

ATTACHMENT N 9

ADDITIONAL REQUIREMENTS FOR MHSA FUNDS

1. Population. The population to be served shall include extremely low income (30% of Area Median Income for Orange County), homeless individuals with documentation of a serious mental disorder, as defined in California Welfare and Institutions Code section 5600.3(b), State Licensed Healthcare Professional (as defined in the Social Security Act-42 U.S.C Section 423).

2. Rent Restrictions. Restricted rents for the MHSA funded units shall not exceed 30% of the Area Median Income (AMI) levels for Orange County, as established by state and federal law, adjusted for designated household size (less a utility allowance unless included in the rent) with the tenants rent portion not to be more than 30% of their Social Security Income/Social Security Pension (SSI/SSP) or not more than 30% of their total gross household income (if additional income beyond SSI/SSP is received). If federally funded Project Based Vouchers are provided, the developer shall comply with the federal regulations for maximum rent and tenant rent portions.

3. Coordinated Entry System. To the greatest extent feasible, the Developer shall utilize the local coordinated entry system to screen for eligible residents currently experiencing homelessness and with a documented serious mental disorder.

4. Housing Unit General Requirements. Housing units and building features must meet the needs of the MHSA tenants to be served at the development, including privacy, housing activities and community interaction. There shall be no requirement for non-related, single, adult tenants to share bedrooms. There shall be adequate number of bedrooms to accommodate the housing composition. Units are encouraged to have at least one-bedroom and be at least 450 square feet.

5. Housing Unit Living Requirements. Housing units must have an identifiable and private living area, sleeping area, full kitchen area and a full bathroom. The kitchen area shall at a minimum include a sink, full size refrigerator, cupboard space, counter area, microwave or oven, and a two-burner stove or built-in cook top.

6. Furnishings. All units should be furnished with standard furnishings applicable to the unit type.

7. Technology. Developers are encouraged to provide units that are pre-wired for high technology and internet access.

8. Common Space. The building must include common space, such as a community room that can accommodate a variety of activities and where tenants can choose to interact with one another.

9. Office Space. The building must include a designated office space to provide services to MHSA tenants.

10. Efficiency Requirements. The design and operation of the Project shall incorporate features designed to increase efficiency and reduce ongoing expenses. The Project shall incorporate appropriate and feasible green design practices, such as the use of ENERGY STAR rated energy-efficient appliances and water-conserving fixtures and products. The Project must also utilize durable materials chosen to reduce future maintenance costs and renewable building supplies.

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11. Tenants shall be provided with information to assist them to participate in environmentally friendly practices such as energy and water conservation, recycling and use of non-toxic household products.

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