

HOUSING AUTHORITY'S PROJECTS UPDATE

Housing and Human Services

Housing and Homelessness Committee

April 28, 2025

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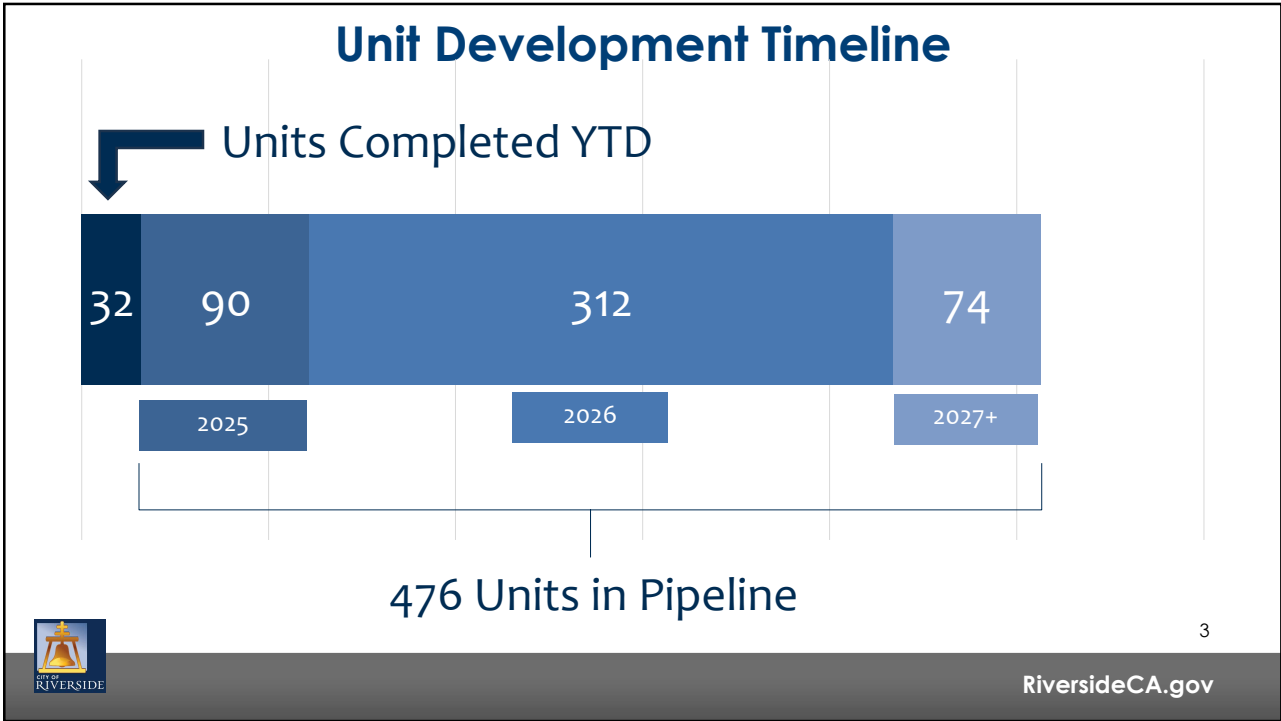
DEVELOPMENT PIPELINE

476 affordable housing units

- Permanent Supportive Housing units: 169



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WARD 1 – THE ASPIRE - COMPLETED



- Developer: Innovative Housing Opportunities
- 3861 - 3893 Third Street
- 32 units of PSH for homeless youth
- Full leased up
- March 25, 2025: Second Amendment to PLHA Loan Agreement approved by Council on March 25, 2025
- Grand opening event: May 29, 2025, at 9 a.m.

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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
- Lease Amendment to Riverside County Board of Supervisors and City Council on April 15, 2025, to extend lease term to 30 years, increase the County's funding contribution from \$2,338,176 to \$5,053,151 and award bid to Fasone GBC, of Whittier, California for \$4,653,151

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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
- \$178,155 in Measure Z funds and \$1,361,695 in CDBG funds
- Contractor's agreement was executed.
- Architect working on floor space design

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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 for demo to be presented to Council in May 2025⁹



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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
- April 10th, Planning Commission approved Conditional Use Permit 11



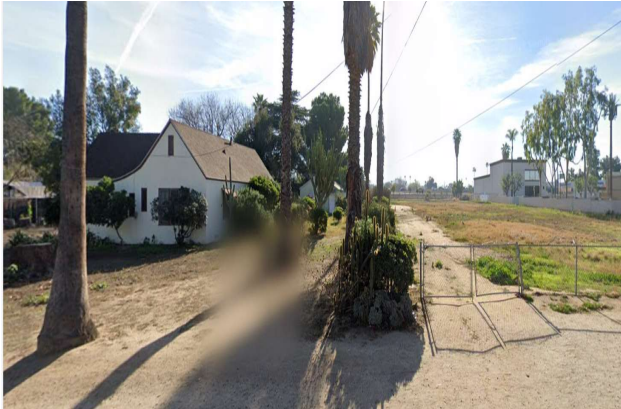
WARD 2 – QUALITY INN MOTEL CONVERSION



- Developer: Riverside Housing Development Corporation (RHDC)
- Property: 1590 University Avenue
- Project: Acquire and convert 114 motel rooms into studio units
- March 25, 2025, City Council approved a HHAP 3 Subrecipient Agreement with RHDC for \$250,000 to cover predevelopment costs
- Resolution to apply for Homekey + funding and HHAP 3 and 4 Loan Agreement to City Council on May 6, 2025



WARD 5 – GARDEN HOMEOWNERSHIP PROJECT



- Habitat for Humanity, Riverside
- 7382 and 7384 Garden Street
- Development of 13 single-family houses and 8 ADUs
- March 11, 2025, City Council approved a Resolution authorizing the City of Riverside to submit a CalHome Grant application to request \$10,000,000 from the State of California Department of Housing and Community Development’s 2024 Homeownership Super NOFA



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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
- Agreements for HOME, and LAHTF funds are being processed by the City Attorney’s Office
- Application for Homekey+ funds has been submitted



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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)
- More than 50 trainees have graduated the Workforce Development Construction program



STRATEGIC PLAN ALIGNMENT

Envision Riverside 2025 Strategic Plan Priorities



#2 Community Well-Being

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability & Resiliency



Equity



Innovation



RECOMMENDATION

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

