

Item D.9 Design Considerations for Meeting the Needs of the MHSAs 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 MHSAs units will be designed to provide appropriate accommodations for physically disabled MHSAs tenants, if appropriate.

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

The Long Beach & 21st Apartments is a new development will provide ADA compliant baths and kitchen in every unit. As such the building will have all new building systems including but not limited to mechanical, electrical and plumbing, floor coverings and new exterior paint and trim, elevator serving all floors, and a new security camera system.

Meta Housing Corporation has conducted focus groups with prospective MHSAs tenants during the implementation of two previous senior MHSAs developments, with a specific focus on garnering feedback on design and development. The partners have utilized these findings to create a successful development through service-enriched programs and functional design principles focused meeting the needs of MHSAs residents.

Areas of particular importance to clients are both common amenities and natural light. Common area amenities include interior common space for resident comfort and recreation, as well as outdoor community space on the roof deck above the first floor community space. All residents will have access to the secure, enclosed rooftop area where they can enjoy outdoor relaxation within the landscaped respite. All units will enjoy either a private balcony or atrium. Indoor community space on the first floor gives residents access to a library, computer room, general purpose community room and management offices.

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

The case management area will include private meeting rooms available to the FSP for providing effective on-site support services to the MHSAs program tenants living at the Long Beach & 21st Apartments..

The development partners have worked closely with the architectural firm PSL Architects. The architect will create a sense of home for the individuals and families that will reside in the building. Additionally, the project developers and design team engaged in an extended and successful community process with the City of Long Beach and multiple Long Beach community groups to further assure that the project met community goals for housing and design. In designing the Long Beach & 21st Apartments, design elements take into account the livability, comfort and safety of the residents as well as the long-term management of the building.

The project will promote pedestrian oriented design through the placement of property management, residential services coordinator and caseworker office spaces, building lobby, and large flexible community room use, on the ground floor providing maximum visual access to Long Beach Blvd. The building is designed to provide a protective environment for tenants to live and learn new skills while reengaging society. The project will respond to the unique needs of these target populations 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, including: safe and secure housing environment, linkages to health and dental care, mental health care, job & educational services, life skills workshops, and more.

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

All units are accessible and adaptable, as defined by the California Building Code. All 41 units are accessible and are designed with specific features for persons with mobility impairments. Five (5) percent of the units (3 units) are designed with additional features for persons with mobility impairments, as well as, hearing impairments and sight related impairments. These 5% accessible units also comply with the Uniform Federal Accessibility Standards. Preference will be given to applicants who require a unit with the specific design features offered in the 5% accessible units in the development. All reasonable efforts will be made to rent the 5% accessible units to applicants who require or who could benefit from such units. Outreach will be conducted with agencies whose clients require or could benefit from such units.

In the case of a 5% accessible unit, when no qualified household has applied that requires the design features offered, then the unit will be offered to the next qualified household. This applicant will be required to complete a Lease Addendum form, whereby they agree to transfer to a standard accessible unit within the development should a tenant or applicant require a 5% accessible unit.

If after occupying the accessible unit, the physical condition of a member of the household changes and a household member would then benefit from continued occupancy in the 5% accessible unit, the household would not be required to move.