



Mission Heritage Plaza: A Vision to Bring New Resources to Downtown Riverside

June 26, 2017

Goals & Partnerships

- Fair, Equal and Affordable Housing for All Residents
- High-Quality Residential Community that Integrates into the Fabric of Downtown
- Honor Civil Rights Leaders and Educate Leaders of the Future



Fair Housing Council

A Non-profit, HUD-approved, organization that fights to protect the housing rights of all individuals.

Services:

- Housing Education
- Landlord/Tenant Counseling
- First-Time Homebuyer Training
- Meeting Space for other Non-Profit Groups



Civil Rights Institute

A repository for the Civil Rights story of Inland Southern California and an opportunity to track contemporary civil rights efforts.

Services:

- Museum space with rotating exhibits
- Repository for stories, photographs, memorabilia related to the local Civil Rights movement – past & present



Wakeland Housing

- Respected developer of affordable housing throughout California
 - Wakeland has developed 6,500 units at 40 communities since 1998
- Solid long-term owner of affordable properties
 - Wakeland works closely with our architects, property managers and residents to ensure our communities are attractive, well-maintained and successful
- Experienced staff that values community outreach and creation of housing that serves each neighborhood's unique needs
 - Wakeland reaches out to community members, business owners and other stakeholders before properties are built to get their input and feedback



A Part of Your Community

Home Front at Camp Anza

- A new community of 30 affordable homes geared to veterans and their families in Riverside's Arlanza neighborhood
 - Partnership with the City of Riverside to address community needs
 - Located on the former site of Camp Anza – a treasure of Riverside military history
 - High-quality homes with on-site services provided at a renovated historic building



What is Affordable Housing?

- High-quality, well-designed housing communities designed for working families and others who struggle to pay market-rate rents
- Designed and maintained at high standards - often the most beautiful property on the block
- Financed by a number of sources, including tax credits, bank loans, grants and municipal loans



Who Needs Affordable Housing?

- Working families whose jobs are the backbone of the economy
 - Construction workers, teacher's assistants, retail employees, healthcare workers
- Seniors living on fixed incomes
- Veterans struggling to transition back to civilian life
- People with developmental disabilities and special needs



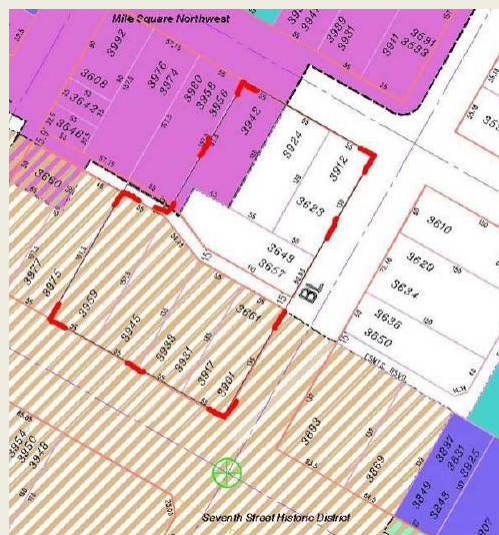
Mission Heritage Plaza: The Vision

An attractive new community in downtown Riverside with affordable homes, a Civil Rights Institute and Museum, community space and offices for the Fair Housing Council of Riverside County

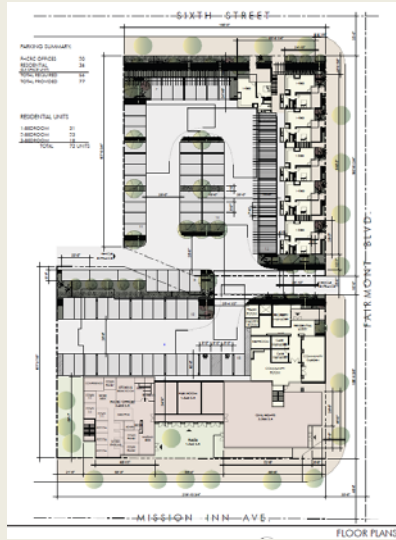


Overview

- Mixed Use
 - Fair Housing Council Offices
 - Civil Rights Institute
 - Flex Space
- 72 units
 - Two and Three bedroom units
- 77 parking spaces on-site
- Inclusive Population - 60% AMI
 - Veterans
 - Families
 - Seniors



Ground Floor



Mission Inn Frontage

- Fair Housing Council Offices
- Civil Rights Institute Museum Space
- Flex Space
- Mission Heritage Plaza

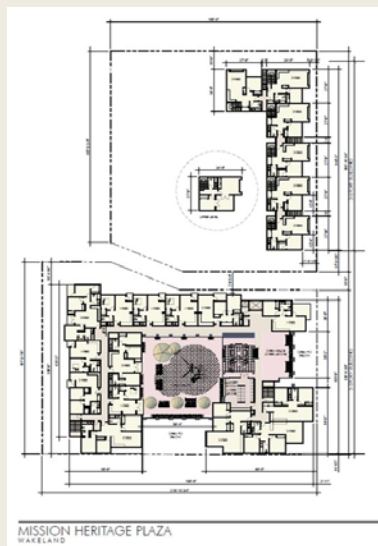
Fairmount Blvd. Frontage

- Five town-house style apartment units
- Property Management Offices

Sixth Street Frontage

- One town-house style apartment unit
- Landscape area/trellis and on-site parking

Floors 2 through 5



2nd Floor:

- Resident Community Space
- Laundry
- Outdoor Playground/Open Space

2nd through 5th Floor

- Apartment units

Mission Inn Avenue



Fairmount Blvd.



Historic Context

Architecture consistent with:

- Downtown Specific Plan Raincross District
- 7th Street Historic District
- Mile Square Northwest Historic District
- Secretary of the Interior's Guidelines

Signature Buildings for Inspiration:

- Fox Theater
- Stalder Building

Incorporated:

- Articulated building massing
- Human scaled spaces
- Resident garden space at street level
- Front porches along Fairmount Blvd.
- Hidden parking



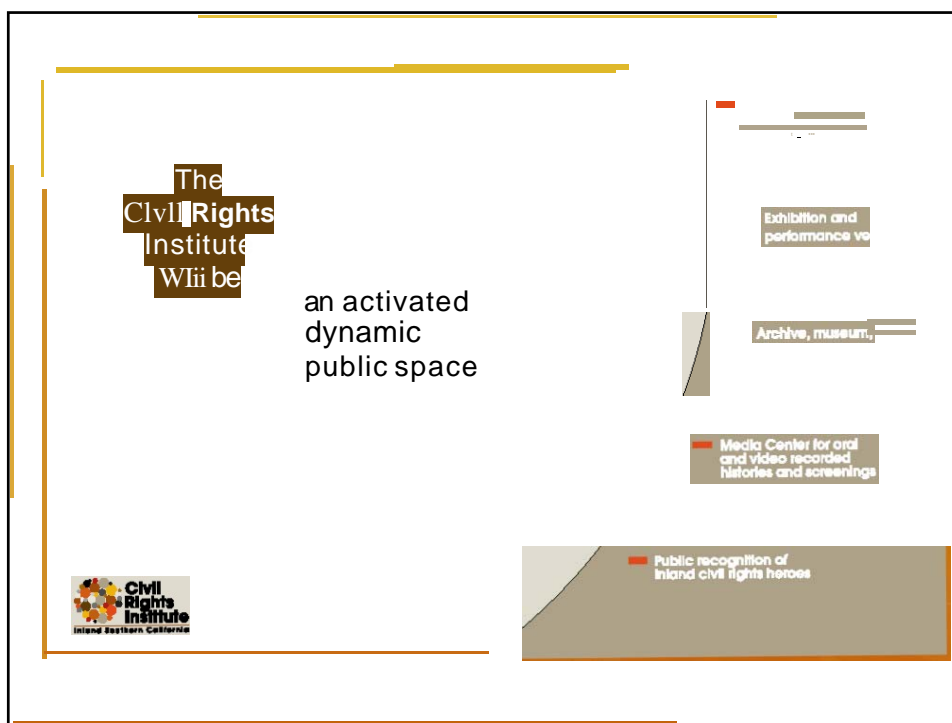
Financing

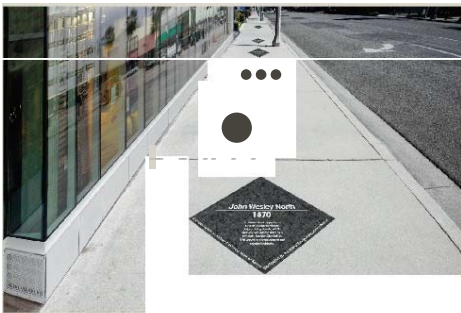
Uses of Funds		Sources of Funds	
Land Acquisition	\$1,865,000	Tax Credit Equity (4%)	\$10,420,440
Design & Engineering	\$1,035,000	Permanent Loan	\$672,065
Construction, Permits & Fees	\$24,052,876	Cap & Trade loan	\$11,406,586
Financing & Legal Costs	\$1,694,886	Veteran Housing & Homelessness Prevention Loan	\$2,850,573
Developer Fee	\$2,000,000	City of Riverside	\$3,000,000
Contingency	\$1,301,902	Sponsorship/ Other Sources	\$3,600,000
Total Development Cost	\$31,949,664	Total Anticipated Sources	\$31,949,664

Development Schedule

Milestones	Anticipated Dates
Entitlements Approved	July 2017
Financial Sponsors Committed	January 2018
Submit Application for Tax Credits	March 2018
Award of Tax Credits	July 2018
Building Permit Submittal	October 2018
Ground Breaking-Construction Start	December 2018
Fair Housing & CRI Tenant Improvements	February 2020
Lease-up	March 2020
Grand Opening	April 2020






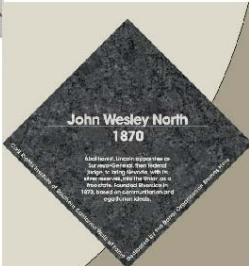


Visual Simulation


Walk of Fame Conceptual Design

- 36dorkgreyg1onl1te 30"x30"
- 30x30 into sidewalk panels
- Spacing 8 feet on center
- Directional orientation
- Sandblasted and pointed
- Blank point location be achieved in place after installation with minimal disruption to pedestrian activity





le' - CIVIL
RIGHTS
INSTITUTE



Why build a Civil Rights Institute in Inland Southern California?

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Contact Information

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- Adjacent Neighbors
- Neighborhood Partnership Housing Services (NPHS)
- Eleanor Jean Grier Leadership Academy
- The Group
- Omega Psi Phi Fraternity, Inc. Pi Rho Chapter
- La Sierra University
- Riverside East Rotary Club
- DANA
- NAACP – Riverside Branch
- Housing Opportunities Collaborative
- Path of Life Ministries
- Riverside African-American Historical Society, Inc.
- Riverside County Black Chamber of Commerce
- Riverside Latino Network
- Greater Riverside Chamber of Commerce
- Mayor’s Multicultural Forum

Donor Opportunities



Honoring the Past

- Naming of facilities
- Engraved pavers within Mission Heritage Plaza
- Sponsorship of Fixtures, Displays and Exhibits
- Endowment for on-going programming



Visual Simulation