



**County of San Bernardino
Department of Behavioral Health
Mental Health Services Act**

**30-Day Posting
Public Review Period for
Las Terrazas Apartments
Under the MHSA Housing Program**

March 21, 2012



ALLAN RAWLAND, MSW, ACSW
Director

CaSONYA THOMAS, MPA, CHC
Director

March 21, 2012

Notice of Initiation of 30-Day Public Review Period for Las Terrazas Apartments Under the Mental Health Services Act Housing Program

A 30-day public review and comment period is required for the County of San Bernardino Department of Behavioral Health to submit an application to the State-administered Mental Health Services Act (MHSA) Housing Program to secure funding for any proposed housing development intending to provide permanent supportive housing for mental health clients. This public review pertains to the Las Terrazas Apartments development, which intends to provide permanent supportive housing for some of the County's mental health clients.

Comment on the proposed development, as attached, must be received by the County prior to the end of the 30th day from the date posted on this notice to be considered for inclusion in the County's final analysis and certification of the application to the state.

The following sections of the application are attached for consideration, review and comment:

- Item D.1 Development Summary (Attachment B)
- Item D.2 Development Description
- Item D.3 Consistency with the Three-Year Program and Expenditure Plan
- Item D.4 Description of Target Population to be Served
- Item D.5 Tenant Eligibility Certification
- Item D.6 Tenant Selection Plan
- Item D.7 Supportive Services Plan
- Item D.8 Supportive Services Chart
- Item D.9 Design Considerations for Meeting the Needs of the MHSA Tenants

We appreciate your feedback and encourage you to direct any questions or comments regarding the proposed development to Douglas M. Fazekas as follows:

Douglas M. Fazekas
County of San Bernardino
Administrative Manager
Housing and Employment Program
909 387-8619
Fax: 909 386-8578
dfazekas@dbh.sbcounty.gov

Sincerely,

CaSonya Thomas
Director

Board of Supervisors

GREGORY C. DEVEREAUX
Chief Executive Officer

BRAD MITZELFELT, VICE-CHAIRMAN...First District NEIL DERRYThird District
JANICE RUTHERFORD.....Second District GARY C. OVITTFourth District
JOSIE GONZALES, CHAIR Fifth District

**Section D: Supportive Services Plan
Instructions**

1. Submit the MHSA Supportive Services Information, Section D, Items D.1 through D.16, as listed on the Application Index & Checklist.
2. Enter required information into the yellow box marked "Response".
3. Items D1 through D9 must be circulated for local review for 30 days.

Item D.1 Development Summary Form (Attachment B)

Instructions: Complete and submit the Development Summary Form (**Attachment B**)

RENTAL HOUSING DEVELOPMENT SUMMARY FORM

County Mental Health Department: San Bernardino

Name of Development: Las Terrazas Apartments

Site Address: Between N. Hermosa Ave. and N. Cypress Ave. on W. Valley Blvd.

City: Colton State: CA Zip: 92324

Development Sponsor: AMCAL Multi-Housing, Inc.

Development Developer: AMCAL Multi-Housing, Inc.

Primary Service Provider: County of San Bernardino Dept of Behavioral Health

New Construction Acquisition/Rehabilitation of an existing structure

Type of Building: Apartment Building Single Family Home
 Condominium Other

Total Development		MHSA Funds	
Total Number of Units:	72	Total Number of MHSA Units:	12
Total Cost of Development:	\$16,908,766	Amount of MHSA Funds Requested:	\$2,804,640
		Capital:	\$1,403,820
		Capitalized Operating Subsidies:	\$1,403,820

Other Rental Subsidy Sources (if applicable): The project owner will follow the application process with the local housing authority in order to accept individuals with tenant based Section 8 vouchers or other public tenant-based housing subsidies.

Target Population (please check all that apply):

Adults Transition-Age Youth Older Adults

County Contact

Name and Title: Douglas M. Fazekas, Administrative Manager Dept. of Behavioral Health

Agency or Department Address: 820 E Gilbert Street, San Bernardino, CA 92415

Agency or Department Phone: 909-387-8619

Agency or Department Email: dfazekas@dbh.sbcounty.gov

Item D.2 Development Description

The Development Description should provide a narrative (approximately two pages) that includes:

1. Name and location of the proposed housing development;
2. Service goals of the development;
3. Characteristics of tenants to be served;
4. Type of housing to be provided (new construction or acquisition/rehab.);
5. How the building(s) in which housing and services will be provided will meet the housing and service needs of the MHSA tenants (location, building type, layout, features, etc.);
6. Name of primary service provider, property manager, and other development partners; and,
7. Summary of the anticipated sources of development financing. (Name sources only, do not include dollar amounts.)

Response:

PROJECT OVERVIEW DEVELOPMENT DESCRIPTION

Las Terrazas Apartments involves the new construction of a 72 unit workforce housing community consisting of 18 – 1bd/1ba units, 30 – 2bd/2ba units, 23 –3bd/2ba units and 1 –3bd/2ba manager’s unit. The community will be restricted to low and very low income Area Median Income (AMI) households by Low Income Housing Tax Credits and other financing for 55 years. Located on a 4.9 acre vacant parcel located between N. Hermosa Ave. and N. Cypress Ave. on the W. Valley Blvd. in the City of Colton, California this development will consist of 3 Mediterranean two-story walk-up buildings. Unit types will be flats with conventional wood frame construction and stucco structure. Parking will be on grade for residents.

TARGET POPULATION TO BE SERVED

Las Terrazas Apartments will designate 6 units to Transition Age Youth (TAY) and 6 units for adults that are homeless or at risk of homelessness and suffer from mental illness.

Las Terrazas will provide community support, affordable housing and wrap around services for youth and Adults that might otherwise end up homeless. Stable and supportive housing allows TAY and adults to finish their education or secure long term, gainful employment. Las Terrazas will meet a critical requirement for a community of at-risk youth and adults, who might otherwise fall through the cracks.

Occupancy will be specifically limited to those families whose income does not exceed 30% of the area median income. All potential MHSA residents must be certified as eligible for the project by the County of San Bernardino Department of Behavioral Health. The project will respond to the unique needs of this target population by providing intensive case management and connecting residents to the full range of support services they need to gain increased independence and remain stably housed.

SERVICES GOALS OF THE DEVELOPMENT

The services and goals will be developed in partnership with the Full Service partnership and tenants and will be tenant directed. The complete supportive services program will include, but not be limited to: assessment and evaluation; individual goal/service planning; assistance in accessing mainstream benefits; case

management; independent living skills development; transportation assistance; money management and financial education; medical assessment; employment services and opportunities; crisis intervention; leadership development; community building; and any other services as needed. Services will be provided onsite and occur with a frequency that is individually determined. Supportive services staff will also assist tenants in accessing County and other outside services as appropriate to meet all of a resident's needs. All services will be provided in such a manner as to promote housing stability and allow tenants to transition into greater independence as valuable and contributing members of their diverse community.

UNIT AND SITE DESIGN AND LOCATION

AMCAL Multi-Housing, Inc has worked closely with Withee Malcolm Architects to assure that Las Terrazas will create a sense of home for the families that will reside in the building. In designing Las Terrazas, elements that take into account the livability, comfort and safety of the residents as well as the long-term management of the building were considered. The one-bedroom units are approximately 700 square feet, the two-bedroom units are approximately 900 square feet, and the three-bedroom units are approximately 1100 square feet. All units are equipped with kitchen, refrigerator, and drop-in range/oven combination. Ample storage is provided, with upper and lower cabinetry. The unit plans are efficiently laid out and meet requirements for light and ventilation. The unit interiors are designed to provide privacy and maximize space. Unit amenities will also include central heat and air, blinds, carpet, coat closet, patio/balcony. Site amenities will include a community room of at least 2000 square feet that will include services offices. In addition Las Terrazas will include a swimming pool, picnic area, playground, on-site manager, laundry room and computer room. The complex will be gated and lighting and cameras will be placed throughout the development for increased security. The building is designed to provide a protective environment for tenants to live and learn new skills while reengaging society.

The project site is located within 100 yds of the Valley/Cypress Transit Stop, 0.25 miles from Colton High School, within .50 mile of the Arrowhead Regional Medical Center, and within 1 mile of the Food for Less Market.

ORGANIZATION STRUCTURE

AMCAL Terrazas Fund, L.P. is the single asset entity that will be formed to serve as the owner of the property and will own the property throughout the low-income use period of the proposed project. AMCAL Multi-Housing, Inc. a California for-profit corporation is the applicant and will serve as the Administrative General Partner. Las Palmas Housing will be the non-profit corporation for public benefit corporation to serve as the Managing General Partner of AMCAL Terrazas Fund, after the allocation of tax credits and at the time of the admission of the investor limited partner into the partnership. AMCAL Enterprises, Inc. is the Developer which has received input from both the Administrative General Partner and the to-be-admitted Managing General Partner during the predevelopment period and will continue throughout the construction phase.

DEVELOPMENT TEAM:

Developer: AMCAL Multi-Housing, Inc. (AMCAL), is a for-profit California corporation whose mission is to "assist communities and non-profit organizations to develop quality housing that exceeds the expectations of all stakeholder groups throughout the state of California, in terms of design and aesthetics, quality of construction, and supportive services for the tenants." AMCAL has more than 33 years of experience in residential development, including 39 affordable rental developments (with 11 additional under construction). AMCAL has completed four affordable housing developments in San Bernardino County and has developed 5 projects with MHSAs units in other areas of California.

Property Management: Managing an inventory of over 56,000 units in California, Nevada, New Mexico, Oregon, Washington, Virginia, Ohio, Pennsylvania, and Alaska FPI Management Inc. has been selected as the property management team to service all residents.

Social Services: Serving for than 40,000 California residents each day LifeSTEPS will provide educational and social services to all of the Cordova Apartment Residents

MHPA Service Provider: County of San Bernardino Department of Behavioral Health including Mesa Full Service Partnership (Mesa FSP) for Adult tenants age 18-62 and Transitional Age Youth Full Service Partnership (TAY FSP) for tenants 18-25.

Architect: Withee Malcolm Architects with over three decades of experience creates meaningful designs that interact well with the fabric of their communities and fit appropriately into urban contexts. The firm's principals began work in 1973, and the current firm is recognized as a creative team with substantial technical abilities that can ably design a wide range of residential, mixed-use, senior and commercial developments.

DEVELOPMENT FINANCING

In addition to this application for capital funding and operating support from the MHPA Housing Program, AMCAL Multi-Housing, Inc. has received a \$3,000,000 funding commitment from the County of San Bernardino HOME funds and will be applying in the 2012 2nd Round for a Tax Credit allocation. In addition to permanent and construction financing the project owner will accept eligible applicants with tenant-based subsidies including Section 8 and COSR and will work with the appropriate public agencies managing these tenant-based subsidy programs. AMCAL will also apply for Shelter Plus Care Vouchers through the County of San Bernardino for the 12 MHPA units.

Item D.3 Consistency with the Three-Year Program and Expenditure Plan

Describe how the proposed housing development is consistent with the sponsoring county mental health department's approved Three-Year Program and Expenditure Plan. Provide specific information regarding how the development meets the priorities and goals identified in the Three-Year Program and Expenditure Plan.

Response:

The County of San Bernardino Department of Behavioral Health (DBH), through the Fiscal Year 2011-12 Annual Update to the Three Year Program and Expenditure Plan for MHTA Community Services and Support (CSS), identified a need for permanent supportive housing for Transition Aged Youth and Adults with Serious Mental Illness (SMI) who are homeless or at risk of being homeless and are underserved. Additionally, the County's original MHTA Three Year Program and Expenditure Plan (for Fiscal Years 2005-09), prepared following an intensive collaborative effort and input from consumers, family members, community leaders, service providers and other interested parties which included community forums and age-specific workgroups and surveys, found that the provision of supportive permanent housing for Transition Aged Youth and Adults, who are homeless or in danger of homelessness, was ranked first and among the top six issues identified by community workgroups for both Transition Aged Youth and Adults. The County of San Bernardino MHTA Housing program is expected to generate approximately 150 Supportive Housing units across all the age categories served. The MHTA Housing program proposal for the Las Terrazas Apartments responds to this identified community need and County priority by directly serving the Transition Aged Youth and Adult populations with SMI who are homeless or at risk of homelessness.

Las Terrazas Apartments Responds to Identified Need for Housing

AMCAL Multi-Housing, Inc. is partnering with the Transitional Age Youth Full Service Partnership (TAY FSP) as the full service partnership provider (FSP) for Transition Aged Youth for MHTA specific residents in the project; and with the Mesa Full Service Partnership (Mesa FSP) for Adult MHTA specific residents within the Las Terrazas project. AMCAL is requesting MHTA capital and operating subsidy funding for the Las Terrazas Apartments. The Las Terrazas Apartments will provide ten (12) one-bedroom units of permanent supportive housing for twelve (12) MHTA-eligible Transition Aged Youth and Adult clients within the larger Seventy Two (72) unit development. The Las Terrazas Apartments will collaborate with the local FSPs, TAY FSP and Mesa FSP, to provide voluntary supportive services to these twelve (12) MHTA-funded units. The FSPs will support the clients in these twelve (12) units by providing the clients with the tools necessary for maintaining their housing, sustaining independence, and transitioning into active members of their communities.

Consistent with the goals outlined in the CSS plan, supportive services at the Las Terrazas Apartments are detailed in sections D.7 and D.8 of this notice.

Item D.4 Description of Target Population to be Served

Describe the MHSAs Rental Housing Program target population to be served in the development. Include a description of the following:

1. Age group, i.e., adults, older adults, children, transition-aged youth;
2. The anticipated income level of the MHSAs tenants; and,
3. A description of the anticipated special needs of the target population to be served, e.g., physical disabilities, chronic illness, substance abuse, prior housing status, etc.

Response:

The Las Terrazas Apartments will provide 12 units of permanent supportive housing for Transition Aged Youth and Adults, two of the identified Mental Health Services Act (MHSAs) target populations under the County of San Bernardino MHSAs Housing plan. Eligible individuals served in the MHSAs Housing program at the Las Terrazas Apartments will be age 18 to 62 with a diagnosis of serious mental illness (SMI). As Outlined in the County 10-year CSS plan, eligible individuals may be unserved or underserved and may have been hospitalized, or at risk of institutionalization. Individuals served may have experienced a co-occurring substance abuse disorder, they may be homeless or at risk of becoming homeless, and may suffer from functional impairments. Individuals in the program will be of very low income with an annual income not to exceed 30% of Area Median Income (AMI), and some individuals may have incomes considerably less than 30% AMI.

Item D.5 Tenant Eligibility Certification

The county mental health department is responsible for certifying the eligibility of individuals, applying for tenancy in an MHPA unit, for compliance with the target population criteria. Submit a narrative description of the following:

1. How an individual applies to the county to become certified as eligible for an MHPA unit;
2. How certification of eligibility will be documented, provided to the individual applicant, and maintained by the county; and,
3. How certification of eligibility will be provided to the property manager/development.

Response:

The County of San Bernardino Department of Behavioral Health Housing and Employment Program invited a range of stakeholders to participate in discussions of San Bernardino's Mental Health Services Act Housing Program Tenant Referral and Certification Process. Meetings were held in various parts of the County between March and August 2009 and included members of the Housing Policy Advisory Committee, the Technical and the Executive MHPA Housing Committees; all Full Service Partnerships; and Peer Family Advocates. Feedback from these meetings has been incorporated into the final version of the Tenant Referral and Certification Process

Application Process:

San Bernardino County Department of Behavioral Health (SBDBH) MHPA Housing Program commits to a standardized tenant referral and certification application process for all potential tenants in the program. The process will involve two steps:

- 1) Potentially eligible consumers will have the option of entering the Full Service Partnership (FSP) or being certified as eligible for MHPA housing by the FSP. Potentially eligible consumers may be directed to the FSP through a variety of sources such as SBDBH outreach, case management teams, county outpatient programs and contract agency outpatient programs, transitional residential programs, hospitals, acute psychiatric facilities, jails, referrals from housing managers and self-referrals.
- 2) Any FSP enrolled or FSP eligible consumer may apply for MHPA Housing once they have been certified as MHPA eligible. Property management screening for housing will be conducted by the housing provider, and will be separate from eligibility determination for MHPA services.

The criteria for eligibility under the MHPA housing program are (1) being homeless or at risk of homelessness and (2) meeting San Bernardino County's criteria for serious mental illness. Applicants will be screened by the SBDBH MHPA programs for homelessness or at-risk of homelessness as well as mental health disability. Those clients who are FSP enrolled/eligible will be certified by the FSP, and verification of homelessness, at-risk of homelessness, and mental health disability will be documented following processes and procedures outlined in Department of Behavioral Health Standard Practice Manual.

SBDBH and its contractors will use culturally competent efforts to outreach to and engage members of the target population, including those among unserved or underserved ethnic communities and other minority populations, and will utilize a variety of proven outreach strategies to recruit consumers for FSP enrollment. In addition to soliciting applications from individuals reached through direct outreach methods, the SBDBH MHPA Housing Program staff will accept referrals from an extensive county-wide network of government and

nonprofit organizations and service agencies. Examples of potential sources of referral include Behavioral Health Access and Crisis Hotlines and clinical programs, including the Adult – Psychiatric Triage Diversion Team at County Hospital, shelters for single adults and families (both emergency and short-term), outreach and case management teams, transitional residential programs, hospitals, acute psychiatric facilities and self-referrals. Any mentally ill potential applicants who contact housing developments directly will be informed by the property management or program staff at the development to contact the SBDBH Housing and Employment program to be assigned to an FSP and receive MHSAs Program certification of eligibility.

Notification:

All applicants shall be notified in writing by the FSP of a decision regarding their eligibility within a reasonable time from the date the complete Application for Certification was received by the FSP. If the certification is denied because the consumer did not meet the MHSAs criteria as evaluated by the Full Service Partnership, the referring party and the prospective tenant will be notified in writing and informed of the reason for the denial. The referring party and/or consumer may resubmit their request for FSP enrollment/eligibility for reconsideration if the conditions that resulted in the original denial change.

Applicants meeting all eligibility requirements will be certified by the FSP and the applicant, the referring agency (if applicable) and the Property Manager will be notified in writing that the Certification of Eligibility for Participation in the MHSAs Housing Program has been granted. However, certification of MHSAs eligibility will not automatically grant inclusion on the site specific waiting list, which will be separate and maintained by the Property Manager. It should be noted that to be included on the site specific waiting list, applicant may be required to submit additional documentation to the Property Manager after they have received the MHSAs Housing Eligibility certification.

Item D.6 Tenant Selection Plan

Provide a tenant selection plan, specific to the proposed development, that describes the following:

1. How prospective tenants will be referred to and selected for MHSA units in the development;
2. The tenant application process;
3. The procedure for maintaining the wait list;
4. The process for screening and evaluating the eligibility of the prospective MHSA tenants, including the criteria that will be used to determine a prospective MHSA tenant's eligibility for occupancy in the development;
5. The appeals process for individuals who are denied tenancy in an MHSA unit; and,
6. The reasonable accommodations policies and protocols.

NOTE: The Department's approval of the MHSA Housing Program Application does not ensure that the Tenant Certification/Referral Process is compliant with local, state and federal fair housing laws. The Developer/Borrower is advised to seek legal counsel to ensure that the Tenant Certification/Referral Process complies with fair housing laws.

Response:

Tenant Selection Process

The full service providers – Mesa Full Service Partnership (Mesa FSP) and TAY Full Service Partnership (TAY FSP) will refer pre-screened clients to the Las Terrazas Apartments as applicants for permanent housing. Applicants from other sources will be referred to the appropriate Full Service Partnership Provider for determination of eligibility for the designated MHSA Housing Program units and related supportive services.

Property management staff and FSPs will work together to ensure that eligible clients have the information and support they need to complete the application process. FSPs will also provide assistance to eligible clients to complete the rental application, and understand the terms of the rental agreement.

Threshold Eligibility Criteria

1. Occupancy Standard

Units will be occupied in accordance with the following standards:

<u>UNIT SIZE</u>	<u>MINIMUM</u>	<u>MAXIMUM</u>
1 Bedroom	1	3

Every household resident will be counted when determining unit size. This includes household members in the military or at school; anyone that will occupy the unit during the upcoming 12 months.

The head of household must be 18 years of age or older, unless he or she is an emancipated minor. All household members, age 18 years or over, and emancipated minors, must sign the appropriate consent forms and comply with the verification process.

Applicants must be able to maintain the housing unit in accordance with local health standards, with or without assistance.

All applicants must have a valid Social Security Number and legal photo ID. Birth certificates and/or proof of guardianship will be required of dependent minors.

Personal care attendants will be given a separate bedroom.

When a medical hardship is verified to the satisfaction of the managing agent, persons who would generally share sleeping quarters may be assigned separate bedrooms.

Assigned unit must be household's primary place of residence.

Total household income cannot exceed 50% of the area median income.

2. Income Eligibility

MHSA household's income must be at or below the Area Median Income for the units they are to occupy.

# MHSA Units	# of Bedrooms	% AMI	Income Limits
12	1	30%	\$14,070

MHSA total household income must be at or below 30% of the Area Median Income (AMI), depending on which type of unit the prospective resident is applying for. As these are shared housing units, the combined income of all individuals in a 30% unit must be at or below \$14,070.

3. MHSA Set-Aside

The MHSA set-aside will be 12 units out of a total of 72 units at the property.

4. Rent

MHSA rent is based on the maximum allowable tax credit rent at 30% AMI. Units may be utilized on a flexible basis for or to house families with at least one member who is MHSA certified. If the unit is used for shared housing, then each resident will be responsible for a proportion of the rent based on the number of bedrooms which they occupy.

5. Other MHSA Eligibility Criteria

The applicant must be an adult, ages 18 to 62 with a diagnosis of a serious emotional disturbance (SED) or serious mental illness (SMI), as defined in California Welfare and Institutions Code § 5600.3 (a) and (b) must be homeless or at risk of homelessness, as defined in Section 2.2: MHSA Housing Program Target Population within the Mental Health Services Act Housing Program Application.

An experienced team is critical to the success of an MHSA development. Mesa FSP, TAY FSO, and FPI Management Inc the property management company, all have experience working as part of a team approach to select and screen clients for MHSA eligibility and in collaborating to maximize the benefits of MHSA housing and services for MHSA consumers. AMCAL Multi-Housing has also developed affordable housing with an MHSA component.

1. Program Eligibility:

Applicants will be screened for MHSA eligibility by the appropriate FSP and the FSP will submit a certification

of MHSa eligibility to the Las Terrazas property management. If the applicant is not referred through FSP, the property manager will refer the potential tenant to the San Bernardino Department of Behavioral Health for eligibility screening and DBH will assure the appropriate Full Service Partnership Provider Program staff will have the opportunity to certify applicants as MHSa Housing Program eligible using a standardized process for the MHSa funded units.

2. Preliminary Application:

If the applicant meets the program requirements, the applicant will be given an application package consisting of a description of the property, a preliminary application, and a list of required documentation that the applicant will need to bring for their housing interview. The property manager will inform the FSP case manager that they have provided an application to a particular client and the FSP will provide support to the applicant through the application process. Program eligible applicants will turn in their pre-application to the property manager. If the pre-application is incomplete, the property manager will contact the client and the appropriate FSP to request missing information.

3. Wait List:

Once the pre-application is completed, the applicant will be placed on a wait-list. Pre-applications will be date and time stamped and applicants will be added to the wait-list in chronological order. If more than one applicant on the wait-list qualifies for the unit, the pre-application with the earliest date will be the first invited for an interview. The remaining qualified applicants will be maintained in chronological order and the same process will be followed when a bedroom in an MHSa unit becomes available. If an applicant who is contacted for an interview turns down the unit, management will proceed to contact the next eligible applicant on the wait list. If an applicant on the wait list turns down two units offered to him/her, he/she may be removed from the wait list.

Applicants on the waiting list will be notified that it is their responsibility to advise the property manager of any address changes, and that if they cannot be contacted by mail, either for vacant units or in the course of a waiting list update, they will be dropped from the waiting list.

4. Interview and Full Application for Tenancy:

When a unit becomes available, the property manager will contact the next eligible applicant on the wait list to set up an interview and will confirm the documents that the applicant needs to bring to the interview. The applicant may bring a third party of their choice to the interview which may include, but is not limited to the FSP case manager. The prospective tenant's case manager will also be informed any time that their client is contacted about an available unit to help ensure a prompt response. Applicants who fail to provide required information or documentation within seventy-two (72) hours once requested, may be denied. In addition to the application verification process outlined below, the following minimum criteria will be required:

- Safety: Any individual whose tenancy is a direct threat to the health or safety of others or the property of others will be denied tenancy.
- Pets: Pets are not permitted subject to the property's pet policy.

5. Application Verification Process:

At the interview, applicants will be requested to sign releases and forms that allow the property manager to verify the information on their application. Incomplete, inaccurate or falsified information will be grounds for denial of the application or subsequent termination of tenancy upon later determination of information being falsified. Information to be verified will include:

- Assets: All assets, including bank accounts will be verified

- Section 8: Section 8 vouchers or certificates will be verified
- Credit Check: Credit will be approved or denied by a third party company based on their credit scoring system as follows:
 - Credit scoring is a system that creditors use to help determine whether to grant you credit. Information about how an applicant manage their credit, including bill paying history, late payments, collection actions and outstanding debt is collected from credit application and the credit report.
 - Using a statistical program, creditors compare this information to the credit performance of consumers with similar characteristics, a credit scoring system awards points for each factor that helps predict who is most likely to repay a debt (or, in this case, fulfill the lease). A total number of points – a credit score- helps predict how creditworthy an applicant is, that is, how likely it is that they will make the payments when due.
 - Bankruptcies: The applicant will be considered under these conditions: Discharged bankruptcies must be no less than two years old. There can be no new negative credit.
 - Co-signers will not be permitted for applicants that fail to meet the rental history or credit reference requirements.
- Criminal Background Check: A criminal background check will be performed. Applicants who have been convicted or incarcerated for any felony within the past five (5) years will be denied. Applicants who have been convicted or incarcerated for any misdemeanor or other crime, related to or involving gangs, drugs, violence, threat, damage or violation of any person or property within the past three (3) years will be denied. Repeated convictions which could be perceived as a direct threat to the health, safety, or welfare of the property, residents, guests, or surrounding community will be grounds for denial. Applicants who have been arrested or have any pending court cases or trials relating to a criminal nature will have their application placed on hold until the matter is resolved.
- Rental History: Rental history will be verified by contacting previous landlords. Applicants with negative rental history or those who have been evicted, or have outstanding balances owed to current or previous landlords will be denied.
- Income Verification: Income will be verified by a third party, including but not limited to: employment, savings, disability income, government assistance, child support / alimony. Applicants must not exceed the maximum income limits as established by the Tax Credit Allocation Committee of The State of California and must meet one of the following criteria pertaining to minimum income:
 - Gross household income must be a minimum of two (2) times the net scheduled rent.

6. Verification of Severe Mental Illness:

FSP staff will provide written verification to the property manager at the time of the preliminary application.

7. Verification of Homeless Status:

FSP staff will provide written verification to the property manager at the time of the preliminary application.

8. Approved Applicants (contact/lease-up procedure):

Following the interview, the property manager will contact approved applicants to set up a time for property orientation, signing of the lease, and scheduling the move-in date. The property manager will notify the FSP case-manager and the applicant when the applicant is approved.

9. Fair Housing:

Applicants will not be discriminated against as set forth in the State and Federal Fair Housing Guidelines. The property will comply with all federal, state, and local fair housing laws and with all equal opportunity requirements and will not discriminate against any individual wishing to apply for residency due to race, color,

creed, national or ethnic origin or ancestry, religion, gender, sexual orientation, age, disability, handicap, military status, source of income, marital status or on any other arbitrary basis.

10. Rejected Applicants:

Rejected applicants/households will be notified in writing of the reason for rejection. The referring FSP and/or prospective resident may resubmit the application for reconsideration if the conditions that resulted in the original denial change, or if the applicant can provide evidence of case management and a service plan that is able to address the deficiency in a manner that is acceptable to the property manager.

The collaborative efforts of AMCAL Multi-Housing, Mesa FSP and TAY FSP, and FPI Property Management will ensure all qualifying MHTA applicants will have opportunity to be considered under the application process for upcoming vacant units at the project regardless of the obstacles they face.

11. Reasonable Accommodations:

Reasonable accommodations will be made to meet the needs of any disabled applicants, including applicants with physical, sensory, and/or mental disabilities.

Management will apply the same screening criteria to all applicants. However, management is obligated to offer qualified applicants with disabilities additional consideration in the application of rules, practices, or services and structural alterations if said accommodation will enable an otherwise eligible applicant or tenant with a disability an equal opportunity to access and enjoy the housing program. Note that management is not, however, required to make a reasonable accommodation or physical modification if the accommodation or modification will result in an undue financial burden to the property or if it requires management to alter or change a basic component of the housing program.

If applicant has a physical, sensory, or mental disability, and as a result of this disability there are reasonable accommodations that should be considered in an application, a note is attached to the tenant's application describing the reasonable accommodation(s) requested. A Reasonable Accommodation Request form may also be completed upon receipt of the application and further information may be required to verify need for reasonable accommodations.

Item D.7 Supportive Services Plan

NOTE: A tenant's participation in supportive services may not be a condition of occupancy in MHPA units.

Describe the development's approach to providing supportive services to MHPA tenants. The following information should be provided:

1. A description of the anticipated needs of the MHPA tenants;
2. The supportive service provider's initial and ongoing process for assessing the supportive service needs of the MHPA tenants;
3. A description of each service to be made available to the MHPA tenants, to include where and how the service will be delivered, the frequency of the service delivery and identification of the service provider. A description of the available services and supports should include, but not be limited to:
 - a) Mental health services
 - b) Physical health services (including prevention programs)
 - c) Employment/vocational services
 - d) Educational opportunities and linkages
 - e) Substance abuse services
 - f) Budget and financial training
 - g) Assistance in obtaining and maintaining benefits/entitlements
 - h) Linkage to community-based services and resources
4. Indicate whether or not there will be an onsite service coordinator, and include the ratio of onsite staff to MHPA tenants. If there is no onsite service coordination, provide a description of service coordination for the development;
5. A description of how services will support wellness, recovery and resiliency. It is anticipated that the supportive services plan for the development will include services that are facilitated by peers and/or consumers. If this is not part of your service delivery approach, please provide an explanation;
6. A description of how the MHPA tenants will be engaged in supportive services and community life. Include strategies and specific methods for engaging tenants in supportive services and the frequency of contact between supportive services staff and MHPA tenants. This description should also include the identification of staff (the responsible service provider) and specific strategies for working with MHPA tenants to maintain housing stability and plans for handling crisis intervention;
7. If the Development is housing for homeless youth, provide a description of services to be provided to meet the unique needs of the population including engagement strategies and peer involvement. In addition, provide a description of how transition-aged youth MHPA tenants will be assisted in transitioning to other permanent housing once they reach 25 years of age;
8. Supportive services must be culturally and linguistically competent. Describe how services will meet this requirement including, when necessary, how services will be provided to MHPA tenants who do not speak English and how communication between the property manager and the non-English speaking MHPA tenants will be facilitated;

9. Describe the process to ensure effective communication between the service provider and the property manager regarding the status of MHSAs tenants in the development and any other issues regarding the development, including but not limited to regularly scheduled meetings and the identification of a single point of contact for communication and coordination of supportive services; and,
10. If proposing to develop Shared Housing units within a Rental Housing Development, attach "House Rules".

Response:

The Mesa Counseling Full Service Partnership (Mesa FSP) is part of the County of San Bernardino Department of Behavioral Health and has been tasked with meeting service needs of adults age 18 and over with serious mental illness. Likewise, the Transitional Age Youth Full Service Partnership (TAY FSP) is part of the County of San Bernardino Department of Behavioral Health and has been tasked with meeting service needs of Transitional Aged Youth between the ages of 18-25 with serious mental illness. It is the primary objective of the Mesa FSP and TAY FSP to support people with mental impairments to realize their full potential. The supportive services provided by the Mesa FSP and TAY FSP will assist consumers to achieve and maintain self-sufficiency, succeed in their wellness, reduce hospitalizations, reduce homelessness, reduce incarcerations, and successfully re-integrate into the community.

Overview and Description of Services -

The Mesa FSP program will provide comprehensive yet flexible access to services based on tenant needs twenty-four hours a day and seven-days a week. Services will include clinical based services, housing assistance, access to medication support, co-occurring disorder treatment services, educational and life-skills support, linkage to benefits and entitlements, employment assistance and peer and family support. The services and goals will be developed in partnership with the tenant and will be directed towards utilizing a strengths-based approach. Services will be directed towards supporting the FSP consumers in maintaining long-term housing. Mesa FSP and TAY FSP will provide targeted services that directly address the unique needs of each tenant. Supportive services staff will also assist the FSP consumers in accessing County and other outside services as appropriate to meet all of the tenants' needs. Assertive engagement focusing on strengthening skills for successful tenancy will be provided to those individuals who decline services.

Service Needs of the Target Population

The target population for this project consists of up to twelve (12) adults, age 18 and older, who have been diagnosed with a serious mental illness and who are homeless or at risk of homelessness. The Mesa FSP and TAY FSP have developed a comprehensive plan consisting of case management, assessment, psychiatric care, and mental health services, educational and social services, co-occurring disorder services, crisis intervention, medical support and housing support services. These combined services are intended to help tenants to maintain self-sufficiency, succeed in their wellness, reduce hospitalizations, reduce incarcerations, decrease homeless days, and increase housing stability while successfully re-integrating into the community. While the specific level of care of each tenant will be dependent on that tenant's need and desire for services, each FSP will tailor a plan that can be both flexible and comprehensive to address all needs as they arise.

A full history is received during the initial assessment meeting including discussion about participants' past and present living situation, history of mental illness, substance abuse issues, medical issues, financial situation, housing, social supports, and more. Once admitted to the program, every participant is assigned a dedicated Personal Service Coordinator (PSC) who works closely with them to reach their goals. The PSC functions as a case manager, providing primary oversight to participants on an individual basis and coordinating linkage to all services, both internal and external. The PSC provides ongoing assessment and support to participants through regular visits in any location that is convenient for the participant. The PSC

works in coordination with other FSP staff such as the Psychiatrist, Nursing staff, and Substance Abuse Specialist to service the needs of the participant. The PSC is responsible for developing master treatment plans for each participant on their caseload, and to develop along with the member, individualized goals with plans to help participants establish a progressively higher level of independence. The PSCs work collaboratively with the multi-disciplinary treatment team under the direction and guidance of the Mesa FSP or TAY FSP Clinic Supervisor, respectively.

Service Provider Staffing

The Mesa FSP and the TAY FSP both have a multi-disciplinary staff that will provide an array of services both on and off-site, depending on the needs and preferences of the Tenant. Because the tenants are expected to have a range of goals, the FSPs respective service plans call for flexibility in staffing to maximize how and when services are provided. It is the FSP's intention to have at least one staff member visit the development at least weekly and additionally on an as-needed basis. Both the Mesa FSP and the TAY FSP will utilize a staffing model that responds to the needs of the population by including an array of staff and a multi-disciplinary approach, along with a 24/7 service capability. Both FSP teams will utilize staff reflecting the ethnic and cultural make-up of the resident consumers. The Mesa FSP and the TAY FSP expect to deliver quality services to the tenants by providing a high staff ratio (1:15) which will allow clinical and support staff the opportunity to provide significant interaction with the tenants. Tenants will also be able to be seen privately at the office space set aside for FSP staff at the Las Terrazas Apartments, in the tenant's individual residence, or at the appropriate Counseling Clinic.

While all services will be voluntary, a range of mental health services shall be offered and provided to all MHSa eligible tenants who express a desire for such services. The core supportive services will include:

- Access to psychiatric services: assessments, evaluation & medication management
- Mental health treatment, case management and independent living skills development
- Crisis intervention and follow up care
- Dual Diagnosis support groups and individualized treatment options for resident consumers who experience challenges with substance use
- Individual goal/service planning
- Assistance in accessing and keeping mainstream benefits
- Assistance in accessing public health services
- Assistance in accessing public transportation
- Assistance in accessing educational and volunteer experiences
- Money management and financial education
- Employment services and opportunities
- Family and other support system interventions
- Developing coping skills to manage the following: crisis, relationships, conflict resolution, unhealthy thoughts, and help with family and social relationships.
- Discussions regarding making positive choices, assessing harm potential and limiting possible adverse effects on daily living such as safety, medication compliance, healthy eating habits, etc.

Mesa FSP and TAY FSP will provide all direct mental health maintenance and case management services to their respective clients. Psychiatric services and medications will be provided by Mesa Counseling for Mesa FSP clients and by the TAY Center for TAY FSP clients. All FSP tenants will also be able to access the county's Public Health Clinics for regular medical assessments, referrals and appropriate treatment. On a regular basis, each tenant's case will be reviewed to discuss issues of treatment and progress. The multi-disciplinary team will provide on-going assistance with independent living skills, individual counseling, and assistance and

education with medication self-management. Case management is a crucial service that is shared by the entire team on any given day. All members of the service team will become familiar with all the FSP related tenants and every team member will be prepared to step in and coordinate service and case management on any given day (or night). The majority of services will be provided at the Las Terrazas property although other county facilities and programs may be used as dictated by program and consumer needs.

Promoting Recovery, Work and Self-Sufficiency

The FSP consumers served by this housing program will be individuals with complex and long-term social and medical issues. Each person's history of homelessness and untreated disabilities will require an individualized approach to assessment of needs and goals. Resident consumers are assisted to gain the skills needed to make choices that reflect their own values, preferences, and goals. Support systems will be developed to meet each person's needs, including assistance in accessing educational and volunteer experiences so as to empower each individual to attain their highest level of self sufficiency. The program assists tenants in developing and refining community living skills through individual as well as peer support. Tenants will be assessed, referred and supported in the development of independent life skills such as apartment maintenance, money management, cooking and shopping. Tenants will also be assessed, referred and supported in obtaining their career goals as dictated by client ability and need.

Strategies and Assistance with Maintaining Housing and Supporting Wellness, Recovery and Resiliency

Employing the "strength-based" approach allows staff to identify what is needed to support the tenants in maintaining his/her housing. Beginning where the individual is in his/her recovery will identify where to start and focus. This usually begins with the fundamentals – an income and health assessment. If not done already, applications for financial and health care benefits shall begin as soon as possible. Further, the range of services as described above shall be offered. A strength-based approach that encourages and supports choice, empowerment and focusing on the strengths of the individual has proven successful in recovery, fostering resiliency and the promotion of wellness. Based on the tenants' wishes and ability, volunteer work or employment opportunities and supports will be made available, including assistance to access transportation, job coaching and any other items that will be important for the tenant to be successful. In supporting tenancy retention, service staff shall be accessible 24/7 to respond to crisis or other tenant issues requiring this level of support. Working with the tenant and the property management staff when behaviors have been identified that place the tenant at risk for potential eviction will proactively support both the tenant and the property management in avoiding this decision.

Community Services

The Las Terrazas Apartments will consist of 12 designated MHPA units out of a total of 72 planned units. Nearby amenities include the regional medical center, a Food-4-Less Grocery Store that is approximately one mile away. There are also fast food restaurants east of the property. Transportation is easily accessible through San Bernardino bus system, with a stop less than 100 yards from the property. Las Terrazas Apartments will also offer a range of amenities including a pool, a 2,100 square foot community room, common spaces and tuck-under parking. The location and amenities associated with the project are expected to provide opportunities to promote social and interpersonal interaction as well as support the activities and services that lead to wellness.

The vast majority of Mesa FSP and TAY FSP clients are English speaking. Both FSPs do have a bilingual Spanish

speaking staff available in the event a monolingual Spanish speaking client became a tenant at Las Terrazas.

Communication

The Mesa FSP or TAY FSP Counseling Program Manager or designee is expected to be the primary point of contact between FSP and FPI property management. An FSP representative from each program and the property manager will have regularly scheduled meetings, not less than once per month, to ensure adequate communication and to address any tenant issues. FSP staff and the property manager will meet on-site and coordinate goals that will lead to tenant housing stability. The focus of the meetings will be to maintain open communication and a collaborative relationship between service provider and the property manager, which will lead to optimal housing outcomes for tenants and take advantage of the resources that are available.

Transition as clients age out

The TAY FSP may have clients that age out of the program while in housing. The TAY FSP and the County have made transition to independence a priority for clients being served by the programs associated with the Department of Behavioral Health. As such, the Service provider will work with each client to reach goals for independence relating to their clinical and housing needs. The service provider hopes to develop and foster a progression in each client that will lead them to voluntarily seek alternate, independent housing as they reach their wellness goals and progress with their education and employment opportunities; optimally, this progression will occur prior to client's reaching the point where they age-out of the TAY FSP program. To assist in the client's progression, the Service Provider and the County will provide intensive services, as outlined in the service plan submitted with this project. Special significance will be placed on the employment facet of the service plan, including collaboration with the County employment programs. As a measure of the County commitment, San Bernardino employment programs have been historically successful in comparison with much of the State, seeing success as high as 30% employment among the target population.

Clients who have not reached a point of independence by the time they attain the program age threshold, will be transitioned to the appropriate adult full-service provider within the County System of Care. County DBH will assure that the appropriate services continue, as needed, when the transition takes place. Additionally, the service provider will proactively place clients on waiting lists for any available tenant-based housing when they enter the program (and updated throughout their enrollment), in the hope that the client will have options for their preferred housing type and location by the time they age-out of the TAY program. The types of housing that clients will be introduced to from the time they enter the program may include options such as shelter plus care, section 8, public and affordable housing options, LIHTC, HOME and any other options that may become available in the future. To further supplement any tenant-based or affordable housing options, the County will make their Master Leasing program available to clients who age-out of the TAY program and have not obtained any other acceptable housing. If the client can otherwise qualify, they will be eligible to apply for unsubsidized units within Las Terrazas at any point during or after their tenancy. When appropriate, TAY FSP clients may be transferred to Mesa FSP to create a seamless transition to an adult FSP.

Item D.8 Supportive Services Chart (Attachment C)

Submit the Supportive Services Chart (**Attachment C**). The Chart must list all services that will be provided to MHSA tenants, including any in-kind services essential to the success of the Supportive Services Plan.

Mesa FSP & TAY FSP
Supportive Services Chart

List all the services to be provided to MHSA tenants in the MHSA Rental Housing Development, including any in-kind services essential to the success of your Supportive Services Plan. Add additional lines to the Supportive Services Chart as needed.

Supportive Service		Target Population	Service Provider(s)	Service Location
List each service separately (e.g., case management, mental health services, substance abuse services, etc.)		Name the target population(s) that will be receiving the supportive service listed.	List the name of the proposed service provider.	Indicate where the service is to be provided - onsite or offsite. For offsite services, indicate the means by which residents will access the service.
1	Comprehensive Assessment	Adults	MESA FSP/TAY FSP	On-site or Off-site (transportation assistance)
2	Psychiatric Evaluation and Medication Support	Adults	MESA FSP/TAY FSP	Off-site (transportation assistance)
3	Development of Coordinated Care Plan	Adults	MESA FSP/TAY FSP	On-site or Off-site (transportation assistance)
4	Ongoing Case Management	Adults	MESA FSP/TAY FSP	On-site or Off-site (transportation assistance))
5	Mental Health Services	Adults	MESA FSP/TAY FSP	On-site or Off-site (transportation assistance)
6	Individual and Group Psychosocial Rehabilitation	Adults	MESA FSP/TAY FSP	On-site or Off-site (transportation assistance)
7	Social Skills Development	Adults	MESA FSP/TAY FSP	On-site or Off-site (transportation assistance)
8	Life Skills Development	Adults	MESA FSP/TAY FSP	On-site or Off-site (transportation assistance)
9	Dual Diagnosis Group	Adults	MESA FSP/TAY FSP	On-site or Off-site (transportation assistance)
10	New tenant orientation/move-in assistance/tenant rights education	Adults	MESA FSP/TAY FSP	On-site or Off-site (transportation assistance)
11	Tenants council	Adults	MESA FSP/TAY FSP	On-site or Off-site (transportation assistance)
12	24/7 Crisis intervention	Adults	MESA FSP/TAY FSP	On-site or Off-site (transportation assistance)

MHSA Housing Program Rental Housing Application

ATTACHMENT C

13	Information and referrals to other services and programs	Adults	MESA FSP/TAY FSP	On-site or Off-site (transportation assistance)
14	Peer mentoring/support	Adults	MESA FSP/TAY FSP	On-site or Off-site (transportation assistance)
15	Transportation (Assistance to access only)	Adults	MESA FSP/TAY FSP	On-site or Off-site (transportation assistance)
16	Recreational/socialization opportunities	Adults	MESA FSP/TAY FSP	On-site or Off-site (transportation assistance)
17	Independent living/life skills: budgeting, money management, meal preparation, housekeeping, self-care	Adults	MESA FSP/TAY FSP	On-site or Off-site (transportation assistance)
18	Benefits assistance	Adults	MESA FSP/TAY FSP	On-site or Off-site (transportation assistance)
19	Relapse prevention planning	Adults	MESA FSP/TAY FSP	On-site or Off-site (transportation assistance)
20	Community engagement and linkages	Adults	MESA FSP/TAY FSP	On-site or Off-site (transportation assistance)

Primary Service Provider:	<i>MESA Full Service Partnership (MESA FSP) & TAY FSP (TAY FSP)</i>
----------------------------------	---

(Indicate the primary service provider, i.e., entity responsible for providing services to the tenants of the MHSA Housing Program units, and for overall implementation of the Supportive Services Plan, including coordination between multiple service providers where applicable.)

Item D.9 Design Considerations for Meeting the Needs of the MHSA Tenants

Describe the following:

- 1 Physical space, including common areas, outdoor areas, landscaping, physical access to the property, security;
- 2 Supportive services space (if any), including any quiet area on site for tenants to meet service staff;
- 3 How the MHSA units will be designed to provide appropriate accommodations for physically disabled MHSA tenants, if appropriate.

Response:

1. Physical space, including common areas, outdoor areas, landscaping, physical access to the property, security.

Primary pedestrian access to the community building and property will be restricted to the front entrance located off of Cypress Ave. The community building with office space for the on-site property manager will be located off the front entrance as well. Vehicular ingress and egress will be restricted to a single driveway off Cypress Ave. Common areas will include the community room, media room, computer room, community kitchen, tot-lot, outdoor open-space, and laundry facilities. Security cameras will be located throughout all common area spaces, corridors, and elevators.

2. Supportive services space (if any), including any quiet area on site for tenants to meet service staff.

Our proposed design includes an approximately 2,100 square foot community building that will be designed as a central meeting space for all residents and will include an office for the Full Service Partner to meet with MHSA households, and an office for the services coordinator. In addition, there will also be office space set aside for the on-site property manager. The community building will also incorporate a resident seminar/meeting room, a social gathering space with television, a computer lab, and a kitchen.

3. How the MHSA units will be designed to provide appropriate accommodations for physically disabled MHSA tenants, if appropriate.

While the neighborhood, nearby educational centers, and other amenities are well suited for the needs of the MHSA adult population, this section will focus on the design of the site and buildings. We understand that important touch points for the adult MHSA population are the need for security, privacy, and a welcoming environment for social interaction should they choose to participate.

Physical accessibility

All MHSA units are designed to be ADA adaptable to meet the mobility or sensory impairments of any proposed resident who is disabled. Access to the residential units on each of the four floors is provided via an elevator. Unit modifications will be specific the physical/sensory disability of the residents but may include: Installation roll in showers, shower seats, grab bars, lowered height of cabinets and countertops, counter mounted microwaves, and smoke detectors with visual alarms. Our building design provides for ADA accessibility not only within the residential units but also within all common areas of the development that include the community building, the green deck amenity space, laundry facilities, and fitness room.

Site Plan

We have made a concerted effort to provide private, secure and serene spaces. The overall building form is in a classic courtyard shape to generate social intimacy with constant public area awareness to reduce alienation.

At the same time, MHSa residents will be able to choose privacy if desired. The architecture also features ample natural lighting and views that will be calming and will make the units and common spaces inviting livable spaces.

The site plan provides heavy landscaping at the front where the private meets public to provide a protective edge, while enhancing the streetscape. A community garden park is safely situated in the courtyard for the residents to enjoy the outdoors in a secure area at the sunlit green space. Mature trees will be planted on the east to provide privacy and serenity.

Promoting Community

AMCAL emphasizes the importance of community at all its properties and designs the community amenities to promote social interaction – this will be particularly important for the MHSa population so that they have adequate space to relax and interact with their other residents.

Tenants of Las Terrazas will have an on-site community room located on the first floor. The community rooms will have a lounge, computers with high speed internet access provided free of charge, a kitchenette and common restrooms. The community rooms open out onto large outdoor garden terraces with trellises, and benched seating. The garden terraces were designed to be a focal point for tenants to gather and socialize away from their individual homes. The manager's office is in the community room to encourage tenants to visit the community room and use the available services, meet with the manager and interact with other tenants. There is also a swimming pool in the courtyard where exercise classes will be conducted along with being available for recreation for all tenants.

The property features both a community room and media room which will enable residents to share in social recreational events planned and provided by the social services program. The community room will feature seating areas for residents to interact, and the media room will provide a space for all residents to watch television or movies together. Finally there are outdoor gathering spaces in the courtyard where residents can gather with friends to socialize.

Programming Space

The common space features a computer room where residents can access the internet without needing to purchase their own computers, or pay for internet service.

The community room can also be closed and used as a classroom. These sessions will include opportunities open to all residents and provided by the social services coordinator, and also other programs provided by the FSP. The space is approximately 660 square feet and is more than ample for group sessions with all residents participating.

Units

The courtyard design allows all the rooms to have ample natural lighting while giving privacy within their homes. The entrance to each unit is defined with subtle architectural articulation to give a sense of a semi-private entrance while keeping a natural flow in the corridors.

Additionally each home has a private deck for relaxation and for providing views of the building and outside to give a sense of privacy, security, and safety.

Safety

AMCAL has been proactive in designing a site that is safe and secure. Ensuring a crime-free property promotes the safety of our residents in addition to the safety of the community at large.

The building will be well lit by installing and maintaining overhead lighting at the exterior gate to the property, at appropriate places around the periphery of the property, and in public places, hallways and pathways. In

addition, the property will be surrounded by secure and attractive fencing. The property will also be fitted with CCTV cameras to adequately monitor the areas surrounding and within the development.

Property Management will also maintain a close relationship with neighbors and with the local patrol officers. An ongoing and friendly relationship with the neighbors will allow property management to be informed of any issues or concerns within the neighborhood so that we can be proactive in addressing any issues. It is also important to maintain close relations with police officers to address any illegal activity that may happen on or near the property.