



City of Arts & Innovation

Housing and Homelessness Committee Memorandum

**TO: HOUSING AND HOMELESSNESS
COMMITTEE MEMBERS**

DATE: JULY 28, 2025

FROM: HOUSING AND HUMAN SERVICES

WARD: 5

**SUBJECT: UPDATE ON THE ST. MICHAEL'S APARTMENTS, AN AFFORDABLE HOUSING
COMMUNITY LOCATED AT 4074 JACKSON STREET**

ISSUE:

Receive and file the update on the St. Michael's Apartments, an affordable housing community located at 4074 Jackson Street.

RECOMMENDATION:

That the Committee receive and file the update on the St. Michael's Apartments, an affordable housing community located at 4074 Jackson Street.

BACKGROUND:

The St. Michael's Apartments is an affordable housing community located at 4074 Jackson Street, comprising of 50 one and two-bedroom apartment. Of these, 24 units are designated for individuals experiencing homelessness. The PSH units are integrated throughout the site to promote a mixed-income community. The development was led by Community Development Partners (CPD) on land leased from the St. Michael's Episcopal Church, utilizing the following 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

CPD received their Certificate of Occupancy on June 23, 2023. The community features a dedicated property management office, private case management spaces, and rooms for individual and group services, all designed in collaboration with service providers. Mercy House

serves as the primary supportive services provider, assisting residents in maintaining housing stability and achieving personal goals. Additionally, Riverside University Health System – Behavioral Health delivers specialized services to tenants under through California's No Place Like Home (NPLH) program.

DISCUSSION:

At the request of the Ward 5 City Councilmember, staff has prepared the following update in response to resident concerns regarding increased homelessness and the presence of individuals residing in vehicles near the St. Michael's Apartments and St. Michael's Episcopal Church.

On May 14, 2025, Lieutenant Chinchilla of the Riverside Police Department (RPD) along with Michelle Davis and Andrea Robles from Housing and Human Services (HHS), met with the property manager of St. Michael's Apartments to address these concerns. The property manager reported incidents involving unauthorized individuals entering the premises and engaging in illegal activity in the trash enclosure area. The newly appointed property manager is actively enforcing lease provisions and working in collaborating with case managers and tenants to resolve any ongoing issues. Lieutenant Chinchilla shared his contact information and will coordinate a safety meeting with residents.

In coordination with St. Michael's Episcopal Church, Lieutenant Chinchilla also obtained a signed "No Trespassing or Loitering - Violators Subject to Arrest" authorization form. This document enables RPD to enforce provisions under the California Penal Code (CPC) 602, as well as address other unlawful conduct occurring on church property. A similar form is already on file for the St. Michael's Apartments, authorizing RPD to take appropriate enforcement action as needed.

An analysis of calls for service to RPD between August 2, 2023, and May 31, 2025, revealed a total of 159 calls—averaging seven per month—within the area bounded by Jackson Street, Sage Avenue, Scotts Street, and Hawthorne Avenue. During the same period, 353 calls—averaging 16 per month, originated from 4070 and 4074 Jackson Street. These ranged from 911 hang-ups to safety-related reports.

Many of the incidents involved individuals sleeping in vehicles and using nearby addresses as reference points, suggesting that not all reported activity can be directly attributed to St. Michael's Apartments. It should be noted that the available does not include detailed information regarding the nature of each call.

Code Enforcement reviewed activity from the same period and found no open cases. However, past complaints from 2023 included overgrown vegetation, overflowing trash within the dumpster enclosure, and one complaint alleging that the water in the tenant's shower was oil.

On August 1, 2024, staff from the City's Housing Authority conducted inspections of ten rental units and reviewed corresponding lease files. While no physical deficiencies were identified, five tenant files were found to contain discrepancies, including four instances of missing income recertifications, five missing bank statements, and three missing certified tax returns. The current property manager is in the process of submitting the required documentation to resolve these issues.

A follow-up monitoring inspection of St. Michael's Apartments is scheduled for July 9, 2025. The findings will be presented at the next Housing and Homelessness Committee meeting.

Currently, RPD and HHS staff are collaborating with Mercy House to schedule a safety meeting with St. Michael's Apartments residents. Additionally, a second meeting is being planned with residents of the apartments, St. Michael's Episcopal Church, and neighboring community members to discuss forming a Neighborhood Watch group.

FISCAL IMPACT:

There is no fiscal impact related to this staff report.

Prepared by: Michelle Davis, Housing and Human Services Director
Certified as to
availability of funds: Kristie Thomas, Finance Director/Assistant Chief Financial Officer
Approved by: Kris Martinez, Assistant City Manager
Approved as to form: Rebecca McKee-Reimbold, Interim City Attorney

Attachment: Presentation