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PERMANENT SUPPORTIVE HOUSING DEVELOPMENT UPDATE

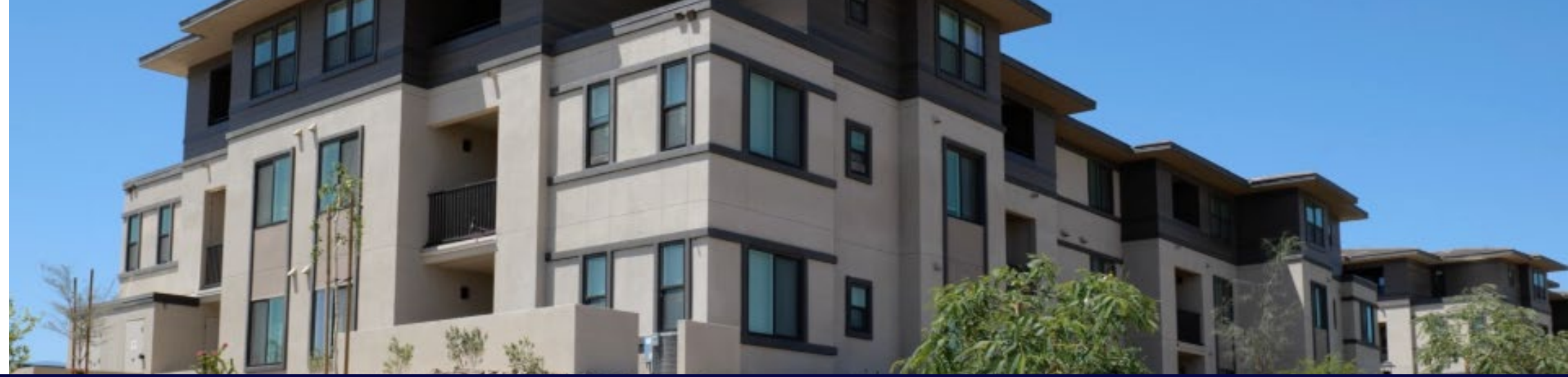
Affordable Housing & Gap Funding Resources

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rivcohws.org



BACKGROUND



DEFINITION

Permanent Supportive Housing (PSH) is housing assistance (i.e., long-term leasing or rental assistance), and supportive services are provided to assist households with at least one member (adult or child) with a disability in achieving housing stability. (HUD)



MISSION

- Provide an update on PSH projects that are under construction and complete.
- Highlight available gap financing resources.
- Discuss the referral process and opportunities to fully lease apartments.

PSH is one of the most effective strategies for ending chronic homelessness. Through the Coordinated Entry System (CES), individuals with the highest needs are matched to housing and supportive services. All five districts in Riverside County contain affordable housing developments that connect individuals to appropriate housing and support services.

Various Funding Sources

- **CARES:** Coronavirus Aid, Relief, and Economic Security
- **HHIP:** Housing and Homelessness Incentive Program
- **HOME:** Home Investment Partnerships Program
- **HOME-ARP:** HOME Investment Partnerships American Rescue Plan Program
- **IRC:** Inland Regional Center
- **LIHTC:** Low Income Housing Tax Credits
- **LMIHAF:** Low- and Moderate-Income Housing Asset Fund
- **MHP:** Multifamily Housing Program
- **MHSA:** Mental Health Services Act
- **NPLH:** No Place Like Home
- **PLHA:** Permanent Local Housing Allocation
- **PBV:** Project Based Voucher
- **VASH:** Veterans Affairs Supportive Housing
- **VHHP:** Veterans Housing and Homelessness Prevention Program

HOME AND PLHA

AVAILABLE PROGRAMS FOR GAP FUNDING

Home Investment Partnerships Program

- The HOME program provides formula grants to states and localities that communities use to fund a wide range of activities, including building, buying, and/or rehabilitating affordable housing for rent or homeownership.
- For Riverside County, HOME funding serves as a critical gap financing source that helps make affordable housing developments financially feasible.
- In FY 2026–27, Riverside County used \$2.08 million in HOME funding.
 - Approximately \$1.5 million was used for affordable housing development.
 - \$350,000 was used for the First-Time Homebuyers program.

Permanent Local Housing Allocation

- PLHA provides funding to local governments in California for housing-related projects and programs that assist in addressing the unmet housing needs of their local communities.
- For Riverside County, PLHA funding serves as a critical gap financing source that helps make affordable housing developments financially feasible.
- For the funding allocation of years 2019–2023, Riverside County used \$39.8 million.
 - Approximately \$30 million was dedicated to affordable housing development
 - \$7.5 million was used for the First-Time Homebuyers program.

This map illustrates the five legislative districts of Imperial County, California. The districts are defined by green outlines and labeled as follows:

- District 1:** Located in the northwest, including areas like Norco, Colton, and Hemet.
- District 2:** Located in the southwest, including areas like Warner, Blythe, and Mesquite.
- District 3:** Located in the south, including areas like Warner, Blythe, and Mesquite.
- District 4:** Located in the northeast, including areas like Warner, Blythe, and Mesquite.
- District 5:** Located in the north, including areas like Warner, Blythe, and Mesquite.

Major cities and towns shown on the map include Blythe, Mesquite, Warner, Hemet, Norco, Colton, and Warner. The Colorado River is shown on the west and south borders. The map also shows the locations of Imperial County, California, and its neighboring counties: Los Angeles County to the northwest, Orange County to the west, and San Diego County to the south.

Key Metrics

Total PSH Units



There are already a significant number of Permanent Supportive Housing (PSH) units operating throughout Riverside County, and that number continues to grow through projects that are under construction or in development. These projects typically rely on various funding from Local, State and Federal programs.

District	Total	PSH Restricted
1 st District	1,109	445
2 nd District	280	133
3 rd District	420	128
4 th District	1,370	651
5 th District	380	220
Total	3,559	1,577

Status	Total	PSH Restricted
Under Construction	720	385
Starting Construction 6 months	315	50
Planning	210	84
Completed and in Operation	2,154	928
Total	3,559	1,577

DISTRICT 1

PSH PROJECTS

Project Name, City	Units	Restricted Units	New/Rehab	Type	Referrals	Status	Funding
Cedar Glen Phase I, Riverside	51	15	New Construction	Family/MHSA	MHSA	Completed	PBV
Cedar Glen Phase II, Riverside	51	22	New Construction	Homeless/NPLH	CES and HCV	Completed	NPLH, PBV
Snowberry, Riverside	224	15	New Construction	Family/MHSA	MHSA	Completed	MHSA
Mission Heritage, Riverside	72	31	New Construction	Veterans/VASH	VA, CES and HCV	Completed	PBV
St. Michaels, Riverside	50	24	New Construction	Family/NPLH	CES	Completed	NPLH, PBV
Project Legacy, Riverside	49	49	Acquisition/Rehab	TAY LGBTQ+/Homekey	Site-based waiting list	Completed	Homekey, PBV, HHIP, HOPWA, CARES, ARPA
Vista de La Sierra, Riverside	80	39	New Construction	Family/NPLH	CES	Completed	NPLH, PBV
Oasis Senior Villas, Riverside	95	64	New Construction	NPLH/Veterans/Seniors	VA and CES	Completed	NPLH, PBV
The Aspire, Riverside	33	32	New Construction	Youth PSH	CES	Completed	PBV, HOME, PLHA
La Entrada, Riverside	65	8	New Construction	Family	CES & Site-based waiting list	Completed	PBV
Sparrow at Mulberry Gardens, Riverside	59	14	New Construction	Homeless/Seniors	CES	Under Construction/Leasing Phase	HHIP, PBV
Sunrise at Bogart, Riverside	23	22	New Construction	Homeless/NPLH	CES	Under Construction	NPLH, ARP, PBV
Camino Terrace, Jurupa Valley	80	25	New Construction	Veteran VHHP	CES	Financing	PBV





The Aspire Apartments received funding from HUD Section 8 project-based voucher program, HOME and PLHA loans, tax-exempt bonds, and federal low-income housing tax credits. The project has 33 newly constructed units, 32 of which are reserved for affordable housing units. Aspire serves individuals with special needs, people experiencing homelessness, and formerly homeless people.

DISTRICT 2

PSH PROJECTS

Project Name, City	Units	Restricted Units	New/ Rehab	Type	Referrals	Status	Funding
Vista Dorada (aka Ayres Hotel), Corona	53	52	Acquisition/ Rehab	Homeless/ Homekey	CES	Completed	ARPA, Homekey, 52 PBV
Cambren Apts, Lake Elsinore	75	37	New Construction	Homeless/ Families	CES	Under Construction	PLHA, ARPA, 37 PBV
5th Street, Corona	12	11	Acquisition/ Rehab	Homeless	CES	Leasing Phase	11 PBV
Second Street Apts, Corona	115	8	New Construction	Homeless	CES	Under Construction	HHIP, HOME, 8 PBV
Anchor Point, Corona	25	24	New Construction	Homeless	CES	Financing	County Funds (TBD)





Vista Dorada Apartments received Homekey and ARPA. The project converted a 53-room hotel property into 52 permanent supportive housing units. 52 PBVs

DISTRICT 3

PSH PROJECTS

Project Name, City	Units	PSH Restricted Units	New/Rehab	Type	Referrals	Status	Funding
Vineyards, Menifee	80	15	New Construction	Seniors/MHSA	MHSA	Completed	MHSA, LMIHAF
Perris Family Apts, Perris	75	15	New Construction	Family/MHSA	MHSA	Completed	MHSA, HOME
Rancho Las Bolsas (aka Rancho Family Housing), Temecula	55	26	New Construction	Family/NPLH	CES	Completed	NPLH, 26 PBV
Tres Lagos Phase I, Wildomar	89	43	New Construction	Homeless/NPLH	CES	Completed	NPLH, 88 PBV
Tres Lagos Phase II, Wildomar	88	42	New Construction	Homeless/NPLH	CES	Completed	NPLH, 42 PBV
Oakview Senior Apts II, Murrieta	48	40	New Construction	Homeless/Families	CES	Under Construction	ARPA, 40 PBV

Tres Lagos Apartments Phase I





Tres Lagos Apartments, Wildomar: NPLH, PBVs, a HACR land loan, tax-exempt bonds, and federal and state tax credits.

- **Phase I** – 89 total units. 88 PBV units. **43 referred by CES.**
- **Phase II** – 88 total units. 42 PBV units. **42 referred by CES.**
- **Phase III** – financing stage, **not PSH**



Rancho Las Bolsas Apartments, Temecula: NPLH, tax-exempt bonds, federal and state tax credits, and 26 PBV units set aside as PSH units .

DISTRICT 4

PSH PROJECTS

Project Name, City	Units	Restricted Units	New/Rehab	Type	Referrals	Status	Funding
Legacy Apts, Thousand Palms	80	15	New Construction	Family/MHSA	MHSA	Completed	LMIHAF
Cathedral Palm Apts, Cathedral City	224	68	Acquisition/Rehab	Seniors/NPLH	CES and HCV	Completed	NPLH, ARP, PBV
Pueblo Viejo Villas, Coachella	105	11	New Construction	Family/Special Needs	Inland Regional Center	Completed	HOME, PBV
Mt. View Estates, Oasis	107	107	New Construction	Homeless/Homekey	Site based waiting list	Completed	Homekey, CARES
Veterans Village, Cathedral City	60	59	New Construction	Veterans/VASH	VA and CES	Completed	NSP, PBV
Navigation Center, Palm Springs	80	80	Acquisition/Rehab	Homeless/Homekey	Site based	Completed	Homekey
Vista Sunrise II, Palm Springs	61	35	New Construction	Homeless/HIV/NPLH	CES and HCV	Completed	35 PBV, NPLH
Aloe Palm, Palm Springs	71	25	New Construction	Homeless/NPLH	CES	Completed	NPLH, PLHA, 32 PBV
Desert Marigold, Cathedral City	97	96	Acquisition/Rehab	Homeless/Homekey	CES	Completed	Homekey, HHIP, 96 PBV
Palm Villas Millenium, Palm Desert	120	55	New Construction	Homeless/Domestic Violence	CES	Under Construction	ARPA, 120 PBV
Villa Verde, Coachella	152	50	New Construction	Family/NPLH	CES	Under Construction	HASA, PLHA, NPLH, 78 PBV
Thomas Village, Palm Desert	40	10	New Construction	Families/IRC DDS	IRC	Financing	8 PBV (not CES referred)
Indio Senior Apts, Indio	65	25	New Construction	Homeless	CES	Financing	25 PBV

Aloe Palm Canyon





Aloe Palm Canyon received NPLH, PLHA, and funding from the City of Palm Springs. Total 71 units; 32 PBV units set aside as PSH units for seniors.

DISTRICT 5

PSH PROJECTS

Project Name, City	Units	Restricted Units	New/Rehab	Type	Referrals	Status	Funding
Rancho Dorado North, Moreno Valley	78	15	New Construction	Family/MHSA	MHSA	Completed	HOME
March Veterans, March	138	75	New Construction	Veterans/VASH	VA	Completed	75 VASH PBV
Liberty Village, Beaumont	38	21	New Construction	Veterans/VASH	VA	Completed	21 VASH PBV
March Veterans Village Building 1, March	30	15	New Construction	Veterans/ARPA	VA	Completed	ARPA
Moreno Valley Youth Village, Moreno Valley	12	12	Acquisition/Rehab	Youth PSH/Family/ARPA	Site based waiting list	Completed	ARPA
Summit View, Beaumont	48	47	New Construction	Homeless/HHIP	CES	Completed	HHIP, 47 PBV
Linwood Rose, Moreno Valley	36	35	New Construction	Homeless/Seniors	CES	Under Construction	HOME ARP, GF, 35 PBV

Summit View

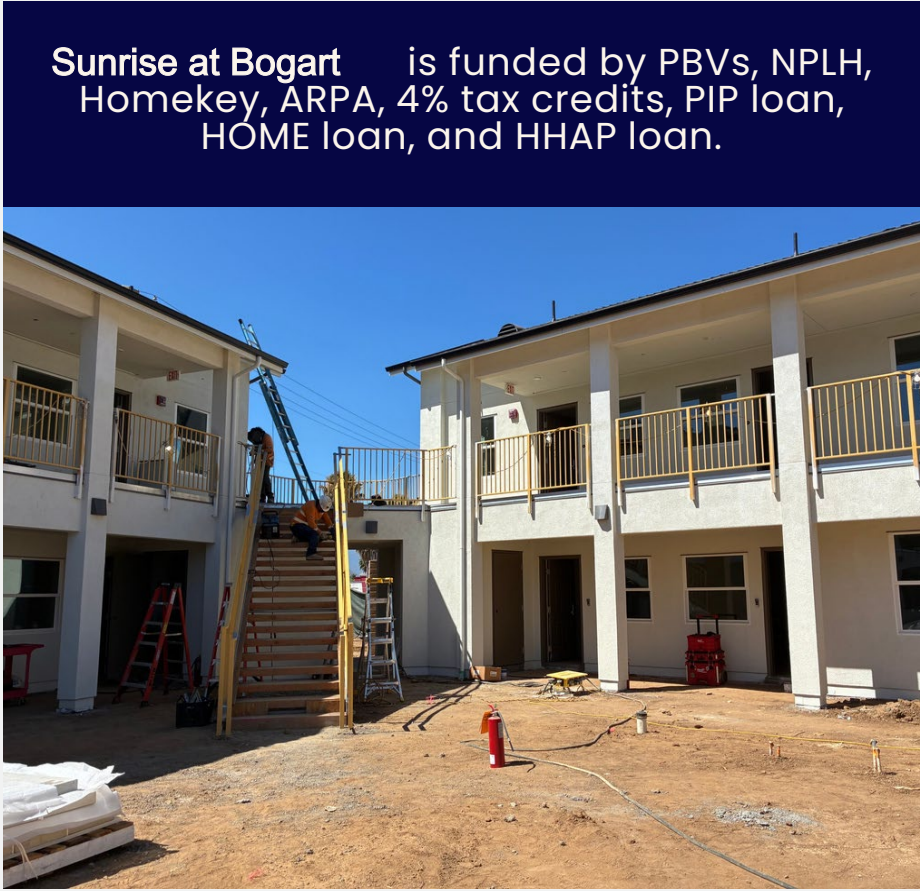




Summit View received financial assistance from the HUD Section 8 project-based voucher program, the Housing Authority of the County of Riverside Housing and Homelessness Incentive Program (HHIP), and federal low-income tax credits. There is a total of 48 units; 47 of which are PSH units reserved to serve individuals experiencing homelessness.

PIPELINE PROJECTS

Project Name, City	Units	Restricted Units	District	Construction	Type	Status
5th Street, Corona	12	12	2nd	Construction is complete. Will be fully leased by August 2026.	Homeless	Leasing Phase
Thomas Village, Palm Desert	40	10	4th	Started: April 2025 End: September 2026 78% complete	Families/IRC DDS	Financing
Sunrise at Bogart, Riverside	23	22	1st	Started: June 2025 End: October 2026 87% complete	Homeless/NPLH	Under Construction
Oakview Senior Apts II, Murrieta	81	40	3rd	Started: June 2025 End: December 2026 70.45% complete	Homeless/Families	Under Construction
Sparrow at Mulberry Gardens, Riverside	59	14	1st	Started: May 2024 End: January 2027 80% complete	Homeless/Seniors	Under Construction/ Leasing Phase
Cambern Apts, Lake Elsinore	75	37	2nd	Started: April 2025 End: March 2027 33.8% complete	Homeless/Families	Under Construction
Bell Ranch (aka Wildomar Cottages)	129	32	3rd	Started: March 2025 End: March 2027 66% complete	Families	Under Construction
Linwood Rose, Moreno Valley	36	35	5th	Started: March 2026 End: May 2027 2% complete.	Homeless/Seniors	Under Construction
Palm Villas at Millennium, Palm Desert	120	55	4th	Started: September 2025 End: October 2027 50% complete	Homeless/ Domestic Violence	Under Construction
Second Street Apts, Corona	115	8	2nd	Started: November 2025 End: June 2028 7.46% complete	Homeless	Under Construction
Camino Real, Jurupa Valley	80	25	1st	Still financing.	Veteran VHHP	Financing
Anchor Point, Corona	25	24	2nd	Still financing.	Homeless	Financing
Indio Senior Apts, Indio	65	25	4th	Still financing.	Homeless	Financing
Villa Verde, Coachella	152	50	4th	TBD	Family/NPLH	Under Construction





Lease Up Phase



Construction

HWS
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Development

PHASE 1

CES Referral

PHASE 2

HACR PBVs

PHASE 3

Property
Manager/Owner

CES

CES Referral Request

What information does a Referral Request form ask for?

- Referring agency and contact information
- Requested type of referral
 - PSH, RRH, NPLH, ESG-CV, EHV, Other
- Number of referrals and bedroom availability
- Location/District
- Type of vacancy
- Additional notes and required documentation

NEXT STEPS:

Understanding the HACR and CES Referral Process

**HOMECONNECT**
WELLNESS BEGINS WITH A HOME

Referral Request Form

Date:

Agency:

Clarity Program Name:

Agency Contact Name:

Agency Contact Phone/Email:

Referral Type Requested:
☐ PSH ☐ RRH ☐ NPLH ☐ ESG-CV ☐ EHV ☐ Other:

Number of Referrals Needed: Bedrooms Available:

Referral Location Requested:

Select All That Apply:
☐ District 1 ☐ District 2 ☐ District 3 ☐ District 4 ☐ District 5

Type of Vacancy:
☐ Individual ☐ Shared ☐ Other:
☐ Female ☐ Male ☐ Family

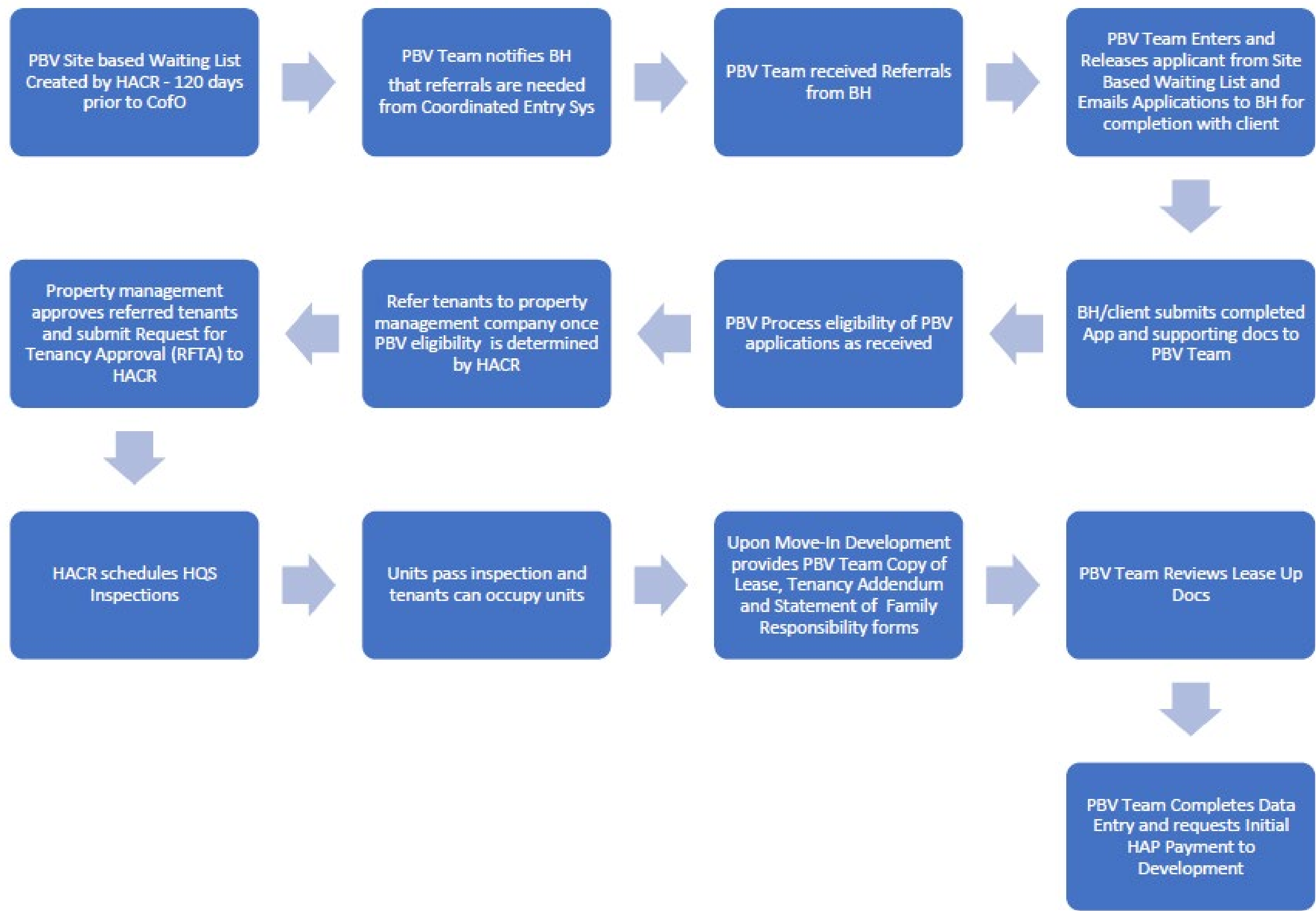
Please email referral request form to HomeConnect@ruhealth.org

Other Specific Criteria:

****Please ensure all client documents are uploaded in client's Clarity record to not delay receiving referral****

Confidentiality Acknowledgment:
Some of the information provided through CES HomeConnect is protected client personal identifying information, as well as other sensitive information, which is for official and authorized use only. Any information obtained is confidential and is not to be utilized outside of the scope of housing and placement services, and shall not be disclosed to any unauthorized individual. CES HomeConnect agency participants agree to maintain strict confidentiality of information obtained through participation in CES HomeConnect. Information obtained shall be used for legitimate client housing and placement services and administration only.

Housing Authority of the County of Riverside (HACR)

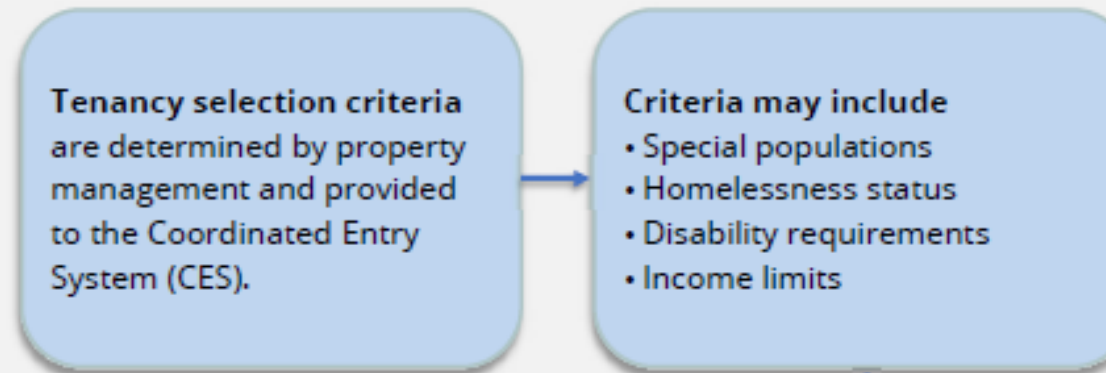


HACR
Referral
Process

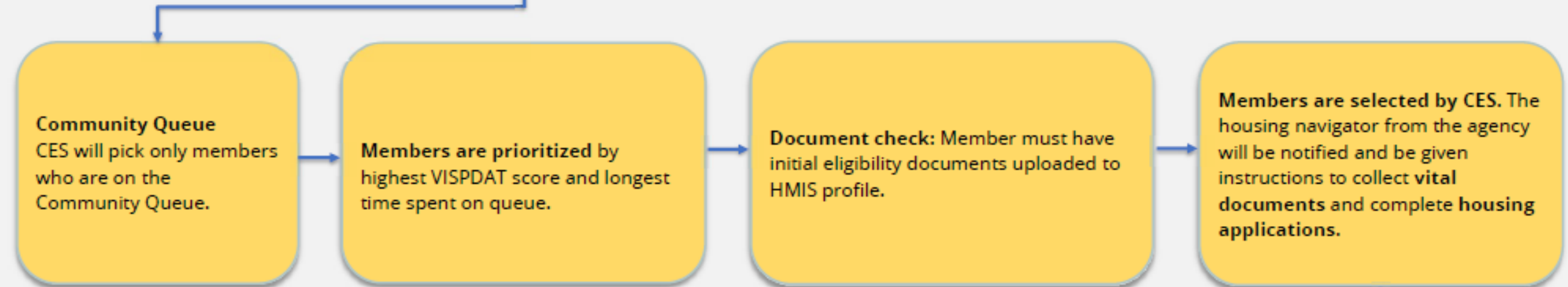
CES Referral Process

Referral Process for Permanent Supportive Housing (Project Based Voucher)

Tenancy Selection Criteria

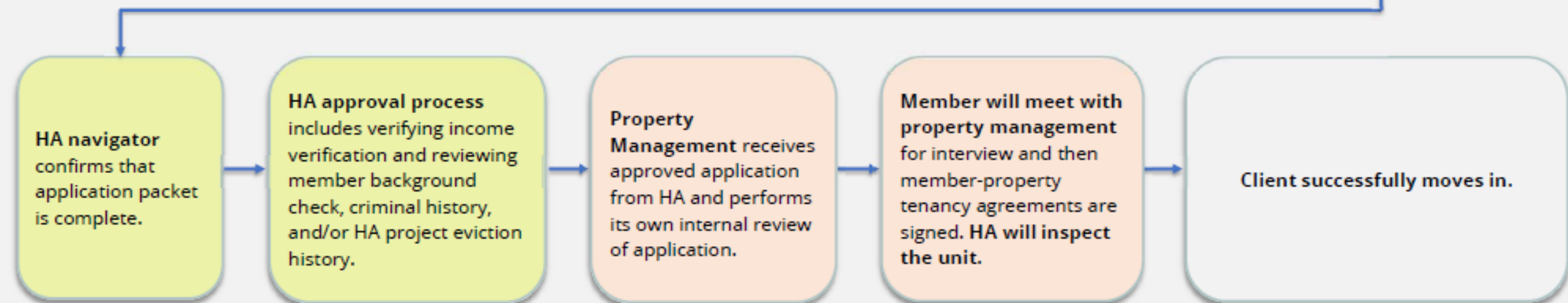


Selection from CES Community Queue



Housing Authority Review

Property Management Review



Q&A DISCUSSION THANK YOU!

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