

HOUSING AUTHORITY PROJECTS IN PIPELINE FOR DEVELOPMENT

PROJECT	ADDRESS	WARD NO.	PARTNER	TOTAL UNITS/ BEDS	PSH UNITS	STATUS	COMPLETION DATE
The Aspire	3861 - 3893 Third Street	1	Innovative Housing Opportunities	32	32	Permanent Supportive Housing (PSH) project for termed out foster and homeless youth. Groundbreaking event was held on April 11, 2023. Project construction completed TCO for full building issued on 1/14/25. Property is fully leased up. The Second Amendment to the Permanent Local Housing Allocation (PLHA) is going to City Council on March 25, 2025 to award \$501,887.75 to fill the projects funding gap to increased materials and insurance costs.	1/31/2025
The Place	2800 Hulen Place	1	Riverside University Health System - Behavioral Health	31	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. Purchasing is reviewing bids and the final recommended bid will help staff identify the project's funding gap. The Lease Amendment will be presented to City Council in April 2025 to increase the County's funding contribution to fill the project's funding gap, extend the lease for 30 years and provide city prioritization.	8/1/2025
Riverside Access Center	2880 Hulen Place	1	City's General Services			The roof has recently been replaced. The project will include rehabilitating the interior space of the access center including staff and guest restrooms and HVAC replacement. The project total cost is \$1,539,850, which is funded with \$178,155 of Measure Z funds and \$1,361,695 of CDBG funds. City Council approved the bid award and the contractors agreement was executed. General Services is waiting for purchasing to issue a P.O.	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. . Awarded by the California Tax Credit Allocation Committee (TCAC) for the 59 affordable senior housing units. HOME-ARP agreement executed and project has closed escrow. Groundbreaking for the Senior Project held on June 10th. Resolution to accept AHSC funds and Agreements with Eden Housing and Public Works for the use of the ASHC grant funds to be presented to City Council in April 2025 for their consideration. Developer informed staff that the family project has a \$5 million gap even after a commitment of \$1,154,171 of HOME funds. On March 11, 2025, City Council approved a \$1 million Prohousing Incentive Program Loan Agreement, bringing the funding gap to \$4 million. The HOME Loan Agreement will be presented to City Council in Spring 2025. The Senior project is in construction, estimated completion date is November 2025. Construction on family project will begin when all funding commitment are in	Senior Project: November 2025 Family Project: TBD
14th Street Rental	2550 14th Street	1	Path of Life Ministries	2	2	Path of Life (POL) plans to replicate The Grove or Mulberry project design. Path is still exploring alternative site configurations and securing additional partners. Confirmed with Planning that transitional housing is allowed on site and informed POL. Second Amendment to DDA has been executed. POL is submitting an updated budget and schedule of performance. They are requesting \$320,000 to fill their project funding gap. POL is looking at a stick-build option and engaging in in-kind design work	TBD
University Duplex	2348 University Avenue	1	RHDC	3	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 would require major abatement and rehabilitation. CDBG funds will be RFP for demolition released May 29th. A bid has been selected. Award Recommendation to be presented to Council Spring 2025. Future 3 units to be built.	TBD
Grapevine	2882 Mission Inn Avenue (Housing Authority Site) and 2731-2871 University Avenue (Successor Agency)	2	MJW Investments, LLC	64	10	Housing Authority Board approved a resolution declaring the property as surplus on November 14, 2023. Grapevine was the only responsive applicant. A Disposition and Development Agreement (DDA) has been drafted and staff is waiting for the developer to submit an updated project budget and timeline for the DDA.	TBD

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Crest PSH Project	3431 Mt. Vernon Avenue	2	Crest Community Church	10	10	10-unit manufactured housing project. Located in a high fire zone. The church has procured a firm to prepare a fire mitigation plans that can develop alternatives for compliance. Met on January 11, 2023 with the developer and Olivecrest to discuss their new partnership and proposed project. Staff sent an Affordable Housing Application to Olivecrest on January 12, 2023. Project is seeking donors and investors to contribute \$2.8 million, plus a \$1 million facility endowment that will allow for maintenance and up-keep. Project submitted to DRC for comments. Waiting for Crest to confirm HHAP funding request amount of \$285,431, agreement to 20-year affordability covenant, breakdown of senior units versus transitional youth units, and if gap request is to cover soft costs or construction costs.	TBD
Motel Conversion	1590 University Avenue	2	Riverside Housing Development Corporation	140	67	Acquisition and conversion of 114 motel rooms into studios. On March 25, 2025, City Council to consider a HHAP3 Subrecipient Agreement for \$250,000 to cover predevelopment cost. RHDC is requesting the City to be a joint-applicant for Homekey+ funding that will help cover acquisition and development costs. RHDC has also requested \$7 million in HHAP 3 and HHAP 4 funding to cover project related costs.	
Surnise at Bogart	11049 Bogart Avenue	7	Neighborhood Partnership Housing Services (NPHS)	22	22	An RFP for an affordable housing development on the site was released and NPHS was the only respondent. City Council approved a DDA on April 16, 2024. Escrow closed on the property and the Regulatory Agreement and Deed of Trust was recorded against the property. NPHS was awarded Tax Credits. A Prohousing Incentive Agreement with NPHS was approved by City Council on March 11, 2025 for \$1,440,000. NPSH went out to bid for a contractor in October and bids came in higher than anticipated. As a result, NPHS has requested the City to apply jointly for Homekey + funding.	TBD
SUSTAINING AFFORDABLE HOUSING							
Brandon Place Senior Apartments	3947 Polk Street	2	Brandon Place LP	197	0	Current affordability covenants on the Brandon Place Apartments have expired. Brandon Place LP is applying for tax credits which will be used for rehabilitation. If awarded, new affordability covenants will be placed on the property. Brandon Place is not seeking funding from the City of Riverside at this time.	6/30/2025
TRANSFORMATIVE CLIMATE COMMUNITIES (TCC) GRANT							
TCC Implementation Grant (Target area: Eastside), TCC Award: \$9,080,894, AHSC Award for Entrada: \$22,121,206		2	1.GRID Alternatives IE 2.TreePeople3.Santa Ana Watershed Project Authority (SAWPA) 4.Riverside Community Health Foundation 5.Community Settlement Association (CSA) 6.County of Riverside EDA 7.UC Riverside CE-CERT			Riverside's grant project term ends in 2025 and is composed of 3 major projects: solar, greening, and xeriscaping. All projects are on track to be completed by the end of the term. All projects have plenty of funding left to complete their deliverables within the timeline (by March 2025). An amendment has been approved to the grant agreement to help the team spend down grant funds in an efficient and timely manner as well as adjust the project areas to reach more eligible residents. TreePeople celebrated the 1000th tree planted for this grant on 5/11, which is the first project goal met as well. They have given out an estimated 800 trees to residents out of the 1000 goal. GRID (solar) has completed 29 installations out of a minimum of 100 required. Another 14 GRID installations are in progress. SAWPA (xeriscape) has completed 14 installations out of a minimum of 35 required. Both GRID and SAWPA have several applicants lined up in the new project area. A total of 48 trainees have graduated out of the three construction cohorts through Workforce Development. Next cohorts begin February 3, 2025, and March 20, 2025. An extension of the grant agreement through September 2025 has been requested."	N/A

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Total Affordable Housing Units		513					
Total PSH Units		174					

Affordable Housing Units in Development Pipeline		
Ward	No. of Units	%
1	277	54%
2	214	42%
3	0	0%
4	0	0%
5	0	0%
6	0	0%
7	22	4%
Total	513	100%