UPDATE ON ST. MICHAEL'S APARTMENT

Housing and Human Services

Housing and Homelessness Committee

July 28, 2025

ST. MICHAEL'S APARTMENT

- Location: 4074 Jackson Street
- Comprising of 50 one and two-bedroom apartment
- 24 Permanent Supportive Housing Units
- Property management office, private case management spaces, and rooms for individual and group services
- Developer: Community Development Partners
- Land leased from St. Michael's Episcopal Church

FUNDING SOURCES

Sources of Funds	Funding Amount
4% Tax Credit Equity	$ 6,063,740
Land Contribution	$ 1,300,000
Permanent Loan	$ 3,375,537
No Place Like Home	$ 4,331,808
City Housing Authority Loan*	$ 2,000,000
State Affordable Housing Program (AHP)	$ 500,000
Deferred Developer Fee	$ 368,138
Total Sources of Funds	**$17,939,043**

* 55-year affordability covenant

SERVICES

- Supportive services provider: Mercy House
- Specialized services provider: Riverside University Health Systems – Behavioral Health

MERCY HOUSE

Riverside University HEALTH SYSTEM

CONCERNS

- Received several complaints on homeless activity and individuals sleeping in their car
- May 14, 2025, meeting with Lt. Chinchilla, Michelle Davis, Andrea Robles and property manager
  - Individuals from outside the property coming onto the property and hiding in the trash enclosure area
  - Property manager is proactively addressing lease violations and working with case managers and tenants to address any violations

CALLS FOR SERVICE DATA – 8/2/2023 – 5/31/2025

RIVERSIDE POLICE DEPARTMENT

- Calls ranging from 911 hangups to safety-related calls
  - Residents bounded by Jackson Street, Sage Avenue, Scotts Street, and Hawthorne Avenue
    - 159 calls, an average of seven per month
  - 4070 and 4074 Jackson Street
    - 353 calls, an average of 16 per month

CEDD - CODE ENFORCEMENT: 2023, calls related to weeds, overflowing trash in the dumpster enclosure, and a complaint alleging that the water in the tenant's shower was oil.

NO TRESSPASSING OR LOITERING FORM

- No Trespassing or Loitering - Violators Subject to Arrest" authorization form that enables RPD to enforce provisions under the California Penal Code (CPC) 602
- St. Michael's Church submitted a signed form
- St. Michael's Apartments has a signed form on file

MONITORING

- August 1, 2024, City's Housing Authority inspected 10 units and lease files
- No physical inspection findings
- Lease files had five discrepancies
  - Three missing certified tax returns
  - Four missing income recertifications
  - Five missing bank statements
- New property manager is working on submitting the outstanding documents

Next inspection:
July 9, 2025

NEXT STEPS

- Scheduling safety meeting with St. Michael's Apartment residents
- Scheduling a meeting with St. Michael's Apartment residents, St. Michael's Episcopal Church, and neighboring community member to explore the formation of a Neighborhood Watch Group

RECOMMENDATION

That the Housing and Homelessness Committee receive and file the update on the St. Michael's Apartments.