

Project Description

St. Michael's Community Housing in Riverside is the first of the Los Angeles Episcopal Diocese's efforts to develop affordable housing on Diocese land. For this project, the Diocese is partnering with Mercy House and with Community Development Partners (CDP).

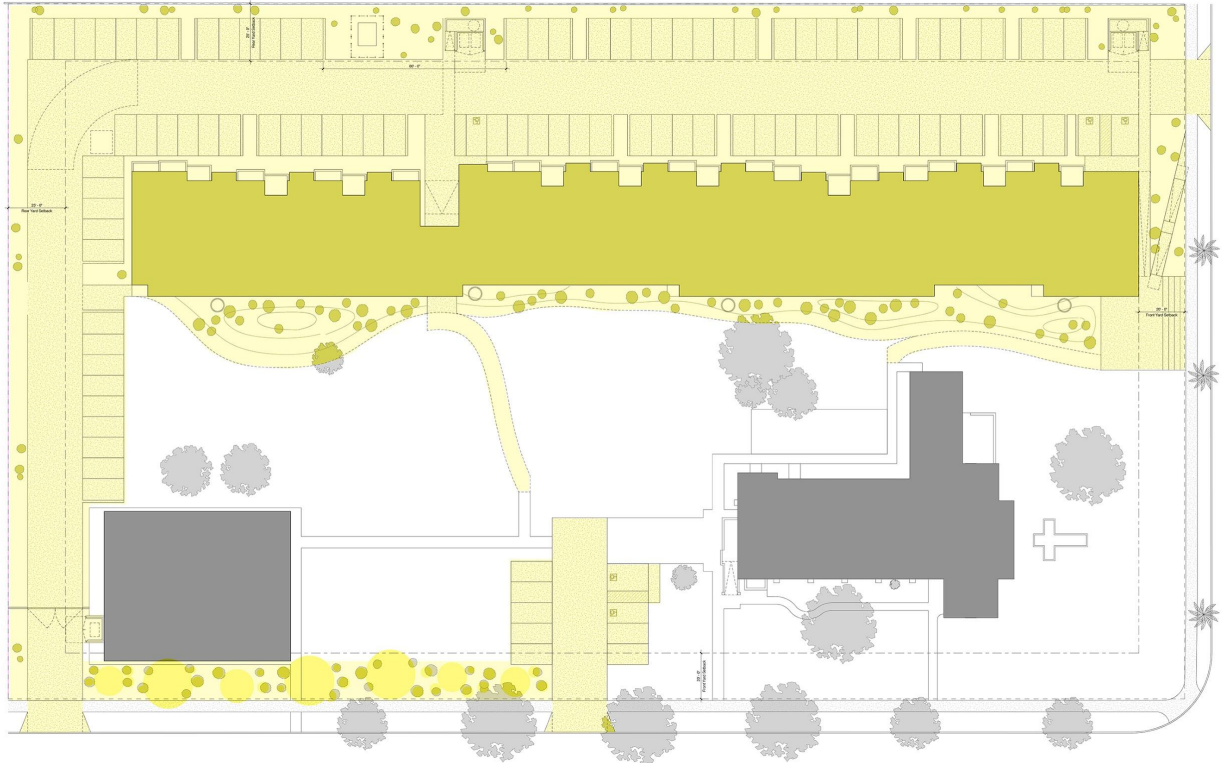
The project adds to the existing Episcopal church of St. Michael's a small Episcopal Franciscan friary with a chapel (along Hawthorne Avenue), a new parish hall (at the corner of Hawthorne Avenue and Jackson Street), and 50 units of affordable and permanent supportive housing (located within the property). Following the architecture of the existing 1966 church, which is an unadorned, pared down Spanish Mission style, the new buildings are rendered in a sand-colored, heavy dash exterior plaster, to match the existing church, with medium-brown stained wood beams supporting the roof overhangs and resting on earth-colored concrete block pilasters. The same earth-colored concrete blocks are used for screens and privacy walls for the housing (facing the parking) and for the Friary (facing Hawthorne Avenue). All metal guardrails, window frames and gutters are painted in a bronze color. The one and two-story buildings are grouped around a large central garden, onto which the covered walkways open.

This large urban farm consists of a field for rotational seasonal planting of mustard (spring), wheat (summer), and clover (winter); an agricultural area with raised vegetable beds; Native American "Three Sisters" planting areas (corn, beans, and squash); 'fruit guilds' (symbiotic groupings of fruit and vegetable) along Hawthorne and Jackson; an aquaponics greenhouse (where fish and plants cohabit); and, in the parking areas, citrus trees (making reference to the agricultural history of Riverside). Symbolic biblical plants related to Christian sacraments (wheat, grapes, and olives) are included. At the center of the garden are a large gathering circle with four oaks at the cardinal points, based on Native American traditions; a talking circle (surrounded by native medicinal plants); a childrens' play area (surrounded by fast-growing sunflowers); and a large bio swale to capture roof and site storm water. This bio swale, planted with native flora which will show the passage of the seasons, makes reference to the teachings and writings of St. Francis - to allow in each monastery garden an un-cultivated area to flower and bloom on its own cycle as an expression of the Glory of God.

The garden was designed in collaboration with Tim Alderson (Executive Director, Seeds of Hope, LA Diocese Episcopal Food Justice Program); David Rosenstein (Our Foods; aquaponics consultant); Ivette Soler (landscape designer, author 'The Edible Front Yard'); Nicholas Hummingbird, Geri Onopa, Rose Ramirez, and Lorene Sisquoc (Native American Ethnobotanists and Cultural Consultants).

PHASE 1

Phase 1 - Site Plan Diagram



Phase 1 - Description of New Work:

Includes the new Community Housing, trash enclosures, and transformer pad. Landscape work includes the bioswales adjacent to the community housing, the entry plaza at Jackson St, the parking lot running along the north and west sides of the property, path extensions linking the existing parish hall and church to the new housing, plantings in the yard along Hawthorne Ave, and a temporary parking lot between the existing Church and Parish Hall. Both the existing Parish Hall and Church are to remain during Phase 1.

Phase 1 – Timeline

September 2020: Construction Funding Closing / Construction Begins

December 2021: Construction Completion

March 2022: 100% Occupancy

Phase 1 – Construction Funding Sources

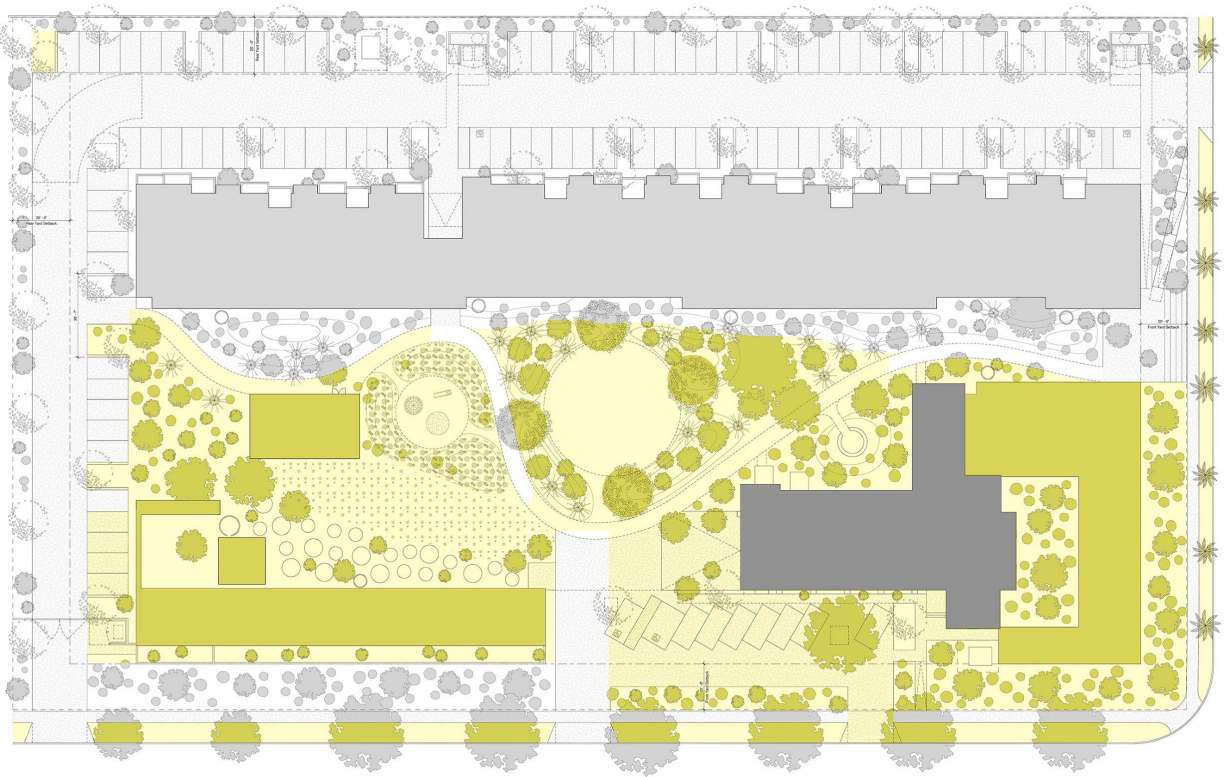
City of Riverside Loan	\$2,000,000
Tax Credit Equity	\$1,398,373
Construction Loan	\$13,558,814
Total	\$16,957,187

Phase 1 – Construction Uses

Direct Construction Costs	\$12,695,143
Construction Contingency	\$634,757
Indirect & Soft Costs	\$1,680,985
Financing Costs	\$1,577,952
Developer Fee	\$368,350
Total	\$16,957,187

PHASE 2

Phase 2 - Site Plan Diagram



Phase 2 - Description of New Work

Includes the new Parish Hall, Landscaping and Site Work, Parking areas, and Friary & Chapel. During Phase 2 the existing Parish Hall will be demolished; the existing Church is to remain.

Phase 2 – Timeline

Site work, Parish Hall - Start: March 2022 / Completion: November 2022

Friary & Chapel – Start: March 2023 / Completion: November 2023

Phase 2 – Estimated Construction Costs

Estimated project costs total \$6,600,000

- Site work: \$1,500,000
- Parish Hall: \$2,800,000
- Friary & Chapel: \$2,300,000

Phase 2 – Construction Funding Sources

The Diocese will rely on its own resources, while continuing to seek new partners and funding, as St. Michael's becomes an exemplar of sustainability for the church through service to our neighbors.

Property Management

St. Michael's Community Housing will be staffed by a Property Manager and a Maintenance Technician; both positions will be full time (40 hours per week), and one of the staff members will reside on-site in one of the project units. Site Staff will receive comprehensive training by the property management company, and be overseen by an experienced Regional Manager. In addition, the Regional Manager will provide ongoing, concentrated training to site personnel during regular site visits. For maintenance issues that arise outside of typical working hours, there is an emergency after-hours number provided, and an on-call staff person.

Security

The following provisions are included to ensure the safety and security of all residents:

- On-site property management.
- Ample Site lighting.
- Open walkways and staircases, designed to maximize residents' access to natural light and air while maintaining strong visual connections throughout the community.
- Low, two-story design with broad set-backs and parking provide visibility throughout the site.
- Security cameras, which help ensure compliance with property rules and lease terms.

Target Population

Housing units at St. Michael's Community Housing will be provided through long-term leases (minimum one-year), and will be targeted for low-income individuals and families (25 units: 15 2-BR units and 10 1-BR units; 60-80% AMI) as well as for persons with serious mental illness who are chronically homeless, homeless, or at-risk of being chronically homeless (24 units: 19 1-BR units and 5 2-BR units; 30% AMI; these units are designated under the State of California's No Place Like Home ("NPLH") program).

Services Offered

A Supportive Services plan was developed for St. Michael's Housing in partnership by Riverside University Health System - Behavioral Health, Community Development Partners, and Mercy House. Services provided by Riverside University Health System - Behavioral Health are designated specifically for NPLH tenants, and include individualized case-management; additional services provided by Mercy House and those offered by St. Michael's Episcopal Church are available for all tenants.

The service goals for NPLH units are to stabilize homeless or those at-risk of homelessness with a serious mental illness by establishing permanent housing and the ability to live independently and reducing recidivism back into homelessness. The development employs Housing First principles of tenancy combined with access to mental health support, supportive services and on-going tenant education. The service delivery model will be based on a number of evidence-based practices that are agile and complementary to one another to meet the needs of a diverse set of residents. The supportive services philosophy and design promotes and supports: housing stability, independence, community building and the development of support networks, and participation in meaningful activities within the broader community.

Operations Plan

Project: St. Michael's & Mercy House; City of Riverside

a) St. Michael's Church & Parish Hall Users

- St. Michael's Church

Monday

- OCC Prep.
Attendance: 18
7am-12pm
- Faith Community Recovery
Attendance: 30
6:30pm-8:30pm

Tuesday

- Redemption Evangelical
Attendance: 20
4:40pm-8:45pm

Wednesday

- Faith Community Bible Study
Attendance: 15
9am-2pm & 7pm

Thursday

- Spanish Worship
Attendance: 19
7pm-9pm

Friday

- Redemptions Evangelical Fellowship
Attendance: 25
7pm-9pm

Saturday

- Redemption Church
Attendance: 90
8:45am-3pm

Sunday

- Faith Community
Attendance: 12, 45, and 27
7am-4pm

- Parish Hall

Monday

- Narcotics Anonymous
Attendance: 25
12pm-1:30pm
- Women's Narcotics Anonymous
Attendance: 18
7pm-8:30pm

Tuesday

- Narcotics Anonymous
Attendance: 25
12pm-1:30pm

Wednesday

- Narcotics Anonymous
Attendance: 25
12pm-1:30pm
- Bible Study
Attendance: 15
6pm-7:30pm

Thursday

- Narcotics Anonymous
Attendance: 25
12pm-1:30pm
- Community Dinner
Attendance: 70
6pm

Friday

- Narcotics Anonymous
Attendance: 25
12pm-1:30pm

Saturday

- Breakfast (for homeless)
Attendance: 21
7:30am-8:30am

Sunday

- N/A

- The Church and Parish Hall are used for
 - Funeral receptions with an average attendance of 40 people; once every quarter.
 - Weddings and receptions with an average attendance of 150 people; once every quarter.
 - Other community parties such as community BBQ with an average attendance of 120 people; once every quarter.

NOTE: These numbers were composed using the Statistical Report for Community Services from the St. Michael's Ministry Center as well as the St. Michael's Ministry Center calendar. We assume that services provided by the St. Michael's Ministry and Church will stay the same for the new project.

b) Employees and Shifts

- Church
 - 4 employees during church services, 2 days per week (Saturday & Sunday)
 - 4 employees for groups, 3 days per week, 9am-5pm (Monday, Wednesday Thursday)
- Parish Hall
 - 5 employees, 5 days per week, 9am-5pm
 - 3 food bank staff, 6 days per week, 11am-2pm Monday-Friday, 8am-11am Saturday
- Friary
 - 6 clergy, 7 days per week, 24 hrs/day
- Greenhouse
 - 2 employees, 5 days per week, 9am-5pm
- Mercy House
 - 2 employees, 5 days per week, 9am-5pm
 - 2 employees, 5 days per week, 9am-12pm

St. Michael's Community Housing - List of Services

Type of Service	Description	Provider	Location and Distance in Miles from Project Site	Frequency of Offered Service	Hours of Availability
Access to other services	Case managers will assist to identify tenant needs through regular case management and provide referrals to community resources that may be available to fit those needs. Case managers will be well versed in community resources and will ensure that tenants are provided the level of support necessary to successfully access them. They will also work with volunteer groups in the community to market and solicit donations for food, clothing and household items.	Mercy House	On-Site/ Off- Site at Various sites across Riverside County within 5-15 mile radius	As needed	9:00am - 5:00pm
Access to other services	Food Pantry	St Michael's Episcopal Ministry Center	On Site	Daily	11:00 am - 1:00 pm
Basic housing retention skills	Case management and group classes provide residents with skill training in becoming successful housing tenants including renter's responsibilities during tenancy, unit maintenance and upkeep, cooking, laundry, hygiene and safety.	Mercy House	On-site	Offered monthly or as needed	9:00am - 5:00pm
Basic housing retention skills	Intervention process between case manager, property manager and tenant to create a plan and response to early signs of tenancy issues by tenants to thwart eviction whenever possible. Tenants may also be connected to rental assistance resources in the community as needed.	Mercy House/ Property Management	On-site	As needed	9:00am - 5:00pm
Basic housing retention skills	Case managers and RUHS-BH programs have experience from current PSH projects supporting residents with housing retention skills. Staff provide in vivo coaching with residents in their homes on budgeting, bill paying, cooking, cleaning, and other ADL skills. Staff also accompany residents in shopping and errands (e.g. banking, bill paying, doctor's visits, and self-sufficiency activities) to provide real time skills training and coaching.	RUHS Behavioral Health	On Site and 2085 Rustin Ave, Riverside, CA (9 miles)	As desired/needed; typically weekly	Monday-Friday 8am-5pm; emergencies support available 24/7 via on-call staff
Benefits counseling and advocacy	Applicants will be partnered with a Mercy House case manager to assist them with obtaining necessary housing documents and move-in support. Case Manager will also work on behalf of resident to assist in any appeals or reasonable accommodation requests as desired by the applicant.	Mercy House	On-site	At move-in (as needed)	9:00am - 5:00pm
Benefits counseling and advocacy	RUHS-BH case managers are SOAR trained to improve SSI Disability outcomes. Case managers are also experienced in assisting clients in visiting mainstream benefits providers (e.g. DPSS for MediCal, CalFresh, GAIN, CalWorks, GA/GR etc) and completing necessary applications/enrollment.	RUHS Behavioral Health to provide linkage to providers such as DPSS and SSA	On Site and 2085 Rustin Ave, Riverside, CA (9 miles)	As desired/needed	Monday-Friday 8am-5pm.
Case management	A case manager will be assigned at entry to identify the tenant's individual needs and barriers to maintain housing. A Housing Stabilization Plan will be created to guide supportive services, improve independent living skills and create goals which will improve their self-determination.	Mercy House	On-site	Offered monthly or as needed	9:00am - 5:00pm
Case management	Case management will be provided on-site. RUHS-BH case managers are bachelor's level Behavioral Health Specialists and/or Peer Support Specialist. Staff are trained in motivation interviewing, mental health first aid, trauma informed care, and voluntary moving-on strategies. Staff are SOAR trained to assist in SSI Disability applications. Due to past PSH experience staff are well-versed in tenant engagement and recovery model services wherein client choice drives service delivery. Case managers have experience linking clients to RUHS Behavioral Health & Substance Abuse Prevention Treatment services, healthcare services, RUHS-BH Vocational program, RUHS-BH Benefits Assistance program, Riverside County Workforce Development Center, and other services needed for housing stability and holistic recovery.	RUHS Behavioral Health	On Site and 2085 Rustin Ave, Riverside, CA	Offered minimum of 1x/week; otherwise as needed.	Monday-Friday 8am-5pm; emergencies support available 24/7 via on-call staff
Case management	Assessment for Veteran-specific services and benefits (as needed/applicable)	RUHS-BH, Mercy House	On Site and 2085 Rustin Ave, Riverside, CA (9 miles)	As desired/needed	9:00am - 5:00pm
Educational services	Tenants who have identified educational goals either through their Housing Stabilization Plans or otherwise will be supported in setting goals towards and accessing resources in the community to complete their GED; filing education benefit apps, exploring career goals, financial aid planning. etc.	Mercy House	On-site/Off-site	As needed	9:00am - 5:00pm
Educational services	Tenants will be connected to on-line resources and life skills classes from the Bank of America "Better Money Habits" curriculum focusing on budgeting, saving and other financial goals. Personal finance topics including budgeting, savings, credit and debt reduction will also be discussed in case management and incorporated into Housing Stabilization Plans.	Mercy House	On-Site	As needed	9:00am - 5:00pm
Educational services	RUHS-BH case managers have experience assisting residents in researching and applying to local training programs vocational/trade schools, and 2yr/4yr colleges/universities. Further, RUHS-BH case managers have experience linking to Riverside County Workforce Development Center for further support. RUHS-BH case managers also have experience linking to Riverside County Office of Education (an active CoC participant) to assist in obtaining needed services for school-aged children.	RUHS-BH, Riverside County Workforce Development, Riverside County Office of Education	On Site and 2085 Rustin Ave, Riverside, CA (9 miles)	As desired/needed	Varies
Employment services	Tenants who have identified educational goals either through their Housing Stabilization Plan or otherwise will be supported in setting goals towards and accessing employment and job counseling services such as support with writing resumes, job searches, interviewing techniques and computer skills, tutoring for GED and job retention skills. On-site group life skills classes may also be provided to tenants that covers these topics. Computers will be available to tenants on-site to support job search and other employment needs.	Mercy House	On-site/Off-site at Various sites across Riverside County within 5-15 mile radius	As needed	9:00am - 5:00pm
Employment services	RUHS-BH has an in-house Vocational program that assists members in job readiness, resume building, interview preparation, vocational skills training, and placement. Further; RUHS-BH case managers link clients to Riverside County Workforce Development Centers as needed for further vocational and educational support.	RUHS-BH, Riverside County Workforce Development	On Site and 2085 Rustin Ave, Riverside, CA (9 miles)	As desired/needed	Varies

St. Michael's Community Housing - List of Services

Linkage to physical health care	Medical and mental health treatment will be referred out to other agencies or medical professionals. Case manager will work to ensure that client's medical needs are being met and advocate on their behalf.	Mercy House/RUHS-BH	Off Site at 2085 Rustin Ave, Riverside, CA (9 miles) and local community health clinics	As needed	9:00am - 5:00pm
Linkage to physical health care	Riverside University Health System (RUHS) is an integration of the County's Medical Center, 11 Community Health Centers, Behavioral Health Department, and Public Health Department. Case managers will link clients to a provider of their choice including Federally Qualified Health Centers run by private/non-profit corporations, HIV/AIDs clinics, and other medical services as needed. Further, the onsite RUHS-BH case manager has easy access to link residents to providers already within the RUHS network-of-care; the integration with the County Medical Center and Community Health Centers improves access and decreases barriers related to information sharing and coordination. RUHS-BH is actively expanding the number of clinics that have fully integrated behavioral health and primary care under one roof.	RUHS Behavioral Health	2085 Rustin Ave, Riverside, CA (9 miles) or at local Community Health Clinic	As desired/needed	Monday-Friday 8am-5pm; emergencies support available 24/7 via on-call staff
Mental health care	RUHS-BH is the provider of integrated mental health and substance abuse prevention and treatment services for the entire County. These services include individual/group therapy, psychoeducation, psychiatry, medication management, nursing, outpatient substance use treatment, residential substance use treatment, medication assisted treatment, and clinical and medical detox programs. RUHS-BH also has mobile crisis response and mobile psychiatric services programs. RUHS-BH also has integrated behavioral health and primary care clinics. All such services will be available to PSH residents in NPLH units. Typically mental health case management, peer support, and individual therapy are available onsite at apartment complexes. Crisis services and psychiatry can be provided onsite in emergency situations, but typically psychiatry would be delivered in a clinic setting. RUHS-BH Integrated Services Recovery Center / Full Service Partnership programs (available throughout the County) can provide transportation for residents if needed.	RUHS Behavioral Health	2085 Rustin Ave, Riverside, CA (9 miles)	As desired/needed	Monday-Friday 8am-5pm; emergencies support available 24/7 via on-call staff
Peer support activities	RUHS-BH employees an extensive network of Peer Support Specialists including Peers who have lived experience with severe mental health diagnoses and homelessness, Parent Partners who have the experience of parenting a child with a severe emotional disturbance, and Family Advocates who have the experience of caring for a loved one with a SMI diagnosis. Further these staff are actively engaged with NAMI, AA/NA, and other peer support communities throughout the County. Staff focus on community integration and linking residents to peer support networks as rapidly as possible.	RUHS Behavioral Health	On Site and 2085 Rustin Ave, Riverside, CA (9 miles)	As desired/needed	Monday-Friday 8am-5pm; emergencies support available 24/7 via on-call staff
Peer support activities	Native American Women's Circle	St Michael's Episcopal Ministry Center	On Site		9:00am - 5:00pm
Recreational and social activities	Residential Services Coordinator will plan and market to tenants monthly events such as potlucks, community funded BBQs, exercise classes and gardening to encourage resident interaction and reduce social isolation. The project includes outdoor areas designed to be used for social gatherings or organized activities.	Mercy House	On-site	Monthly	12:00pm - 8:00pm
Recreational and social activities	The Residential Services Coordinator will coordinate resident meetings at least quarterly (or more frequently if needed or requested) to encourage discussions related to the needs of the residents, including but not limited to such topics as apartment living; meeting neighbors; becoming familiar with the surrounding area and any opportunities in general; operations and services concerns or suggestions; and resident activities. As needed, one-on-one discussions will occur, as all parties realize and understand not all people are comfortable in a group sitting. Our goal is to insure each resident will have ample opportunity to have his or her opinions heard.	Mercy House/ Property Management	On-site	Quarterly	12:00pm - 8:00pm
Recreational and social activities	Promote physical and spiritual wellness through garden workshops and nutrition education	Seeds of Hope	On Site	TBD	9:00am - 5:00pm
Recreational and social activities	Champion Youth Outreach Program	St Michael's Episcopal Ministry Center	On Site		9:00am - 5:00pm
Recreational and social activities	Community Meals	St Michael's Episcopal Ministry Center	On Site	Weekly	Thursdays, 5:00 pm; Saturdays 8:00 am
Recreational and social activities	RUHS-BH clinics plan monthly recreational and social activities; onsite case managers also plan monthly activities to unite residents; individual recreational and social activities are encouraged and case manager will assist residents in linking to such activities of their choosing.	Varies; RUHS-BH case manager assists with linkage	On Site and various community based locations	As desired/needed	Varies
Services for co-occurring mental and physical disabilities	RUHS-BH is increasing the number of behavioral health clinics that have integrated primary care services. With the RUHS network are 11 Community Health Centers that provide primary care and are increasingly offering behavioral health services. Select clinic sites have been piloting Integrated Complex Care services to serve tri-morbid populations. Further RUHS-BH has experience partnering in our County's Whole Person Care pilot to integrate complex care for justice-involved homeless individuals with SMI, substance use, and multiple physical comorbidities. Typically physical health care services would be provided in the clinic setting, but due to the RUHS partnership onsite services could be offered and have been offered previously in exigent circumstances.	RUHS-BH, RUHS Community Health Centers, RUHS Whole Person Care	2085 Rustin Ave, Riverside, CA (9 miles) or at local Community Health Clinic	As desired/needed	Monday-Friday 8am-5pm; emergencies support available 24/7 via on-call staff
Substance use services	RUHS-BH Substance Abuse Prevention & Treatment was one of California's first two Drug MediCal Organized Delivery System counties. ASAM screening drives all services. 24/7 services available via hotline. ASAM Levels of Care from 0.5 - 4.0WM available. This includes outpatient, intensive outpatient, and NTP/OTP services. Substance use staff are trained in EBP's including Living in Balance, Matrix, CBT for PTSD, Coping with Stress: Teens and Trauma.	RUHS Behavioral Health	2085 Rustin Ave, Riverside, CA (9 miles)	As desired/needed	Monday-Friday 8am-5pm; emergencies support available 24/7 via on-call staff
Substance use services	Narcotics Anonymous	St Michael's Episcopal Ministry Center	On Site	Daily	12:00 noon