

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 Sisquoaq (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

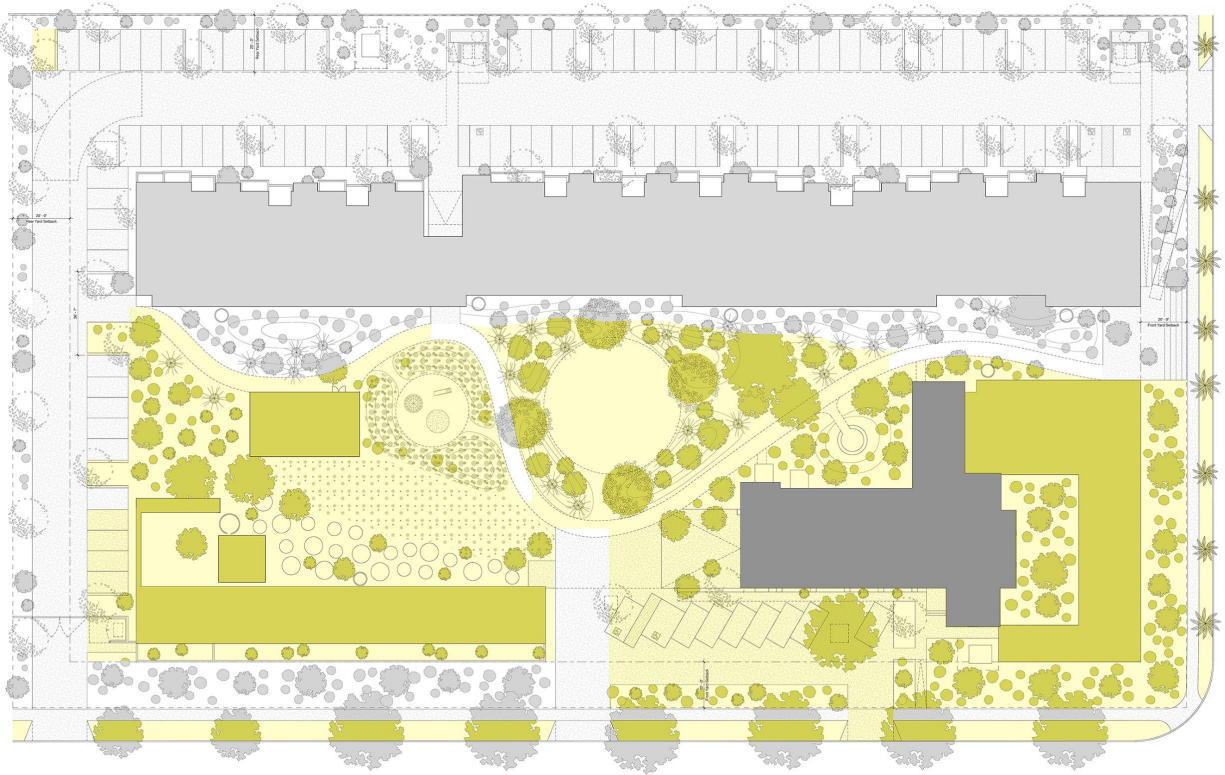
City of Riverside Loan	\$2,000,000
Tax Credit Equity	\$1,398,373
Construction Loan	\$13,558,814
Total	\$16,957,187

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: This 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 - 4.0WMM available. This includes outpatient, intensive outpatient, and NTP/OTP services. Substance use staff are trained in EBPs 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

Ward 5 St. Michaels Project
1/17/2020

Questions:

1. What is the maximum number of people planned to occupy the planned 50 unit facility? As I understand the project is planning to include 25 one bedroom units and 25 two bedroom units in a two story configuration. Also now planned is a Friary, how many Friars are planned for this installation? How many staff members will be onsite full time 24-7, and how many will be part time?
2. How can this multi-family project be placed in an area zoned R-1-7000 Single Family Residential?

ZONE		PRIMARY USES PERMITTED	SITE DEVELOPMENT STANDARDS										
			MINIMUM LOT			MINIMUM BLDG SETBACKS ⁵						MAX HEIGHT ¹⁰ (Feet)	DENSITY -- MAXIMUM ¹¹
AREA (Sq. Ft.) - per dwelling	WIDTH (Feet)	DEPTH (Feet)	FRONT ^{7,14,16} (Feet)	SIDES ^{5,14} (Feet)	STREET SIDE ^{5,14} (Feet)	REAR ^{5,14} (Feet)	MAX HEIGHT ¹⁰ (Feet)	DENSITY -- MAXIMUM ¹¹	MAX LOT COVERAGE				
RA-5	Residential Agricultural	One Family dwelling, Agricultural Area	5 Acres ^{2,9}	300 ²	500 ²	40 ²	20 ²	20 ²	25 ²	25 ²	35	0.2	30%
RC ¹²	Residential Conservation	One Family dwelling, Environmentally Sensitive Areas	Varies ⁷	130 ¹²	100 ¹²	30 ¹²	25 ¹²	25 ¹²	25 ¹²	20	20	0.5	N/A
RR	Rural Residential	One Family Dwelling, Livestock	20,000	100 ¹³	150	30	20	20	100	35	2.1	30%	
RE	Residential Estate	General Agriculture, One Family Dwelling Per Lot	1-Acre	130 ¹³	150	30	25	25	30	35	1	30%	
R-1-1/2 acre	Single Family Residential	One Family Dwelling	21,780	125 ¹³	150	30 ¹⁴	20 ¹⁴	-	35	35	2	30%	
R-1-13000	Single Family Residential	One Family Dwelling	13,000	100 ¹³	110	25 ¹⁴	15 ¹⁴	-	30	35	3.4	30%	
R-1-10500	Single Family Residential	One Family Dwelling	10,500	90 ¹³	110	25 ¹⁴	10/15 ¹⁴	-	25	35	4.1	35%	
R-1-8500	Single Family Residential	One Family Dwelling	8,500	80 ¹³	100	25 ¹⁴	12.5/7.5 ¹⁴	-	25	35	5.1	35%	
R-1-7000	Single Family Residential	One Family Dwelling	7,000	60 ¹³	100	20 ¹⁴	10/7.5 ¹⁴	-	25	35	6.2	40%	

3. Currently there are 3 churches occupying the site, 2 having worship services on Saturday/Sunday. This has already impacted the parking on Hawthorne in both directions, allowing one automobile pass at a time.
 - a. Redemption Evangelical Services Saturday, 10:30am – 12:30pm
 - b. Faith Community Church, Sunday, 8:45am – 8:00pm
 - c. St. Michaels Episcopal Outreach Ministry' 7 days a week, taken from the website "Once a traditional church, St. Michael's is now a vibrant ministry center welcoming all people. Our community offers a place to start over, worship, get food, get sober, learn something new, study the Bible, make new friends, grow a garden, learn karate, get support for health problems, and learn about other cultures. We are open seven days a week."
4. What was the previously approved conditional use permit and how can I get a copy to share with my neighbors?
5. The plan listed in the Planning cases indicates a 50 unit affordable housing (no mention of square feet) a 6700 square foot parish hall, a 2950 square foot friary, and a 1300 square foot green house. No mention of a play facility for families with children. Has there been an impact study addressing the area? This study must include the environmental impact concerning the additional traffic, noise and over population of this small area. The California Environmental Quality Act section 15332, part (d) states "Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality". So far there has not been any report or study to my knowledge that traffic and noise have been addressed. As noted

Ward 5 St. Michaels Project

1/17/2020

in 3 (above) traffic is a concern for the immediate area adjacent to the proposed facility (primarily on Hawthorne Street) a major ingress/egress to the neighborhood.

6. As noted in 3 (above) there are 2 churches having services at the site and as noted in part 5 (above) the plan includes a 6700 square foot parish hall, the immediate question is why is the city supporting the construction of a new parish hall for the use of these 2 churches? Along these lines what is the purpose for a 1300 square foot greenhouse? If the intention is to provide services for the proposed residents is there a real need for the greenhouse?
7. What will be the make-up of the planned residents of the facility? What is the vetting process for these persons? Will there be any provided services on the property for Mental Health, Substance Abuse, Financial Assistance, and General Guidance etc.? There are no guaranties the selected applicants for these units are vetted and acceptable occupants. With no background information collected on these individuals it is impossible to know their moral character and/or their personal behavior will be acceptable for occupancy. How can we (the current residents) feel safe in this environment?
8. Have any other sites been considered for Ward 5? If so what are they and where are they located? Has the previous K-Mart site or the soon to be vacated Sears site been considered? These sites K-Mart and Sears or located very near shopping sites for groceries, gasoline pharmacies and other shopping needs.
9. Will the soup kitchen operated by Mother Mary (pastor of St. Michaels) be allowed to continue? If so will the city provide additional resources (police) on a regular basis to ensure the neighborhood remains safe?

Paul Anderson
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Ward 5
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Ward 5 St. Michaels Project
1/23/2020

Concerns:

1. The project is planning to include 50 units comprised of 25 one bedroom units and 25 two bedroom units in a two story configuration. This will house approximately 150 persons as well as bring in approximately 100 additional vehicles impacting the surrounding streets in the neighborhood.
2. Current Mercy House permanent housing facilities include:
 - a. The Cove, Newport Beach, Ca. 12 Units
 - b. The Orchard, Santa Ana, Ca. 71 Units (previous motel)
 - c. Home Front Camp Anza, Riverside Ca. 29 Units
 - d. Louis Martin Residence Anaheim, Ca. 5 Rooms
 - e. Katherine Drexel Residences I/II/III, Orange/Anaheim Ca. 3 Homes (Single Family)
 - f. Francis Residence, Ontario Ca. info not available
 - g. San Miguel Residence, Santa Ana, Ca. 9 Units
 - h. Bethany Residence, Orange, Ca. 14 Single Women
 - i. Emmanuel Residence, Santa Ana, Ca. 21 Single Adults
 - j. Joseph Residence, Santa Ana, Ca. Info not available
 - k. Regina Residence, location not available, 2 Families
3. Are we the Experiment or the Sacrifice?
4. Has there been an impact study addressing the area? This study must include the environmental impact concerning the additional traffic and over population of this small area.
5. The City of Riverside has committed to 400 low income/homeless housing units built in the city over a 10 year period. There are 7 wards in this city which would equate to approximately 60 units per ward. By placing 50 of the approximate 60 units in one location seems to be an additional burden on this small area.
6. This neighborhood already has a Sylvia's Sober Living home located at 9184 Hawthorne directly across the street from the proposed St. Michaels project. This site has cars parking on Hawthorne and the lawn. This results in other persons in the neighborhood that would normally not be here. Also several people getting picked up on adjacent street (Stotts) around the corner from the facility on numerous occasions.
7. The developer of the St. Michaels project suggested at two recent meetings that the size of the proposed project have the 50 units to be financially viable. The same argument could be said for the adjacent home owners whose property values may well be significantly impacted negatively. Young Families with significant mortgages as well as retirees with equity for retirement income have similar concerns as the developer.
8. There are no guaranties the selected applicants for these units are vetted and acceptable occupants. With no background information collected on these individuals it is impossible to know their moral character and/or their personal behavior will be acceptable for occupancy. How can we (the current residents) feel safe in this environment!
9. Within the past couple of years, Mother Mary (pastor of St. Michaels) has instituted a soup kitchen at the facility. Since this soup kitchen started there have been several incidents of thefts and at least one mugging in the neighborhood.

Ward 5 St. Michaels Project

1/23/2020

10. All I get from this project is that the Episcopal Diocese of Los Angeles stands a lot to gain for the use of the land for \$1.00. They will get a new 6700 square foot Parish Hall, a 2950 square foot Friary, a 1300square foot greenhouse, up keep of the property. It appears that there is a lot to gain for the Episcopal Dioceses of Los Angeles, and this entire neighborhood gets is more traffic (automobile/foot) and the possibility of significant crime in the immediate area!

Paul Anderson
4090 Stotts St.
Ward 5
Riverside 92503

Existing Site Photos



From Northwest Corner of Project Site, looking Southeast



From Site, Looking South



From Hawthorne Avenue, Looking Northwest



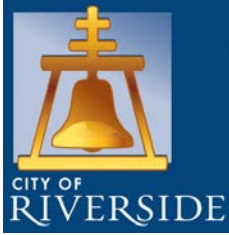
From Hawthorne Avenue, Looking Northeast



From Middle of Site, Looking West



From Middle of Site, looking Northeast



MEMO

Community & Economic Development Department

DATE: 01/29/2020
TO: PLANNING COMMISSION
FROM: COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT – PLANNING DIVISION
SUBJECT: PUBLIC HEARING ITEM NO. 2 – PLANNING CASES P19-0507(CUP) AND P19-0508 (DR) – ADDITIONAL INFORMATION NOT AVAILABLE AT TIME OF PUBLICATION

On January 29, 2019, the attached Memorandum was provided by the City of Riverside Traffic Division of Public Works regarding the above referenced public hearing item (Planning Cases P19-0507 (CUP) and P19-0508 (DR)).

Staff has supplemented the posted agenda for the February 6, 2020, Planning Commission meeting with a Supplemental Agenda and attached memo. The information, which was not available at the time of posting, is made available pursuant to Section 4.05.050.B.3 of the Riverside Municipal Code.

Exhibits

1. City of Riverside Traffic Division Memo

MEMORANDUM

DATE: 1/28/2020
TO: City Planner Mary Kopaskie-Brown, AICP, MCIP, OPPI
FROM: City Traffic Engineer Nathan Mustafa, PE, TE, AICP
CC: Vital Patel, Veronica Hernandez, Candice Assadzadeh
RE: P19-0507 (CUP) AND P19-0508 (DR)
St. Michael's Community Housing Traffic Memorandum

This memorandum is regarding the St. Michael's Community Housing Project, which is scheduled for public hearing under Planning cases P19-0507 & P19-0508 during the February 6th meeting of the Planning Commission. Prior to this Planning Commission date, several residents have spoken during the public comment portion of meetings held within the Art Pick – City Council Chamber and have expressed concern with perceived potential traffic impacts associated with the project.

Because a Traffic Impact Analysis was not required of the project pursuant to standard operating procedures that will be further detailed within this memorandum, Traffic Engineering has completed a traffic assessment to address neighborhood concerns. Given the scheduling of Traffic Engineering's field review on 1/28/2020, this memorandum represents new information not available at the time of publication for the P19-0507 & P19-0508 staff report(s).

RESIDENT CONCERNS:

- The housing will add traffic to the roadway system
- Vehicles traveling to & from the housing will add to delays experienced at Kingsbury & California and Hawthorne & Jackson
- The housing will generate parking demand and make it difficult to park on-street

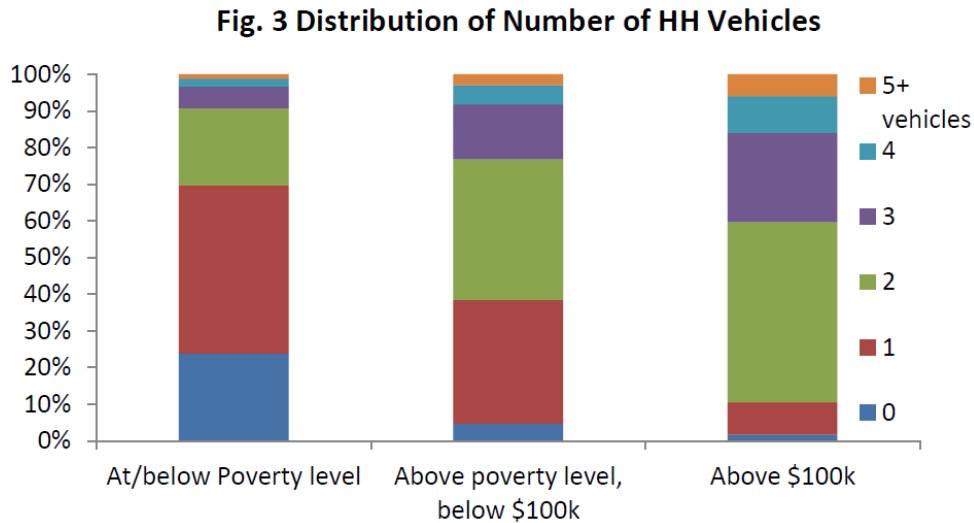
VEHICLE TRIP GENERATION:

The proposed project consists of 50 affordable and permanent supportive housing units (including one manager's unit), an existing 6,300 square foot church to remain, a 4,214 SF Parish Hall, a 2,950 SF Friary & Chapel, and a greenhouse. Pursuant to current Traffic Impact Analysis Preparation Guidelines, a traffic impact analysis was not required for the project in accordance with the following general exemptions for analysis:

1. The estimated trip generation falls below 100 vehicles per hour (trip generation refers to the rate & number of vehicles traveling to and from a development)
2. Apartments and other Multiple Family projects of 75 units or less
3. Staff may request a small-scale analysis for sites generating between 50 and 100 peak hour trips.

Use of current Institute of Transportation Engineers' Trip Generation Manual reveals that the proposed additional Parish Hall would generate only 1-2 vehicle trips per peak hour of traffic on a typical weekday [ITE Land Use Code 560] – which means that the majority of vehicle trips for the project would be associated with the proposed housing.

Data published by the Federal Highway Administration (FHWA) in its 2014 report, “Mobility Challenges for Households in Poverty” suggests that households qualifying for affordable housing will likely own fewer vehicles per household (see below):



The FHWA data suggests that the Trip Generation estimated for an affordable housing development may be reduced as a result of a lowered rate of vehicle ownership. Current data available through the Institute of Transportation Engineers (ITE) does not reflect alternative trip generation rates by income category, nor does it contain data specific to Riverside. For these reasons, the trip generation assessment for the site was prepared using several methods:

1. Traditional ITE Trip Generation for Multi-Family Housing

The most typical method for calculating estimated generated trips. Does not reflect motorists using on-street parking.

2. Affordable Housing Trip Generation Rates

ITE Trip Generation rates adjusted using findings developed by Portland State University through research grant funding provided by the State Department of Transportation (Caltrans) and Federal Highway Administration. (Report CA18-2465) Does not reflect motorists using on-street parking.

As can be seen below, the anticipated number of vehicle trips per household in

multifamily housing is significantly reduced for Extremely Low-Income and Low-Income households.

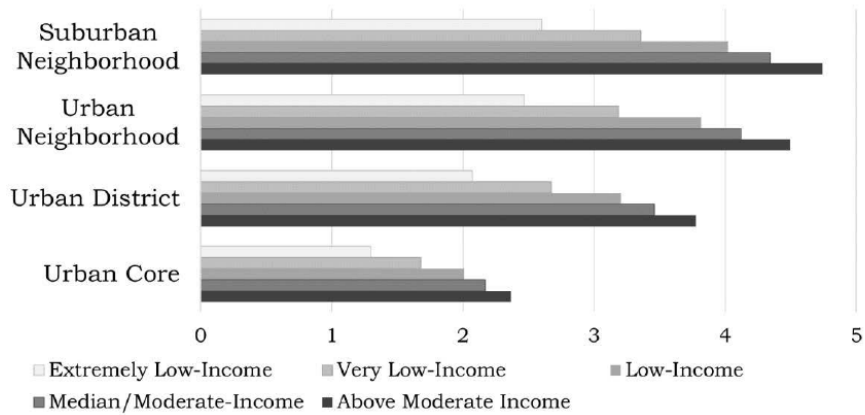


Figure 10 Number of home-based vehicle trips for households living in multifamily housing

3. Local Data – Affordable Housing Trip Generation Measurements

Rates developed using measurements of the Homefront at Camp Anza, including measurements of vehicles using nearby on-street parking to generate a more conservative count. For this 30-unit development, 23 vehicles were counted during the AM Peak Hour of Traffic, and similarly 23 vehicles were counted during the PM Peak Hour of Traffic. The number of vehicles measured per unit (all 30 were occupied at the time of study) was translated to a rate that was then applied to the 50-unit St Michael's project. Residents at the Homefront fall within the 'Very Low Income' bracket defined in the above referenced Caltrans-funded study.

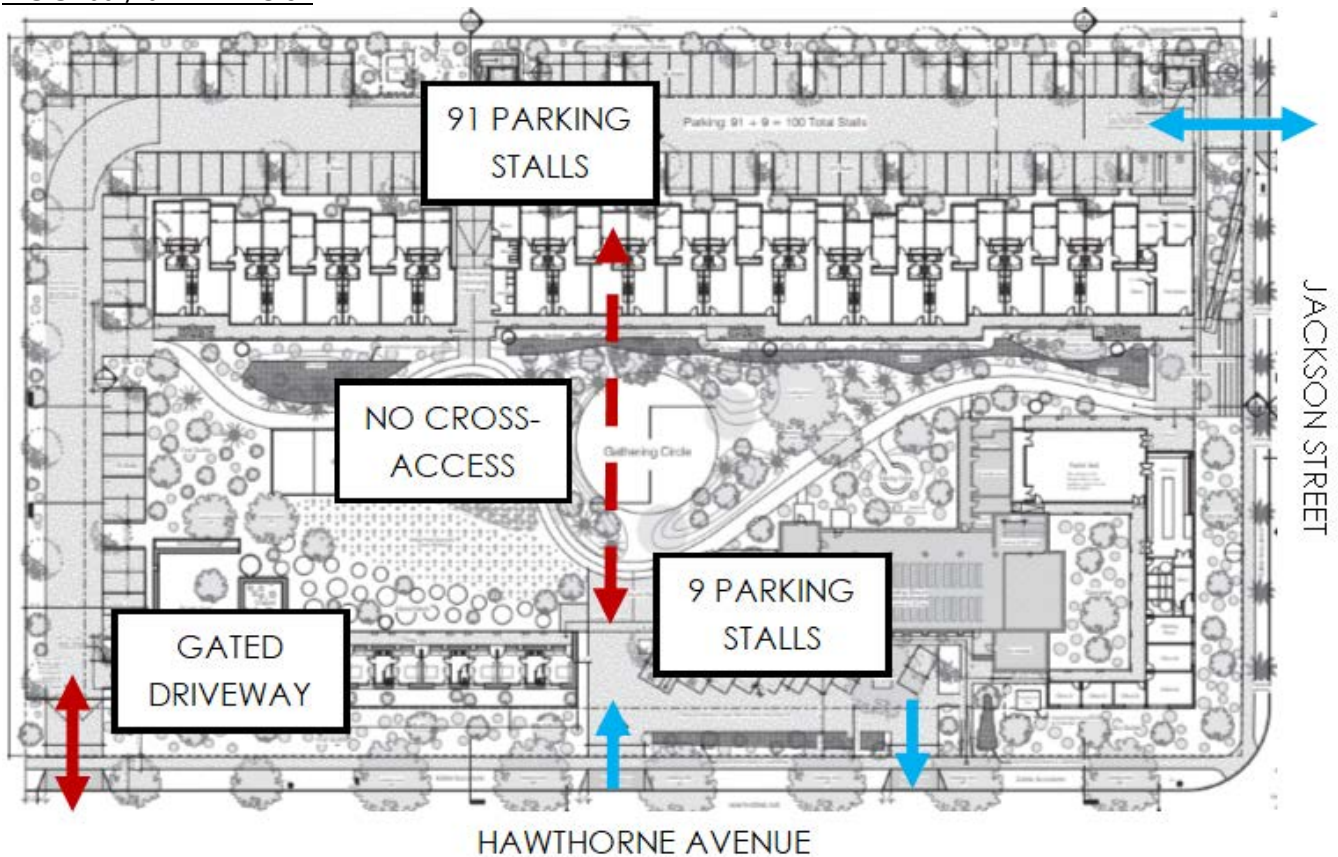
4. Local Data – Affordable Housing Generation Measurements (adjusted for anticipated vehicle ownership numbers)

This method uses the rates developed through measurement of the Homefront at Camp Anza, and adjusts them based on estimated vehicle ownership for the income brackets proposed to be served by the St Michael's Community Housing Project (24 Extremely Low Income units, 25 Low Income units, and one manager's unit).

Method	Description	AM Peak Hour Trips	PM Peak Hour Trips
1	ITE Trip Generation Rates	25	32
2	ITE Trip Generation Rates - Adjusted for income / vehicle	17	22
3	Locally measured data	38	38
4	Locally measured data - Adjusted for income / vehicle ownership	33	33

The selected method for trip generation, Method 4, reflects local data for an existing affordable housing development, reflects residents who opted to use on-street parking, and adjusts rates to account for the proposed Extremely Low-Income units at St. Michael's Community Housing. With an anticipated 33 vehicles per peak hour associated with the housing, plus an additional two per peak hour associated with the Church expansion, the project falls well below the 100 vehicle trips per peak hour threshold for analysis, and is still below the 50 vehicle per peak hour threshold at which staff may request a small-scale analysis.

ACCESS / SITE LAYOUT



The proposed site features a primary access driveway along Jackson Street, with no cross access to the smaller parking lot along Hawthorne Avenue. The primary parking lot does connect to a separate gated driveway along Hawthorne Avenue, but this access point is for the exclusive use of Friary residents and will not be used by residents of the affordable housing development or church visitors.

PARKING DEMAND ALONG HAWTHORNE

Because access to the 91-stall primary parking lot is solely taken from Jackson Street, and because the limited vehicle ownership and trip generation of the proposed future residents should be accommodated within the 91-stall parking lot, it is unlikely that future residents will choose to park along Hawthorne Avenue adjacent to the applicant's site. However, in the interest of a thorough review, the existing parking conditions were examined during the morning (7:30 AM), evening (5:00 PM), and nighttime (9:00 PM) on a non-street-sweeping day (1/28/2020). During each of these visits, Staff found that ample parking was available both along the entirety of the applicant's frontage, and along the south side of the road as well. These findings indicate that even if some future residents chose to park along Hawthorne, that sufficient parking space is available to accommodate them. Pictures of each visit are shown below:



Figure 1: Morning Visit Facing East



Figure 2: Afternoon Visit Facing East



Figure 3: Nighttime Visit Facing West

In each of the scenarios, hundreds of contiguous feet of on-street parking are available on either side of the road.

EXISTING DELAYS AT HAWTHORNE & JACKSON + KINGSBURY & CALIFORNIA

While the memorandum has demonstrated that the proposed project is anticipated to generate a minimal amount of vehicle trips, and these trips are anticipated to access the site from the proposed access along Jackson Street, measurements were taken at existing intersections in response to residents' stated concerns.

Staff studied the intersection of Hawthorne Avenue at Jackson Street during the AM and PM Peak Commute Hours (7:30-8:30 AM and 4:30-5:30 PM).

During the AM Peak Hour, 32 vehicles were measured entering / exiting Hawthorne Avenue. Motorists waiting to complete a right or a left turn out waited an average of 6 seconds, while motorists waiting to complete a left turn in waited an average of 7 seconds. Only one queue formed containing two vehicles, which cleared within a matter of 15 seconds.

During the PM Peak Hour, 34 vehicles were measured entering / exiting Hawthorne Avenue. Motorists waiting to complete a right or a left turn out waited an average of 3 seconds, while those waiting to complete a left turn in waited an average of 9 seconds.

The City uses "Level of Service" to assess impacts to motorist delay; it is a letter grade that corresponds to the number of seconds of delay incurred by motorists on average at an intersection. In both of these scenarios, such a low average approach delay is considered Level of Service "A" which is the highest standard for level of service.

Table 2. Level of Service Criteria for Unsignalized Intersections

Level of Service	Average Control Delay (seconds/vehicle)
A	0 – 10
B	>10 – 15
C	>15 – 25
D	>25 – 35
E	>35 – 50
F ¹	>50

Source: *Highway Capacity Manual 2010*, Transportation Research Board, 2010.

1. If the volume-to-capacity (v/c) ratio exceeds 1.0, LOS F is assigned an individual lane group for all unsignalized intersections, or minor street approach at two-way stop-controlled intersections. Overall intersection LOS is determined solely by control delay.

Similarly, measurements along Kingsbury for ½ hour during the morning peak commute and ½ hour during the evening commute reflect an average delay of 6 seconds for outbound motorists in the AM, and 7 seconds on average for outbound motorists during the PM. One outlier measured and not included in the dataset during the PM Peak waited for over one minute for

unknown reasons (as several gaps were observed in traffic). Both sets of measured delay at Kingsbury correspond to a Level of Service "A," and if the outlier is included in the PM Peak dataset the intersection still averages to a Level of Service "B."

FINDINGS

- With an estimated vehicle trip generation of 35 vehicles during both the AM and PM Peak Hours of Traffic, the project is not required to complete a Traffic Impact Analysis.
- Vehicle ownership trends published by the FHWA and California Department of Transportation indicate that residents of the proposed site will own fewer vehicles by a significant margin than residents of a market rate housing development. This will reduce parking and general vehicular demands for the site.
- The proposed site does not have primary access for residents via Hawthorne Avenue, significantly reducing concerns over additional delay along Hawthorne or Kingsbury.
- Given lower vehicular ownership estimates and the site's proposed access patterns the need for additional parking along Hawthorne on-street is likely minimal, but significant on-street parking availability was noted throughout the day.
- Measured delays at the intersections of Hawthorne & Jackson and Kingsbury & California correspond to Level of Service "A;" minimal project traffic is anticipated to make use of these intersections.

CONCLUSION

- The proposed site is not anticipated to have a significant impact on traffic operations within its vicinity.