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## Perris Station Senior Apartments Ribbon-Cutting

Perris officials joined with their partners to cut the ribbon on the \$28-million, 84-unit Perris Station Apartments, ending a decade long-journey to transform a once-blighted section of D Street into a crown jewel of the City.

Every one of the one and two bedroom units already has been leased and more than 100 people are on the waiting list. The City of Perris is actively pursuing commercial tenants to fill about 9,300square feet of commercial space on the first floor of the complex across the street from City Hall.

Several speakers who took part in the April 30 ribbon-cutting ceremony said the Perris Station Apartments serve as the anchor to the north section of D Street, the 125-year-old corridor along which the City took root.

They noted that with the ground-breaking of the new Verano Apartments for families at the south end of D Street, the City's historic thoroughfare has undergone a major transformation from one end to the other.



Perris Mayor Daryl Busch and Mayor Pro-Tem Rita Rogers hold the scissors as they prepare to cut the ribbon at the official grand opening of the Perris Station Apartments April 30. To the left of Rogers stand City Councilman Mark Yarbrough and Riverside County Supervisor Marion Ashley.

"This completes another important step to rebuild Perris' Downtown area," said Riverside County Supervisor Marion Ashley, a lifelong resident of the Perris Valley. "No other city has done a better job in rebuilding its downtown. The Perris Station Apartments will anchor the north end of D Street. You are on the right track. Keep up the good work."

Perris Mayor Daryl Busch, who addressed the crowd of dignitaries and apartment residents at Wednesday's ribbon-cutting, said the City is pleased to provide greater access to affordable housing to its seniors. The project also will attract commerce to Downtown Perris.

"This is a grand day," Busch said. "We are grateful that we are able to do this for our citizens and very pleased to be here."

Busch said the City first began contemplating a new plan for southwest corner of D and San Jacinto Avenue—formerly the site of a gas station, auto garage and private residence—as long ago as 2005. The idea of a senior apartment complex germinated in 2006. Another eight years would pass between conception and construction.



Riverside County Supervisor Marion Ashley, Perris City Manager Richard Belmudez and Perris City Councilman Mark Yarbrough pose for a photo while touring a unit at the Perris Station Apartments.

The City used funds from its Housing Authority along with private dollars and federal tax credits to pay for the Perris Station project. The partnership included support from Telacu Homes, Inc. J.P. Morgan Chase Bank, N.A.; Robobank, N.A.; the State of California Department of Housing and Community Development' Aegon USA Realty, LLC; AHP; KTGy Group, Inc.; Alpha Construction Co. Inc.; SWCE; RJC Group, Inc.; Con Am Property Management Company and the Perris Senior Center.

State Assemblyman Jose Medina, D-Riverside, who represents Perris in Sacramento, said though a spokeswoman that he "completely supports the collaboration that has come together to serve the senior community in Perris."

City Manager Richard Belmudez said he hears from other cities who are impressed with the quality of the Perris Station Apartments.

"It is worthy of any city," he said. "We are very proud."



Among the amenities at the Perris Station Apartments is a 16,000-square foot patio complete with barbecue islands.

The apartments feature handrails on all corridors and common areas without carpet to assist residents with limited mobility. A 16,000-square foot second-floor patio provides a wonderful open space, complete with tables, chairs, and barbecues, ideal for reading or sipping coffee. Availability is income-based and rents for a one-bedroom unit vary from \$313 to \$688 a month. A two-bedroom unit ranges from \$368 to \$818.

Many Perris Station Apartment residents joined dignitaries for lunch following the ribbon-cutting.

"I absolutely love it here, could not be happier," said Denise Taylor, who lives at the complex with her husband, Paul. "I love the kitchen, the stove, the refrigerator, the patio. It is all so beautiful."

Theresa Gomez said she loves the exercise equipment that came with her one-bedroom apartment. It's a quiet neighborhood too.

"On a scale of 1 to 10, this is a 10-plus!" she said.

Perris Mayor Pro-Tem Rita Rogers the Perris Station Apartments demonstrates the City's commitment to improve the quality of life for underprivileged seniors.

"We are always looking for ways to improve our City and to address the needs of our residents," she said. "Our senior citizens are one of the City's major constituencies and we were able to help them and address a major need."



Perris Mayor Daryl Busch accepts a plaque during the ribbon cutting ceremony of the Perris Station Apartments.

Perris City Councilman Mark Yarbrough said the Perris Station complex look downright swanky.

"I'm blown away," he said. "This apartment would fit right in in any city in the country. It's gorgeous."

Michael Costa, president of Highridge Costa Partners Housing, LLC., the Perris Station developer, said forging public-private partnerships to create affordable homes is among the toughest challenges facing communities. He called events like the Perris Station Apartments ribbon cutting "the happiest day in a developer's life."

"Thanks for letting us play on your team," he told Perris officials.

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