

St. Michael's Community

**Developer:**

Community Development Partners

Property Manager and Case Management Supervisor:

Mercy House

Total Project Cost (Approximate):

\$18,000,000

Proposal:

50 units of affordable and permanent supportive housing

Timeline:

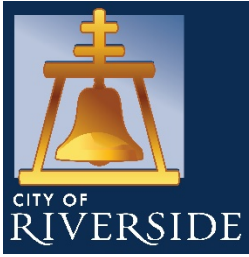
Financing approved in 2019/2020.

Construction proposed to start in late 2021.

The Community: Development of 50 multi-family residential units located at 4070 Jackson Street across from Hunt Park in Ward 5. The development will occur on part of the St. Michael's Episcopal Church property. The Community is proposed to be 2-story with 50 units (24 one bedroom/one bathroom; 25 two bedroom/1 bathroom, and one manager's unit) in walk-up style buildings. The Community layout increases setbacks and buffering on sides that are adjacent to residential neighborhoods to ensure privacy. The Community amenities on-site include onsite case management offices, a flex space for educational classes, and a community garden. The Community buildings will have a clean, "adobe style" feel that is meant to compliment the surrounding site and neighborhood.

Residents: All 24 Permanent Supportive Housing (PSH) units will be prioritized through the Riverside County's Coordinated Entry System (CES) which houses a By Name List of homeless individuals waiting for housing opportunities that will be professionally assessed for particular needs, and be a good fit for placement in the Community. All residents are subject to a typical Lease, meaning that they can be evicted for behavior that is not in keeping with high Community management standards. The remaining 25 units will be made available to Riverside residents who meet the income eligibility criteria.





St. Michael's Community

Income Eligibility:

The 24 PSH units will be reserved for individuals in CES that earn at-or-below 30% of the Area Median Income (or \$14,150 for one person in 2019) coupled with case management and 25-units for qualified low-income individuals and families earning no more than 60% of the Area Median Income (or \$43,080 for a family of four in 2019). The Community will also include an onsite property manager's unit to ensure the community is professionally managed.

Community Outcomes: The Community will enhance the neighborhood by beautifying the site and maximizing a currently underutilized, partially vacant church property. The Community will seek to stabilize the neighborhood; serving Riverside residents experiencing homelessness, including eligible individuals living in Hunt Park resulting in addressing homelessness in the Arlington Neighborhood. The Community also supports the goals of the City's approved Housing First Plan (www.riversideca.gov/h1plan) that includes the development of 400 very low-income housing units over a 10-year period.

Community Outreach:

The following meetings were held with City residents to receive feedback on the proposed St. Michael's Community.

- August 31, 2017: Concept introduction at a regularly scheduled neighborhood watch meeting at St. Michael's Church;
- October 2, 2017: Updated concept and management strategy and reviewed questions from August 31st meeting at Camp Anza where a tour was provided;
- October 23, 2017: First site plan and elevation renderings presented at Hunt Park. Neighborhood requested to incorporate increased setbacks, parking entrance on Jackson, moving primary office off of Jackson Street, and incorporate landscaping to serve as aesthetic fencing;
- Summer of 2018: Door to door outreach was conducted; and
- Summer of 2019: Neighborhood meeting at St. Michaels Church.

ST. MICHAEL'S COMMUNITY FREQUENTLY ASKED QUESTIONS

What population will this serve?

UNITS	AREA MEDIAN INCOME	MAXIMUM ANNUAL HOUSEHOLD INCOME FOR ONE PERSON	MAXIMUM ANNUAL HOUSEHOLD INCOME FOR TWO PERSONS
24	30%	\$15,100	\$17,250
25	60%	\$40,250	\$46,000

Is this Community a homeless shelter?

This Community is a rental apartment complex, NOT a homeless shelter. All tenants in the St. Michael's Project will be subject to a typical apartment lease, and can be evicted for cause. Tenants will have traditional apartments with the expectation that they must be maintained, and that all rules for the housing complex be followed at all times.

Homeless shelters are meant to meet the temporary (nightly) needs of homeless individuals where the alternative is living in places unfit for human habitation. Homeless shelters are group quarters with bunks and are meant to offer immediate and emergency accommodations.

Will this be managed 24 hours a day?

This project will be managed several ways. First, there will be on-site property management (like all larger apartment buildings) that will ensure that the Community is managed and well kept. Clients will also have a case manager to guide them in addressing individual needs and stabilizing them so that they can achieve housing stability and self-sufficiency. The City will also inspect the Community at least annually to ensure that it meets Housing Quality Standards and is well maintained over the long term.

What does "low barrier" mean?

Before a homeless client is placed in a housing project, they are evaluated for vulnerability and specific reasons that they have become homeless (ranging in scale from unavailability of affordable housing to physical, behavioral, and domestic violence problems) and simultaneously for a set of resources that can be immediately made available to help them get off the streets. These evaluations used to take place on the streets themselves, where the dangers of living outdoors presented a barrier in-itself to helping the client. The new "low barrier" model gets the client off the street with a simultaneous plan to stabilize and eventually rehouse the client. "Low barrier" means that a client is housed at the same time a case management plan is formalized, with short and long term outcomes, for the client. "Low barrier" does NOT mean that clients are housed haphazardly or without supervision or a strategic plan to achieve housing stability.

What are the benefits of developing affordable housing to a community?

1. **Replacement:** Affordable housing developments that replace depressed conditions vacant, abandoned properties or other blighted conditions likely generate more positive impacts on surrounding properties than those developed on vacant land in untroubled neighborhoods. Generally it seems that when affordable housing development is part of a neighborhood revitalization program, benefits accrue to the greater neighborhood.
2. **Host Neighborhood Context:** Affordable housing is least likely to generate negative property value impacts when it is embedded within higher-value, low-poverty, stable neighborhoods and when the affordable housing development is well managed. The impact of project scale depends on neighborhood characteristics; large projects typically have the most benefits on property values in low-income neighborhoods, while the opposite is true in higher-income neighborhoods, where large projects typically have mixed impacts.

Multiple studies find that smaller projects (typically less than 50 units) have no impact on neighborhood crime. This finding was common across multiple types of affordable housing, including non-profit rental housing, public housing, and supportive housing.

3. **Management:** Good management makes a difference. Projects managed by non-profit organizations commonly have positive impacts on property values due to sustained, quality management of the property. Projects managed by for-profit organizations commonly have positive impacts on property values, but the benefits tend to be less sustained over time compared to non-profit projects.
4. **Property Value:** In the housing market, the most common factors that affect your property value include:
 - a. **Location in a community** – Convenient access to schools, work and amenities like shopping, restaurants and entertainment is a priority to many families and will greatly influence home values.
 - b. **The latest home sales**
 - c. **History of appreciation** – In the last 5 to 10 years, have property prices risen or declined? Does location or affordability affect how desirable the area is thought to be?
 - d. **The local economy** – Are local companies hiring? Have businesses moved into or away from an area? Is there a good mixture of jobs in an area, or does it depend on just one industry? Is the mix of commercial and residential zoning changing? Each of these factors plays a role.

There is research to suggest that affordable housing does not negatively impact property values. Mai Nguyen, Associate Professor at UNC-Chapel Hill in the Department of City and Regional Planning, conducted a literature review of quantitative studies concluding with the following findings:

- Affordable housing is not as significant as other variables influencing property values especially in cities where housing is either expensive or in short supply
- The build of quality of affordable housing in comparison to surrounding housing can impact property values nearby
- When affordable housing is clustered there is a greater potential for decreased property values nearby. This is not the case with the City of Riverside as affordable housing is spread throughout the City and not clustered in one general area.

