

HOUSING AUTHORITY'S PROJECTS UPDATE

Housing and Human Services

Housing and Homelessness Committee

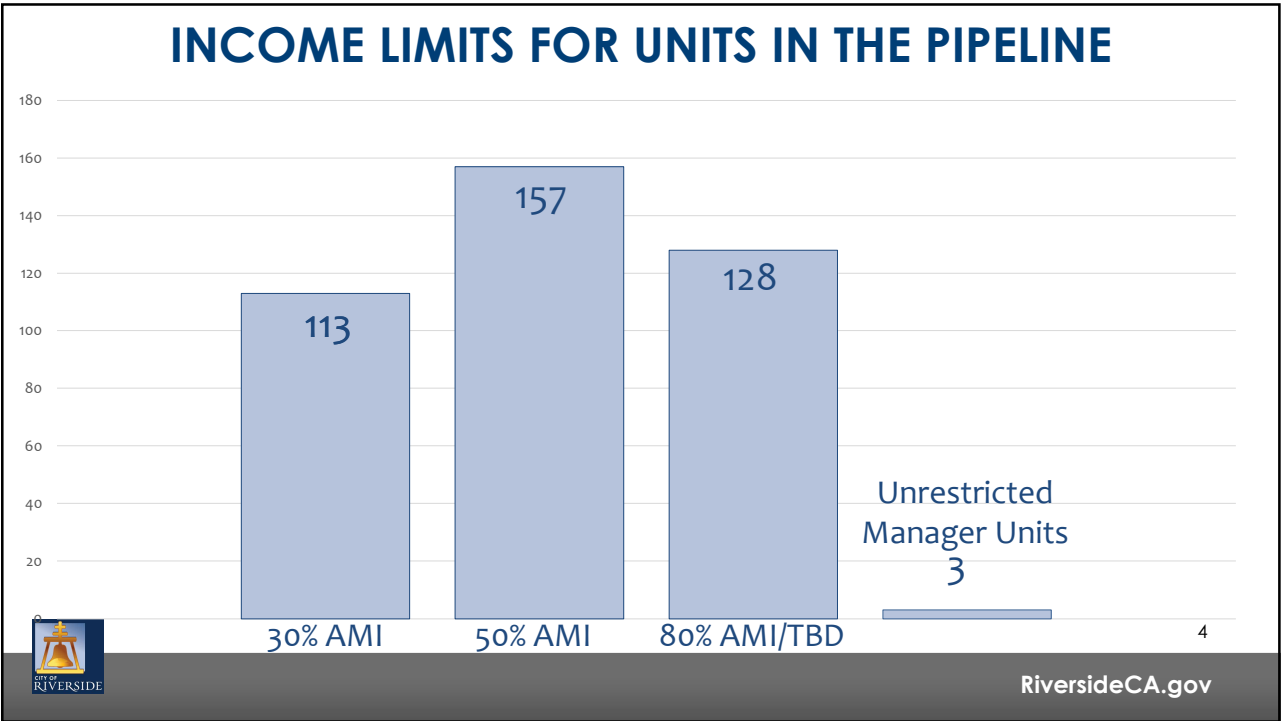
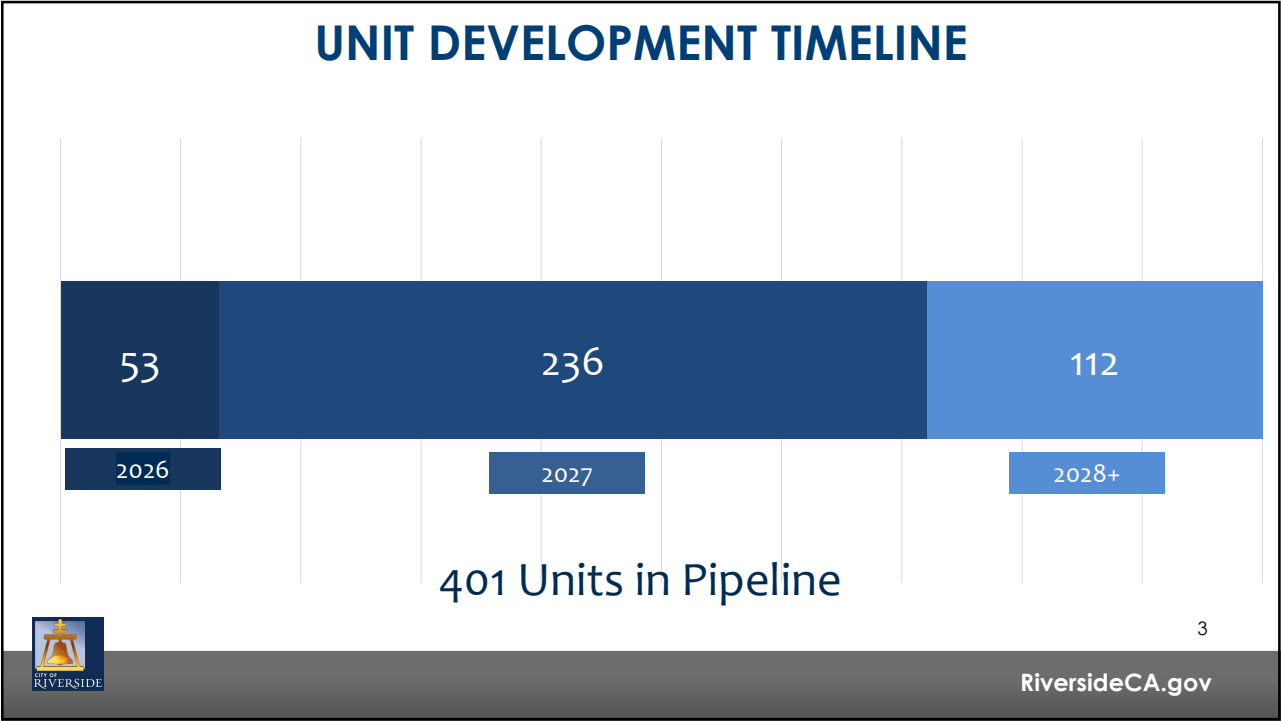
July 27, 2026

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DEVELOPMENT PIPELINE

- 336 affordable housing units
 - Density Bonus Law units: 19
 - California Housing Crisis Act of 2019: 10
- 24 Permanent Supportive Housing units
- 41 transitional housing units





WARD 1 – MULBERRY GARDENS SENIOR



- 2520 Mulberry Street
- Eden Housing
- 59 affordable senior housing units (Phase 1 of a 209-unit development)
- HOME-ARP and HHAP funding agreements have been executed
- Currently under construction. TCO expected January 2027
- Applications for Senior units to be accepted starting Fall 2026



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WARD 1 – MULBERRY GARDENS FAMILY



- 2524 Mulberry Street
- Eden Housing
- 150 affordable family housing units (Phase 2 of a 209-unit development)
- PIP, HOME, PLHA, and AHSC funding agreements have been executed
- AHSC Implementation Agreement and Subrecipient Agreement for Sustainable Transportation Infrastructure (STI) projects being processed.
- Framing has begun and construction is expected to be completed in October 2027



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WARD 1 – 2550 14th STREET



- Owner: Path of Life Ministries
- Updated budget and schedule of performance received. POL is preparing funding applications
- Project is in design review



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WARD 1 – 2348 UNIVERSITY AVENUE



- Housing Authority-owned duplex
- Property to be demolished
- Multiple units to be built to replace the current structure
- \$73,000 Bid for demolition was approved by City Council on May 19, 2026
- Construction Agreement is being routed for signature ⁸


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WARD 1 – PATTERSON SENIOR HOUSING



- 1970 Patterson Street
- Retirement Housing Foundation
- Development of 64 units for Seniors
- Developer is applying for funding. Final unit mix to be determined by awarded funding.



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WARD 1 – GRAPEVINE



- 2882 Mission Inn (Housing Authority site) and 2731-2871 University Avenue (Successor Agency)
- MJW Investments, Inc.
- Development of 64 units, including 10 affordable housing units
- August 2026, City Council to consider a Disposition and Development Agreement



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WARD 1 INFILL HOMEOWNERSHIP PROJECT



- Developer: Neighborhood Partnership Housing Services
- Single family housing development at 2666 14th
- Homes will be sold to low-income first-time homebuyer
- Pro form is under review



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WARD 2 – 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 been completed
- Operator procured by October 2026 ¹²



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WARD 2 – 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.

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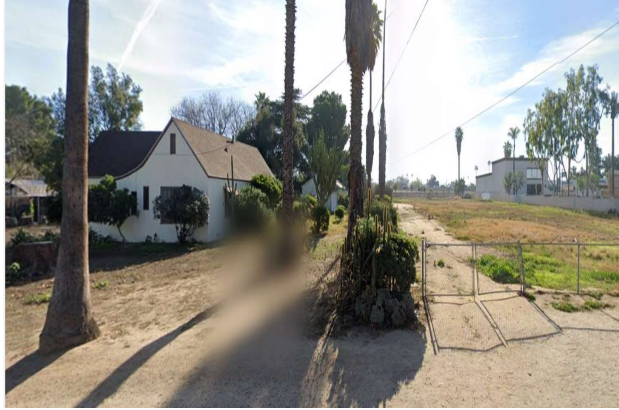
WARD 2 – CREST COMMUNITY CHURCH



- 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 Permit₁₄

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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
- Waiting on HCD to release the Permanent Local Housing Allocation Notice of Funding Availability to apply for the city's entitlement allocation



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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.



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WARD 7 – INFILL HOMEOWNERSHIP PROJECT



- Developer: Neighborhood Partnership Housing Services
- Single family housing development at 10370 Gould Street
- Homes will be sold to low-income first-time homebuyer
- Staff is reviewing the project pro forma



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DENSITY BONUS PROJECTS

- **Sagecrest**
 - 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
 - Under construction
- **Victoria Grove**
 - APN 136-220-016, Corner of Victoria and La Sierra
 - 49 single-family housing development
 - Three (3) very low-income units
 - Obtained grading permit and about to begin construction on the model homes



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DENSITY BONUS PROJECTS

- **Estancia**
 - 1886o Van Buren (APN 280-270-024)
 - 71 unit multi-family development
 - Four (4) very low-income units
 - Permits still under review. Developer needs to record the required Affordable Housing Agreement.
- **5051 and 5052 La Sierra (APN 146-170-001, -003, -023, -025, -027, -028, -029, -030, 031, and -032)**
 - 232 unit multi-family development
 - Two (2) very low-income units – Density bonus units
 - Ten (10) very low-income units – California Housing Crisis Act of 2019 units
 - Grading permits are under review



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RECOMMENDATION

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



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