

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:

The design of Avalon Apartments effectively considers the needs of MHSA tenants. The site includes many outdoor common areas and features including: an adult patio, a walkway through the landscaped courtyard to the rear of the property, an adult recreation area, and edible garden. There will be a children's play area for tenants with children. The site will be well landscaped to soften the architectural and parking areas, which will also be well lit for security purposes. The site will be gated, with a manager's unit located in the front of the building to monitor the pedestrian and vehicular access to the property. Surveillance cameras will be installed throughout the site for added security.

The primary service area will be a community room with attached resident service coordinator offices and a community kitchen. The private allow for one-on-one meetings between RSC's and tenants in a confidential setting. Adjacent to the community room is an outdoor plaza where community events can incorporate both indoor and outdoor space. The children's play area is located next to the RSC office so that staff will be nearby to maintain visual contact with the children.

Avalon Apartments will have five (5) accessible units to serve MHSA tenants with physical and/or visual/hearing disabilities. All other units will be adaptable if additional accessible units are needed.