

HOUSING AUTHORITY'S PROJECTS UPDATE

Housing and Human Services

Housing and Homelessness Committee

October 27, 2025

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DEVELOPMENT PIPELINE

497 affordable housing units

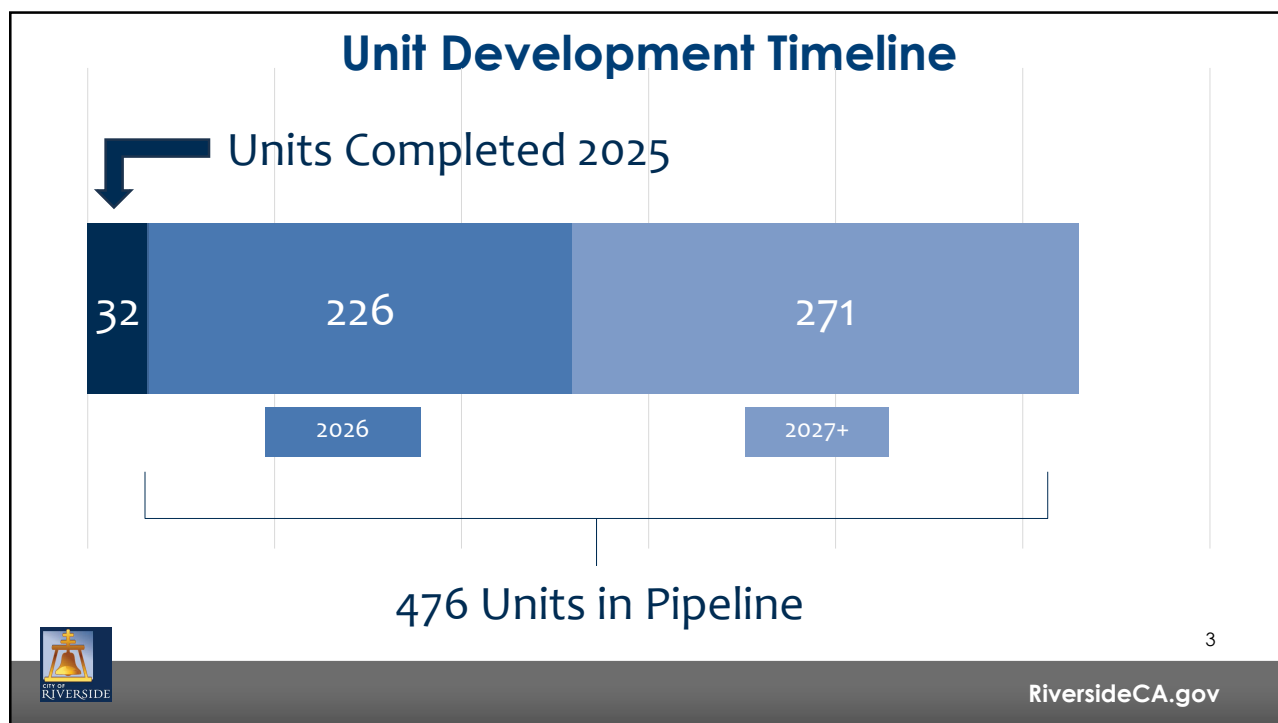
- Permanent Supportive Housing units: 169
- Density Bonus Law units: 11
- California Housing Crisis Act of 2019: 10



2



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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
- Agreements for AHSC and HOME funds are being processed
- Groundbreaking for family project and senior project construction site tour being planned for November 14th
- Requesting additional \$3 million
- Applications for senior units to be accepted starting early 2026

4

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WARD 1 – 2550 14th STREET



- Owner: Path of Life Ministries
- Updated budget and schedule of performance received
- Project is in design review



5

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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
- Selected contractor backed out before recommendation could be presented to Council.
- RFP to be updated and rereleased.



6

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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
- October 8th, developer was provided with a new proforma template to complete



7

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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
- Construction has begun with completion expected in March 2026



8

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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.
- Access Center staff has been relocated to the other side of the building.

9



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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 Permit₁₀



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WARD 2 – QUALITY INN MOTEL CONVERSION



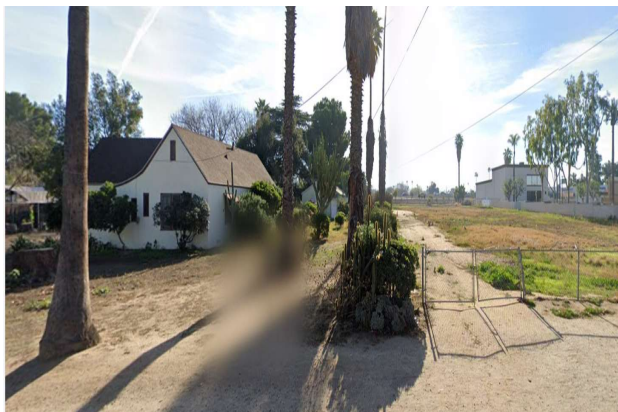
- Developer: Riverside Housing Development Corporation (RHDC)
- Property: 1590 University Avenue
- Project: Acquire and convert 114 motel rooms into studio units
- March 25, 2025, City Council approved a HHAP 3 Subrecipient Agreement with RHDC for \$250,000 to cover predevelopment costs
- Application for up to \$35,000,000 in Homekey+ funds submitted in May. Conditional awards to be announced beginning in June.
- Awaiting HCD to make award announcements

11



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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
- 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
- City did not receive an award. Staff will pursue PLHA funding.

12



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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.

13



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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



14



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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

15



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WARD 2 – TRANSFORMATIVE CLIMATE COMMUNITIES GRANT



**EASTSIDE CLIMATE
COLLABORATIVE**

CITY OF RIVERSIDE

- 1000 trees planted (goal 1000)
- GRID Solar Installations: 36 solar installations have been completed (goal 100)
- SAWPA's Xeriscape Installations: 14 completed (goal 35)
- More than 60 trainees have graduated the Workforce Development Construction program

16



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CITYWIDE – NEIGHBOR TO NEIGHBOR GRANT



- \$998,044.65 for Greater Arlanza: Connecting Neighbors to Neighbors- A Blue Zones Integration Project
- Riverside Community Health Foundation –Resident Leadership Academy
- Love Riverside –Community Impact Projects



17

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RECOMMENDATION

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



18

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