

DEVELOPMENT DESCRIPTION

Project: Perris Family Apartments is a proposed new construction affordable housing community located at the corner of Jarvis Street and Ruby Road in the City of Perris, California. The proposed development will consist of 75 units, including a manager's unit, on approximately 7 acres and will include a mix of 1, 2, and 3 bedroom apartment units located in two-story town homes and one-story flats. There will be 20 one-bedroom units, 30 two-bedroom units and 25 three-bedroom units. The site location is surrounded by single family homes and apartment communities and is adjacent to the Palms Elementary School.

The entire apartment community will be fenced and gated and will include a 2,500 square foot community building. The apartment community will include 24-hour on-site management, automobile entry gates, perimeter fencing and pedestrian gates. Common area security cameras will be located throughout the community.

The buildings will be situated on the site to minimize their western sun exposure to help keep the units cooler during the warm summer months. Each unit will include Energy Star® rated appliances and equipment, including central heating/cooling, dishwashers, continuous cleaning gas range/oven and hood fan, garbage disposal, and a refrigerator/freezer. Units will also include private patio or balconies (depending on floor level) and outdoor storage facilities along with wall-to-wall carpeting and blinds, pantry cabinets. Other energy and environmental considerations include fluorescent light fixtures for at least 75% of the lighting in each unit, ceiling fans, low flow toilets and shower heads, flow restrictors on kitchen and bathroom faucets, individual thermostats in each apartment, dual-glaze windows, and Energy Star® rated roofs and R 38 roof insulation (which exceeds minimum code requirements). The community will exceed California's Title 24 energy efficiency standards by at least 15%.

The apartment community will use materials for cabinets, countertops and shelving that are free of added formaldehyde or that is fully sealed on all six sides by laminates and/or low-VOC primer or sealant. The developer has indicated the intention to seek LEED (Leadership in Energy and Environmental Design) or Green Point Rated certification for this development.

The buildings will be built in the traditional contemporary mission style architecture, with stucco exterior plaster walls and ornamental iron and trellis details in a palette of soft earth tones. The community will include a community building, swimming pool, computer lab, basketball court and pedestrian walkways throughout the community. Laundry facilities will be located throughout the grounds. There will be 116 parking spaces, 75 of which will be covered parking.

Perris Family Apartments will be staffed by full-time on-site property management personnel. In addition, the developer will employ a Community Services Coordinator whose overall duties are to ensure that the residents receive appropriate services and who will provide programs and activities that are responsive to the requests and needs of residents.

Bus service is located within 750 feet of the community entrance. Riverside County's Perris Family Care Center is located .66 miles from the community. Shopping is

available at the Food-4-Less and the Rite Aid pharmacy, both of which are located .42 miles from the community at the corner of Nuevo Road and Perris Boulevard. Perris High School and Palms Elementary School are within ½ mile of the community. A new Metrolink® station, located approximately 1 mile from the community, is scheduled to open in 2013 and will connect residents to jobs, education, services and other opportunities throughout the region.

The Project's varied unit size; ADA compliance and overall design are responsive to the housing needs of Child, TAY, Adult and Older Adult FSP programs.

About the Developer:

Coachella Valley Housing Coalition (CVHC) was formed in 1982 when local community activists, business leaders, and other individuals came together to do something about the lack of decent housing for farm workers and low-income families and individuals in the Coachella Valley. Since that time, CVHC has built 26 multi-family developments (totaling 1,713 units), including two migrant farm worker facilities, 21 rental homes, and the state's only affordable housing complex built for retired farm workers. CVHC also has built 3 special needs complexes, two of which provide independent living for seniors and individuals with mental disabilities, and the third of which provides independent living for persons with HIV/AIDS and other chronic illnesses.

CVHC completed its first development for the mentally and physically challenged and the elderly in 1995. In 1999 CVHC completed Casas San Miguel Allende, the first permanent housing exclusively for individuals with chronic illnesses such as HIV/AIDS in the County of Riverside. CVHC joined forces in 2004 with the Riverside County Department of Mental Health and the Economic Development Agency in developing Geel Place, an apartment Community which provides 42 units of housing for people with mental illness in western Riverside County.

Partnerships:

Since the completion of Geel Place in 2004, CVHC has continued to discuss developing another project for those who are mentally and physically challenged with the County of Riverside Economic Development Agency and the County of Riverside Department of Mental Health. CVHC was advised that there was a need for permanent supportive housing for people with mental illness in the City of Perris and the immediate surrounding area. CVHC identified a site that was zoned appropriately and that had the essential community amenities, community supports and other elements that are critical in developing permanent supportive housing.

The key development partners for the MHSA funding application are Riverside County Department of Mental Health the Coachella Valley Housing Coalition. The Riverside County Department of Mental Health will be the direct service provider of on-site supportive services to residents of the project that are eligible for supportive housing.

The total cost of the development is ±\$ 20,030,150. The amount of MHSA funds being requested is \$ 3,515,580, consisting of up to \$ 1,754,790 in permanent financing and up

to \$1,754,790 in capitalized operating subsidy to maintain the affordability of the MHSA units for a period of 20 years. The actual amounts of MHSA funds will be determined by the California Housing Finance Agency during its review of the MHSA application. Additional financing will be provided using \$ 12,236,377 in proceeds from the sale of 9% low income housing tax credits issued by the California Tax Credit Allocation Committee, \$ 4,500,000 HOME loan from the State of California's Department of Housing and Community Development, conventional mortgage financing in the amount of \$ 1,444,600 and a contribution of equity capital from the general partner in the amount of \$ 94,383.

Housing Goals: Perris Family Apartments is consistent with the Riverside County Department of Mental Health CCS Plan and the County's adopted 10 Year Plan to End Homelessness, both of which seek to expand the capacity of safe, affordable permanent independent housing.

The development strategy of the DOMH is to leverage MHSA funds with other affordable housing funding resources to integrate supportive housing, or set-aside units of subsidized housing, within general population affordable housing projects across a broad 7,200 square mile geographic area. By investing in multiple set-aside projects, Riverside County believes it will be more effective in creating housing throughout the county instead of concentrating resources in a few projects. A more concentrated investment of MHSA funding would decrease geographic accessibility and would result in unnecessary and unwanted community relocation for persons served. System-wide set-aside housing supports priorities were identified in the CSS planning process. These priorities included geographic accessibility as well as integration in the community, in contrast with segregated housing that promotes stigma, isolation and community resistance to housing development.

All MHSA Housing requests/referrals are submitted to the Riverside County DOMH HHOPE (Homeless & Housing Opportunities Education and Partnership) Program. The HHOPE program is responsible for reviewing and verifying program eligibility, establishing system-wide waiting/referral lists, data tracking, overall housing resource management and property management support.

Service Goals: Through MHSA, Riverside County DOMH has worked to establish geographically based full service partnerships for Children, TAY, Adults and Older Adults. In addition to serving homeless and at-risk of homeless individuals and families, Full Service Partnerships serve inadequately or under served consumers that have cycled through acute psychiatric and/or correctional facilities. As members of Full Service Partnerships (FSP), project residents will experience a "what ever it takes" approach to assisting FSP members recover from their illness(es). Supports available include intensive case management, Department of Rehabilitation Co-Operative Vocational Services, benefit assistance, peer-to-peer support, 24/7 support and the use of flexible funding that enables programs to provide individualized wrap around support. It is anticipated that the some of the residents will be older adult FSP members who will receive support from the Older Adult FSP program. One (1) staff case manager (FTE) will be assigned to support the residents of Perris Family Apartments. Additional support will be provided DOMH staff that includes Peer Support Specialists, clinical

therapists, vocational and employment services counselors, benefit specialists, a nurse and psychiatrist.

The project's on-site support will focus on skills and issues related to successful adaptation to the project community, achieving long-term housing stability, and daily application of recovery principles to promote ongoing self-sufficiency. Off-site services will focus on community integration and support, educational and/or vocational advancements, health care, mental health services and overall wellness and recovery.

The over-arching service goal for this project for FSP members is to acquire housing and maintain housing stability. Examples of strategies that the support team will use to achieve this goal will be consumer driven goal setting and recovery planning, education in the principles of wellness and recovery that include W.R.A.P. training, affirmation and celebration of success, linkage to community-based support and social networks, development of life skills necessary for household/personal care management, and establishing a level of income that will sustain housing and assist members to achieve other, more independent housing goals they may have.