantly complete. <b>Waiting on final inspections for solar/electrical. Certificate of Occupancy is expected in December 2023. Grand opening to be scheduled early 2024.</b>   | Dec-23          |

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| Sunrise at Bogart                   | 11049 Bogart Avenue | 7        | Neighborhood Partnership Housing Services (NPHS) | 22 units          | 22        | NPSH is addressing their project funding gap. Since the property did not close escrow by December 31, 2022, the City has to follow the Surplus Land Act. The CAO drafted a Resolution designating the subject property as Exempt Surplus Property. The draft resolution was sent to HCD for review. HCD approved the draft Resolution on April 6, 2023. Resolution to declare the land as exempt surplus was approved by Council on June 6, 2023. An RFP for affordable housing development on the site was released and NPHS was the only respondent. Staff is working with the City Attorney's Office to update the previously drafted Disposition and Development Agreement that will be presented to the Housing Authority Board for their consideration in January 2024. | TBD             |
| Walden Homekey Transitional Housing | Various             |          | Walden Family Services                           | 25                | 0         | The City received a Homekey Round 3 conditional award of \$4.375 million in state funds that will be used to help purchase as many as five homes to create 25 single room occupancy (SRO) units of housing for young people who are homeless or in danger of becoming homeless. Staff is working with Walden to identify qualifying properties and meet State Homekey program requirements.   | 31-Dec-24       |

|                                  |     |
|----------------------------------|-----|
| Total Affordable Housing Units   | 615 |
| Total Transitional Housing Units | 25  |
| Total PSH Units                  | 197 |

| Affordable Housing Units in Development Pipeline |              |             |
|--|--------------|-------------|
| Ward   | No. of Units | %           |
| 1  | 285          | 46%         |
| 2  | 228          | 37%         |
| 3  | 0            | 0%          |
| 4  | 0            | 0%          |
| 5  | 0            | 0%          |
| 6  | 0            | 0%          |
| 7  | 102          | 17%         |
| <b>Total</b>                                     | <b>615</b>   | <b>100%</b> |