



AGENDA

RIO DELL CITY COUNCIL SPECIAL MEETING
THURSDAY, AUGUST 16, 2018 – 3:00 P.M.
CITY COUNCIL CHAMBERS
675 WILDWOOD AVENUE

***WELCOME** . . . By your presence in the City Council Chambers, you are participating in the process of representative government. Copies of this agenda, staff reports and other material available to the City Council are available at the City Clerk's office in City Hall, 675 Wildwood Avenue. Your City Government welcomes your interest and hopes you will attend and participate in Rio Dell City Council meetings often.*

- A. CALL TO ORDER
- B. ROLL CALL
- C. PLEDGE OF ALLEGIANCE
- D. PUBLIC COMMENTS

This time is for persons who wish to address the Council on any matter not on this agenda and over which the Council has jurisdiction. As such, a dialogue with the Council or staff is not intended. Items requiring Council action not listed on this agenda may be placed on the next regular agenda for consideration if the Council directs, unless a finding is made by at least 2/3rds of the Council that the item came up after the agenda was posted and is of an urgency nature requiring immediate action. Please limit comments to a maximum of 3 minutes.

Members of the Public are encouraged to attend and shall have an opportunity to directly address the City Council concerning any item described in this special meeting agenda before or during consideration of that item.

- E. SPECIAL MEETING MATTERS
 - 1) 2018/0816.01 - Discussion of Proposed DANCO 26-Unit Permanent Supportive Housing Project and Potential Modification of Plans to Include Space for ADA Compliant Library
(DISCUSSION/POSSIBLE ACTION)

- F. ADJOURNMENT



In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (707) 764-3532. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

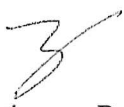
*The next Regular City Council meeting is scheduled for
Tuesday, August 21, 2018 at 6:30 p.m.*

*Rio Dell City Hall
675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532
cityofriodell.ca.gov*



August 16, 2018

TO: Rio Dell City Council

FROM: Kyle Knopp, City Manager 

SUBJECT: Discussion and Possible Action on Proposed DANCO 26-Unit Permanent Supportive Housing Project and Related Potential Modification of the Project to Include Space for an ADA Compliant Library

IT IS RECOMMENDED THAT THE CITY COUNCIL:

Provide direction to staff, if any.

The Council may wish to declare its support level for the project: Strongly Support , Support , Take no Position , Oppose , or Strongly Oppose .

Similarly, the Council may wish to signify its support for Danco adding facilities that could be used by the Rio Dell Library: Strongly Support , Support , Take no Position , Oppose , or Strongly Oppose .

BACKGROUND AND DISCUSSION

The Mayor has requested a Special Meeting to discuss the Danco project for Permanent Supportive Housing. Special Meetings require only a 24-hour notice. The Danco Project is currently proposed to be located near the corner of Rigby and Center Streets on a vacant lot. Under early discussion is the potential to add an ADA compliant space for the Rio Dell Library.

Attachments:

- 1.) Questions to Danco and Responses Regarding the Project
- 2.) Danco Provided House Rules
- 3.) July 24, 2018 Correspondence from CA Tax Credit Allocation Committee
- 4.) CA Tax Credit Allocation Committee LRA Project Evaluation Form
- 5.) Rio Dell Municipal Code – Residential Multifamily or RM Zone
- 6.) Rio Dell Municipal Code Emergency Shelter / Transitional Housing Regulations

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1. How will tenants be selected? How can the City or community be involved in that process? Will there be a way to prioritize existing Rio Dell residents? The primary market area for the facility will be residents from Rio Dell, Scotia, Fortuna, Hydesville and Loleta. That being said, tenant selection is governed by Fair Housing Act of 1968 in that the tenants are eligible for housing on a first come first serve basis. We keep a running waiting list and each person will be given an opportunity for underwriting as we work through the list (all government assisted housing is ran the same way). An applicant can only make there spot on the list after they fill out a complete application and that application is received on site or at our main offices. Those applications are date and time stamped and they then go on the list for underwriting. For this particular complex the residents will have to “income qualify” in that they will have to have incomes at or below 40% AMI and they will have to qualify. In addition to the income they will have to meet the criteria of being in need of permanent supporting housing including homeless, veterans, seniors and persons with mental illness.
2. Please describe how the complex will collect rent i.e. where does the rent come from? If through DHHS, are we talking about Medi-Cal? Private Medical Insurance? Or, other? The department of Health and Human Services has a contract with the property ownership entity to pay fair market value of rent for each of the units for a period of 20 years. They will use a combination of the residents income to pay for a portion of that rent (depending on there situation using the HUD rule of 30% for housing) and pay for the difference with their housing resources.
3. If there are any mental health outpatients at the facility, will the security guards be specially trained to deal with mental health clients? There may be persons with mental health issues; I am not sure what you mean by referencing “outpatients”? All of our staff will have specific training around residents with special needs and each person who has a special need will have a case worker assigned to them through DHHS.
4. Will tenants be allowed to possess guns or other weapons while living in the facility? All residents fall under the same Constitutional rights as any other citizens of the US. There are house rules however that specifically

address fire arms and are addressed in item 41 of the house rules attachment. This is one that was used for another facility, however we will incorporate into the Rio Dell project.

5. Do you have examples of other facilities that will be run like the one proposed for Rio Dell (not just look like the Rio Dell facility)?

The below link is what we have modeled our Eureka and Rio Dell facilities like. The look is obviously different, however the program is similar.

<https://www.mercyhousing.org/california/mather-veterans-village>

6. Will tenants have a criminal background check? All residents have a full background check.
7. Will tenants be screened for Meghans law? Part of the background check.
8. How do the operations of this facility compare to the Serenity Inn in Eureka? It is nothing like the Serenity Inn. The Serenity inn is a low income drug and alcohol rehab program that has very little funding. This is not a drug and alcohol program this is permanent supportive housing.
9. Is Danco or DHHS in charge of placement of tenants? Danco is the ultimate decision body to determine if the residents will be accepted and or stay and be evicted. Danco Property Management is the management company responsible to make these choices.
10. Why is a bed bug machine room specifically included in the project description? Is this population transient (i.e. staying for short periods of time, less than 90 days)? How long do you think the average tenancy will be? Will DHHS determine the length of tenancy? Some of the residents will have been previously homeless and as a precautionary measure, in case residents come in off the streets we can required there things to go through the bed bug machine room to prevent the spread of bud bugs throughout the facility. This is not temporary housing, this is permanent supportive housing the residents can stay as long as they pay rent, meet the house rules and wish to continue occupancy.
11. How will the project mitigate the impact on City services, for example police services? Not sure how to answer this. We will have onsite security and enforce our house rules. If residents are breaking the law we will rely on police services to step in and enforce just like any other home or multifamily development in the community?
12. It sounds like the tenants at this facility will need services that are generally only available in Eureka or possibly Fortuna. Is it wise to even

place this facility in Rio Dell where there are almost no services? **There is a large need for housing for the low income in south county (Fortuna, Hydesville and Loleta. We would not be proposing a project if there wasn't a need.**

13. What is the difference between what Danco proposed about 5 years ago, to the current proposal? 5 years ago the project was for Seniors exclusively and didn't include permanent supportive services as robust as they are today. The project now includes any population not exclusive to seniors.

14. Will children be housed at this facility and how will they be protected? There maybe children, but unlikely. This is independent living, each resident will be responsible to protect there own children but they are not excluded but likely won't present.

15. Will the City be provided a list of tenants? The city is welcome to see the list of current residents at the facility at anytime they want to stop by and review it. This will be public information and available upon request.

Hope this answers your questions.

Mercy Housing Management Group House Rules

Mather Veteran's Village _____ **House Rules**

It is important that all Residents follow the rules of the Apartment where they live. This will contribute to a well-managed home for every Resident to enjoy. We recognize that your home is very important to you and appreciate your choice to live in a community managed by Mercy Housing Management Group. Please be sure to completely understand these rules before you sign this document. If you violate the house rules, your lease may not be renewed or you may be evicted. These house rules are an addendum to your Lease Agreement and, as such, you are fully liable for the content of this document.

Rent and Occupancy

1. Rent is due on the first of each month. Late fees are assessed in accordance with your lease agreement.
2. Payment may be made by first party check, money order, or cashier's check. No cash will be accepted. Cash given to anyone will be the resident's responsibility to recover. Third party checks are not allowed. Rent payments from individuals or organizations other than the leaseholder must be pre-approved by Management.
3. If your payment via check is returned from your bank for any reason, including Non-Sufficient Funds, Closed Account, Stop Payment, or Failure to Sign, more than one time during a lease term of 12 months, future payments must be made only by money order or cashier's check. You will be charged for any fees charged to the Property due to your returned check and no personal checks will be accepted for the following one-year period. Any returned checks must be re-paid in the form of a cashier's check or money order.
4. Management is not responsible for damage to your personal property. You are strongly urged to purchase Renter's Insurance to cover your personal property. Information about Renter's Insurance for your belongings is available in the Management office.
5. Keys, entry cards, and key fobs (*access methods vary by property*) are provided to all appropriate household members. They are to be returned when you move out. Keys are not to be duplicated or given to anyone. There will be a charge of \$ 25.00 to replace lost keys, fobs, or entry cards. A key may be temporarily lent to a friend/neighbor/family member, on a short term basis, for situations such as to let in a delivery person who is expected, or to water plants, while the resident is away.
6. You must notify Management in writing if you intend to be absent from your apartment for more than 60 consecutive days (*or for longer than 180 days for medical reasons*) and rent must be paid in accordance with your lease. Failure to report such absences may result in your unit being considered abandoned as identified by local state law. If an apartment is considered abandoned, Management will be required to dispose of your items in accordance with applicable law.
7. Recertification of occupancy qualifications is required for each household annually and conducted by the office staff. Additional Residents/Occupants must receive advance qualification and approval prior to moving onto the Property. It must be reported to the office within 30 days if someone (*but not the whole household*) moves out or there is a change in income.

Building and Unit Policies

- Smoking Policy (*Check if this is a smoke-free property*).

Due to the increased risk of fire, increased maintenance costs and the known health effects of secondhand smoke, smoking is prohibited in any area of the Property, both private and common, whether enclosed or outdoors. The term "smoking" means inhaling, exhaling, breathing, burning or carrying any lighted cigar, cigarette, pipe or other tobacco product or similarly lighted product in any manner or in any form. The non-smoking policy applies to any and all persons entering the Property, including Residents and their guests, visitors, employees and service persons entering onto the Property. Residents are responsible for ensuring that family members, roommates and guests comply with this rule.

Tenant acknowledges that Landlord's adoption of a smoke-free living environment, and the efforts to designate the rental complex as smoke-free, do not make the Landlord or any of its Managing Agents the guarantor of Tenant's health or of the smoke-free condition of the Tenant's unit and the common areas. However, Landlord shall take reasonable steps to enforce the smoke-free terms of its lease. Landlord is not required to take steps in response to smoking unless Landlord knows of said smoking or has been given written notice of said smoking.

Check One:

This is a non-smoking property and vapor/e-cigarettes are not allowed.

This is a non-smoking property, but vapor/e-cigarettes are allowed.

1. Alcohol must not be consumed in common areas of the property or near the property, including the front of the building or parking area.
2. Even though the use of marijuana, medically or recreationally, is permitted under some state laws, it is illegal under federal law. The Owner of this Housing Community does not permit the use of marijuana, in any form, or for any use, in the apartments, buildings, or on the grounds (*or common areas*). Illegal drugs as deemed by Federal law, must not be consumed, used, or sold in common areas of the Property or near the Property, including the front area of the building or parking area.
3. Selling, sharing, trading, soliciting, distribution, growing or manufacture of illegal or prescription drugs is prohibited on or near the Property.
4. Personal belongings to include furniture, door mats, and bicycles must not be left in common areas/hallways of the building. Management is not responsible for unattended personal belongings.
5. Trash must be placed in sealed plastic bags and disposed of in designated trash areas immediately and not left on a balcony, patio, or in any common areas.
6. Trash and recyclables must be stored in containers, inside of your apartment rather than piled up inside or outside of an apartment. Boxes must be broken down and flattened prior to being placed in a trash receptacle. Alternate arrangements must be made for the disposal of items too large for the Property trash receptacles such as furniture, and for items that require special disposal to include paint, carpet, and appliances.
7. You may use the Resident Lounge, Computer Center or other locations (*if provided*) for your leisure activities during normal hours of operation. Loitering is not allowed in business areas such as the lobby, around entry gates or exit stairs, fire escapes or in areas next to the Property, such as the front of the building.
8. Fire escapes, exit doors, and rear fire doors are for emergency use only. Fire doors must not be propped open. Tampering with any fire or life safety system is not allowed.
9. If you live in a building with interior hallways, the door to your apartment must be kept closed, in accordance with local fire codes.
10. Pets are allowed only under the terms of the Pet Policy as outlined in the Resident Selection Criteria, with advance written permission of the Property Manager. Pet rules, as outlined in the Pet Agreement must be followed. No fish tanks larger than 2.5 gallons are allowed.
11. Common areas such as the Computer Center and Laundry facilities are subject to Use Rules, which are posted and must be followed.
12. Under normal circumstances, appropriate attire is required at all times in the common areas. Examples include shoes and shirts.
13. You are responsible for the upkeep of your unit. This includes keeping it clean and free of clutter that blocks entry, exit or emergency egress (windows). Trash and food waste should be removed daily to improve sanitation and avoid pests.
14. All units will undergo periodic entry for pest control and regularly-scheduled inspections. Written notice is provided and Residents must allow entry.

15. Only outdoor furniture items are allowed on porches or patios; no indoor furniture, bikes, sporting goods, toys, etc. should be kept outside of your apartment. Clotheslines or other items being dried such as clothing, cannot not be left on porches, patios or balconies. Mops, brooms, or similar items must not be visible from the street.
16. Potted plants may not sit directly on the patio/balcony surface if it is constructed of wood or stucco. Planters may not be attached in any way to the building. Plants must not interfere with any egress through entry or patio doors.
17. Plants or other items may not be positioned, or attached, to the ledge or railing of any balcony or patio. Bicycles, toys, swimming pools, and other personal effects are not to be left for longer than 1 day in common areas, yard areas, or any other area outside of the apartment. No attachments may be made to any exterior surface to include nails, screws, bolts, tacks, clamps, tape, glue or hooks. Pets may not be left unattended on patios or balconies.
18. No gasoline, paint, propane, or other flammable materials will be stored on the premises. Mops, brooms, or similar items must not be visible from the street.
19. Garage/yard sales are not permitted unless coordinated and approved by Management and Resident Services.
20. Smoke detectors/alarms must be working: Report to the office immediately for repair if they are not working. A Resident who damages, disconnects, or covers a detector/alarm will be required to pay the cost of replacement or repair. Tampering with smoke detectors/alarms in any way including removal of batteries, is a Federal offense and may result in eviction.
21. You are to report items for repair as soon as you notice them. Maintenance requests should be given to the office or Front Desk personnel along with signed permission for Maintenance personnel to enter your unit. Residents are to replace light bulbs, as needed, after occupancy. Work orders called into the office by the Resident do not require an additional signature for permission to enter.
22. Maintenance emergencies are to be reported immediately, 24 hours per day. Emergencies include fires, smoke, sparks or overflowing water, amongst other problems.
23. Except for normal wear and tear you must pay the cost of repairing damage to your apartment. A list of charges for common repairs is available to every Resident.
24. The Property Manager must approve alterations to an apartment or to the building, in writing. This includes special paint, window treatments, etc.
25. Tape and stickers should not be placed on walls, doors, windows or furniture. Check with the office before using.
26. Residents are not to hang plants, lamps, mobiles, etc. from or otherwise disturb the ceiling or ceiling attachments (*sprinkler head, smoke alarm, etc.*)
27. Signs, advertisements, etc. are not to be affixed to any part of the premises that can be viewed by the general public.
28. During potentially damaging weather, Residents must close all windows to prevent damage from rain, wind, etc. and will be responsible for all damages resulting from failure to do so.
29. Anything showing on or through a window must be removed at Management request.
30. You are responsible for your personal phone services and your utilities. As specified in your lease agreement.
31. Parking of Resident vehicles is allowed under the terms of the Global Addendum to Mercy Housing Lease Agreements. Resident cars in a building parking lot must be registered with Management, be in working condition, have proof of insurance and have a current registration. Otherwise they will be towed at the owner's expense. Visitor vehicles are subject to the same requirements. Cars are not to be backed into parking spaces.
32. No car repair or maintenance is allowed anywhere on the property, including parking areas. This includes oil changing and washing.
33. Bicycles and Motorcycles must be registered with Management. Bike storage is subject to rules posted in any bike storage area. No repairs or maintenance in common areas or inside the apartment.

34. Riding of bikes, scooters, skateboards or other recreational vehicles in buildings, courtyards or parking lots is not allowed.
35. The office is open for your business needs from 8 a.m. to 4:30 p.m. Monday through Friday.
36. If you lock yourself out of your apartment and do not have a key, outside of posted office hours (check applicable policy):
- You must call a locksmith and pay the charges directly to them for their service.
 - Call the emergency maintenance number. A member of management/maintenance will unlock the door for you. A charge of \$ 25.00 will be posted to your account and must be paid to the office with your next rental payment.
 - Call the locksmith directly at 916-244-3934. You must provide whatever identification required by the locksmith, in order for them to complete the lockout service. The cost of the lockout service will be billed to the property or you will be reimbursed if no account is set up.
37. Owner and Management are not responsible for delivery, damage, or loss of messages, packages, mail or other material left at doorways or at the Management office.
38. Personal washers and dryers, other appliances, or water filtration systems must be approved by Management. Freezers are not allowed. Resident agrees to not install fans, heaters, or air conditioners in the unit, place any aerials, antennas or other electrical connections on/in the unit. Portable heaters are not allowed to be used anywhere on the property.
39. Barbeques/grills of any type are not allowed anywhere on the premises, except as provided by Management.
40. Satellite Dishes/Antennas must comply with the Property's satellite dish policy, outlined in the Global Addendum to Mercy Housing Lease Agreements.
41. All firearms in the possession of a resident, guest or service provider must be licensed and carried in accordance with state and local laws. The use of any type of weapon, firearm, or dangerous object is strictly prohibited within the boundaries of the property. This includes, but is not limited to:
- Shotguns, handguns, pistols, rifles, etc.
 - Ammunition of any type
 - Pellet guns, B.B. guns, air guns (pistols, rifles, etc.), of any type
 - Archery equipment (bows, arrows, targets, etc.)
 - Any and all types of sling shots or any device that could shoot a projectile
 - All sharp edged or pointed objects (i.e., knife, sword, etc.) used with the intent to threaten, intimidate, or harm another.
 - Any and all types of explosives, fireworks, and flammable/explosive chemical(s) including, but not limited to, propane tanks, charcoal, and lighter fluid
 - Any other type of instrument, object, and/or material that may be deemed a weapon when used with the intent to threaten, intimidate, or harm another. The illegal possession of weapons by a resident, a resident's service provider or a resident's guest is prohibited and constitutes a material lease violation.

Being a Good Neighbor

1. We do not allow/tolerate violence at this property. Participation in abusive, disruptive, violent, or injurious behavior to other Residents, Staff or Visitors is prohibited. **See VAWA Policy language.**
2. Abusive or foul language, harassment, panhandling or unsolicited advances toward Residents, Staff or Visitors is prohibited.
3. Observe quiet time between 10:00 p.m. to 8:00 a.m., loud noises from personal conversations or from TVs, radios, stereos, musical instruments, etc are not allowed. Be aware of noise you make at all times. This includes common areas and hallways. Management's discretion shall be final.
4. Report violations of house rules or illegal activity to Management.
5. Common areas such as laundry facilities, are available only during specified posted times.
6. Concerns or complaints should be in writing, signed and given to Management.

VAWA Policy Language

The Violence Against Women Act (VAWA) provides protections for victims of domestic violence, dating violence, sexual assault, or stalking. VAWA protections are not only available to women, but are available equally to all individuals regardless of sex, gender identity, or sexual orientation. The full VAWA Notice of Right and Certification has been included with your lease documents. A copy will be provided to you upon request, or can be accessed on our website at: <https://www.mercyhousing.org/FAQs>

Mercy Housing will take into account individual circumstances when making a determination to terminate tenancy; such circumstances might include, among other things, the seriousness of the offending action, the extent of participation by the leaseholder in the offending action, and whether the leaseholder, if not the wrongdoer, took all feasible steps to prevent the offending action from occurring and has removed the offending person from the lease or otherwise banned the offending person from the premises in the future.

LEASE ADDENDUM

The HUD-approved lease addendum will be implemented and provided in accordance with HUD guidance.

Guests

This Property has limited space for visitors. In order to provide a quality home for all of our Residents, we have outlined specific considerations/rules concerning Resident guests. The Property Manager may make occasional allowances for special family situations if requests are made at least 24 hours in advance.

1. Guests are welcome and will be required to follow the rules of the community. Guests who violate house rules will not be allowed to enter the property in the future.
2. Management reserves the right to refuse admission to any non-resident at any time.
3. You are responsible for all actions of your guest, while the guest is on the property. A rule violation or damage caused by a guest of a Resident is treated as a rule violation by the Resident household they are visiting, regardless of the age of the visitor.
4. Mail service is for Residents only. All other mail will be returned to sender.
5. Guests may not stay on the Property more than 7 days total in a 90 day period.

Household Members

In the event that Management has knowledge of behavior that we believe places individuals in an unhealthy or unsafe situation, we will notify any government agency that we feel is appropriate to evaluate and deal with the situation.

1. Recreation of Residents and guests is limited to NA.
2. "Residents under the age of 8 will not be allowed in the playlot without supervision." (*At Properties with a playground/play lot*).
3. The playlot is open during daylight hours only. (*Where there is a playground/play lot*).
4. The FRC will remain open until the earlier of either 10:00p.m., or when there is no monitor on duty.

Management Reporting Requirements

Child abuse, elder abuse, animal abuse, neglect, or lack of supervision will be reported as required by state law to the appropriate protective service agency.

The following violations of house rules by you or your guest(s) may result in immediate eviction. It is important that every Resident understand these requirements.

1. Violation of Property drug/alcohol policies.
2. Drinking of alcohol in the common areas or immediately outside of the property.
3. Threats of violence; violent, dangerous, disruptive or injurious activity to other people or self.
4. Intentional damage to the Property or its furnishings.
5. Refusal to pay for damage done to the building or its furnishings, whether or not the damage was intentional.
6. Continuing occupancy of a Resident's unit by a person not on the lease.
7. Refusal to pay rent.

Changes in House Rules

These rules are subject to change. Residents are welcome to make suggestions for changes that will improve our community. Management reserves the right to rescind or change any of the foregoing rules and to make such rules and regulations from time to time as may be deemed appropriate for the safety of Residents and the care and cleanliness of the Property. Any such changes in the Community Rules will be formally submitted to all Residents in writing and shall become effective following a thirty (30) day review period.

Mather Veteran's Village _____ House Rules/Lease Attachment #1 is hereby agreed to by the undersigned Resident(s) and shall form a part of that attached as an addendum to this lease dated _____.

I have received a copy of these rules and agree to abide by them.

Head of Household Signature

Date

Resident Signature

Date

Resident Signature

Date

Printed Name(s)

Apartment Number



_____ Resident(s) Initials

Version Date: CA 2.1.18

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CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

CITY OF RIO DELL

JUL 30 2018

RECEIVED

915 Capitol Mall, Suite 485
Sacramento, CA 95814
p (916) 654-6340
f (916) 654-6033
www.treasurer.ca.gov/ctcac

MEMBERS
JOHN CHIANG, CHAIRMAN
State Treasurer
BETTY YEE
State Controller
MICHAEL COHEN
Director of Finance
EXECUTIVE DIRECTOR
Mark Stivers

July 24, 2018

Kyle Knopp
City Manager
City of Rio Dell
675 Wildwood Ave
Rio Dell, CA 95562

Dear Mr. Knopp:

The California Tax Credit Allocation Committee (TCAC) administers both the federal and state Low Income Housing Tax Credit Programs, and we have just received a Housing Tax Credit application for a project located in your jurisdiction. The applicant listed below has sent a formal review request along with an evaluation form to the local reviewing agency. However, federal law requires us to notify you upon receipt of the application. We welcome any comments you may have. A copy of the project description submitted with the application is attached for your review. The following information identifies the project:

Applicant: Rio Dell Rigby LP (to be formed)
Project Name: Rio Dell Rigby Affordable Housing Project
TCAC Project #: CA-18-085
Project Address: SW Corner of Center Street & Rigby Ave
Rio Dell, CA 95562
Low Income Units: 25

If you choose to comment, please do so by **August 15, 2018**. You may contact TCAC staff at (916) 654-6340 if you should have any questions in the meantime. I appreciate your attention to this matter and look forward to hearing from you.

Sincerely,

Mark Stivers
Executive Director

Attachment 12
Construction and Design Description
Regulation 10322(h)(11)

This attachment should be a detailed narrative description of the proposed project's construction and design including how the design will serve the targeted population.

Include basic information about the project:

- number of buildings, stories per building, units per building, any elevator access
- building construction, foundation, and exterior type(s)
- building area uses (residential, community/common, commercial)
- housing type and how the design will serve the targeted population
- number of units and bedroom types, accessibility features
- parking (number of spaces, carports, accessibility)
- site amenities (examples: community and common areas, laundry, gated access, security, recreational areas, pool, community garden, etc.)
- sustainable and green building elements
- multi-phase projects should provide info about other phase sites (previously built or proposed) and any shared areas, services, management, etc. These may require prior approval by TCAC.
- summary of any planned parcel subdivisions or parcel merging, if not described elsewhere.
- description of any existing structures

Overall Project Vision:

The proposed project, Rio Dell Permanent Supportive Housing, is designed based on the Pocket Neighborhood concept. The project includes 26 Cottage style residential units with a manager's unit and Common structures. The design is approached with a focus on the respect to the functional and social needs of the residents, including the principles of neighborly behavior along with accessibility and Universal Design. Special attention is given to the following Vision and goals:

- Attractive and dignified living opportunities
- Independent living with neighbors
- Welcoming and safe, layering of public to private
- Within the context of neighboring buildings both in scale and material expression
- A fresh & positive environment, vibrant landscaping and textures
- Vernacular and economical, with special areas of interest & artistry
- Sustainability is evident and celebrated

Building Typology, Unit Mix, and Common Spaces:

Composed of 28 total buildings, the complex is laid out in a way to create a Neighborhood with Common open areas leading to private open areas and entrances to each unit. It is not part of a phased project, and will be completed all as one construction contract. All construction is one story. There are 22 one-

bedroom units and 4 two-bedroom units. One of the two-bedroom units is reserved for the on-site manager and is located near the main Common Building.

In addition to the manager's office and dwelling units, a Main Common Building at over 2,000 S.F. will contain support facilities such as a residential-style common kitchen near a gathering area for group meetings, an exercise room, office space for the onsite property manager, the resident services coordination, room for a case manager, 2 individual counselor rooms, a bed-bug decontamination room, storage and outdoor gathering area for BBQ's. The common open spaces offer various opportunities for outdoor activities in addition to the full-size basketball court. The large community room and cooking facilities will facilitate larger resident gatherings and social events. All these common areas will be incorporated into both the overall service program and the individual service plans of each resident. The building and programs are designed to interface to prevent isolation and encourage light social interaction.

Site Design & Construction Type:

The buildings are situated with roof slopes with the best solar orientation, There are concrete pathways with native landscaping connecting the parking areas to the. The Cottage type structures are designed to have a vernacular theme. The Concrete slab-on-grade foundation supporting a wood-framed 2x6 wall framing and a manufactured truss roof system finished with Hardie-Siding and asphalt roofing.

The parking area includes 40 parking spaces total, including 3 accessible parking stalls. There are two new driveway entrances for easy automobile access. There is also a trash enclosure located near the manager's unit. Rainwater is managed with onsite bioswales, for pre-treatment prior to going into the storm drain system. There is a fence along the property lines, providing privacy along that edge and the adjacent parcel. Exterior lighting will provide both adequate way-finding as well as protection of night sky.

The Common Open spaces offer various opportunities for out door activities in addition to the full size Basketball Court.

Construction Systems, Energy Efficiency, & Sustainability:

Insulation is provided with Greenguard® Indoor Air Quality Certified fiberglass insulation for a nominal R-value of R-21 in walls and R-38 or higher in the ceiling. The conditioned space envelope will be sealed for reduced air infiltration and prevention of condensation.

Windows will be vinyl framed with easy latching mechanisms and specified with an optimal U-value and solar heat gain coefficient (SHGC). All doors will be constructed with no added urea formaldehyde wood and use accessible lever-type hardware.

Indoor air quality is maintained with local exhaust to the outdoors from each bathroom and kitchen range hood. In addition, each dwelling unit will meet the performance requirements for whole house ventilation per the ASHRAE 62.2 standard.

All plumbing fixtures will meet the 2016 CA Green Building Code requirements as well as the EPA WaterSense criteria. Plumbing piping will be insulated with a minimum of one inch thick (R-4) cellular foam wrap for all hot water piping and for cold water piping within exterior wall cavities or within five feet of the water heater.

Each unit will be independently metered for its electrical use. Space heating will be provided by super efficient air-source mini-split heat pumps, micro-ducted, with a Heating Seasonal Performance Factor (HSPF) of 10.0. These units are also capable of providing cooling, even though the local climate rarely requires cooling to maintain comfort. Hybrid electric air-source heat pump water heaters with an Energy Factor (EF) of 2.9 will provide domestic water heating. This all-electric design enables the complete elimination of natural gas utilities and provides the opportunity to be meet a net zero energy rating with the possible future increased size of the already provided photovoltaic solar array.

The combination of these strategies will result in a building that is super energy efficient and maintains minimal utility costs for the residents while exceeding the California Title 24 Building Energy Code compliance standards by more than a 40% margin for the residential areas. The project will be enrolled in the Enterprise Green Communities certification program, which includes participation in the Energy Star New Homes California V3 certification program.

See TAB 18 and TAB 25 for more in-depth information on the exact specs for energy-related materials to be used and appliances.

Offsites

(1) General off-site costs (off-sites that do not immediately border the project site)

None.

(2) Project-specific off-site costs (off-sites that immediately border the project site)

a. Off-site costs meeting the requirements under TCAC Regulation Section 10325(c)(9) as public contributions of off-site costs.

None.

b. Other off-site costs that do not meet the requirements under TCAC Regulation Section 10325(c)(9) as public contributions of off-site costs.

None.



Tax Credit Allocation Committee

915 Capitol Mall, Room 485 • Sacramento, CA 95814
(916) 654-6340 • (916) 654-6033 (Fax)

**LOCAL REVIEWING AGENCY (LRA)
PROJECT EVALUATION FORM**
2018 Low-Income Housing Tax Credit Application
(PLEASE USE EXTRA SHEETS AS NECESSARY)

Project Name:	DANCO PROJECT	Project Number: CA-18-
Local Agency:	City of Rio Dell	
Mailing Address:	675 Wildwood Avenue	
	Rio Dell, CA 95562	
Reviewer's Name:	Kevin Caldwell	
Email Address:	caldwellk@cityofriodell.ca.gov	
Telephone Number:	(707) 764-3532	Fax: (707) 764-5480

Site Information

1). Please confirm the census tract number for the site. Tract #1010

2). Please list the numbers for the following districts in which the project is located:

State Assembly District: 2

State Senate District: 2

Federal Congressional District: 2

3). Please describe the existing use of the project site and surrounding area. *Please attach photos.* Adjacent to the south is an existing 49 unit low income multifamily development. Adjacent to the west is an existing 16 unit low income senior development. There are two residential lots immediately adjacent to the south. Across Rigby Avenue to the east are some residential lots and a vacant parcel of about 8 acres that is zoned and planned Urban Residential. See attached photos.

4). Please describe the uses of properties adjacent to the site.
See previous response.

5). Please check the following amenities that are in proximity to the site. Please identify the amenity by name and distance of the amenity from the site in (please indicate if the verification was based on field visit, or mapping information). Distances from project to amenity are measured by a standardized radius from the nearest point of any property line (does not have to be point of ingress/egress), but must not include any physical barriers.

a) **Bus Rapid Transit Station(s), Light Rail Station(s), Commuter Rail Station(s), Ferry Terminal, Bus Station(s), Public Bus Stop(s):**

Yes No

(Type of stop) Distance at or within 1/3 mile, 1/2 mile
Bus Stop 600'+/-

Field Visit Mapping Method

Any physical barrier(s) present, such as freeways and rivers that would necessitate a circuitous route to amenity?

Yes No

If yes, explain:

b) **Public Park(s) or Community Center, Accessible to General Public:**

Yes No

(Name/Address) Distance at or within 1/2 mile, 3/4 mile, 1 mile 1 1/2 miles

Davis Street Park

Fireman's Park 715 Wildwood Ave 3/4 mile, Field Visit Mapping Method

(Name/Address) Distance at or within 1/2 mile, 3/4 mile, 1 mile 1 1/2 miles

Memorial Park

Field Visit Mapping Method

Any physical barrier(s) present, such as freeways and rivers that would necessitate a circuitous route to amenity?

Yes No

If yes, explain:

c) Book-Lending Public Library(ies):

Yes No

(Name/Address) Distance at or within 1/2 mile, 1 mile, 2 miles
Humboldt County Rio Dell Library 3/4 mile,
715 Wildwood Avenue Field Visit Mapping Method

(Name/Address) Distance at or within 1/2 mile, 1 mile, 2 miles
 Field Visit Mapping Method

Any physical barrier(s) present, such as freeways and rivers that would necessitate a circuitous route to amenity? Yes No
If yes, explain:

d) Public School(s) (elementary, middle, high school), Senior Center or Service Facility(ies) for SRO and Special Needs Population:

Yes No

(Type of Facility/Name/Address) Distance at or within 1/4 mile, 1/2 mile, 3/4 mile,
 1 mile, 1 1/2 mile, 2 miles

Eagle Prairie Elementary 95 Center Street
Monument Middle School 95 Center Street Field Visit Mapping Method

(Type of Facility/Name/Address) Distance at or within 1/4 mile, 1/2 mile, 3/4 mile,
 1 mile, 1 1/2 mile, 2 miles
 Field Visit Mapping Method

Any physical barrier(s) present, such as freeways and rivers that would necessitate a circuitous route to amenity? Yes No
If yes, explain:

e) Grocery Store/Supermarket (where staples, fresh meat and fresh produce are sold and the interior gross square feet exceed 25,000): Yes No

(Name/Address) _____ Distance at or within 1/2 mile, 1 mile, 1 1/2 miles
 2 miles 3 miles
 Field Visit Mapping Method
Approx. Gross Interior Square Footage: _____

(Name/Address) _____ Distance at or within 1/4 mile, 1/2 mile, 1 mile
 1 1/2 miles 2 miles 3 miles
 Field Visit Mapping Method
Approx. Gross Interior Square Footage: _____

Any physical barrier(s) present, such as freeways and rivers that would necessitate a circuitous route to amenity. Yes No
If yes, explain:

f) Neighborhood Market (where staples, fresh meat and fresh produce are sold gross square feet exceed 5,000): Yes No

(Name/Address) _____ Distance at or within 1/4 mile, 1/2 mile, 1 mile
C&C Market 1328 Eeloa Avenue
 Field Visit Mapping Method
Approx. Gross Interior Square Footage: _____

Any physical barrier(s) present, such as freeways and rivers that would necessitate a circuitous route to amenity. Yes No
If yes, explain:

g) Farmers' Market (certified by the California Farmers' Markets maintained by the CA Dept. of Food and Agriculture): Yes No

(Name/Address) _____ Distance at or within 1/2 mile, 1 mile,
 Field Visit Mapping Method
List months of operation per calendar year: _____

Any physical barrier(s) present, such as freeways and rivers that would necessitate a circuitous route to amenity. Yes No
If yes, explain:

h) Medical Clinic or Public Hospital:

Yes No

(Name/Address) Distance at or within 1/2 mile, 1 mile, 1 1/2 miles

Southern Trinity Health Services

500 "B" Street, Scotia, CA. 95565

Field Visit Mapping Method

(Name/Address) Distance at or within 1/2 mile, 1 mile 1 1/2 miles

Eel Valley Rural Health Clinic

129 Wildwood Ave, #E, Rio Dell, CA. 95562

Field Visit Mapping Method

Any physical barrier(s) present, such as freeways and rivers that would necessitate a circuitous route to amenity.

Yes No

If yes, explain:

i) Pharmacy (can be part of other site amenity, i.e. within a grocery store):

Yes No

(Name/Address) Distance at or within 1/2 mile, 1 mile 1 1/2 miles

PALCO Pharmacy 113 Main St, Scotia, CA. 95565

Field Visit Mapping Method

Any physical barrier(s) present, such as freeways and rivers that would necessitate a circuitous route to amenity.

Yes No

If yes, explain:

Land Use/Planning

6). Does the site seem appropriate for the proposed project? Yes No
If no, please explain:

7). Does the exact parcel exist? Yes No

8). Are there any environmental/toxic concerns with the site? Yes No
If yes, please explain, including any environmental studies that have been conducted or clearances that will need to be obtained:

9). Are there any other environmental or land use issues associated with the site? Yes No
If yes, please explain:

- 10). What is the current zoning and maximum number of units allowed for the site?
Residential Multifamily, density is 15 units per acre = 34.8 units
- 11). Does the project currently comply with all applicable local land use and zoning ordinances?
If no, please explain: Yes No
Project is principally permitted, but requires Design Review approval.

12). For 9% applications and competitive 4% applications **only**, please complete the following table and confirm (1) all necessary public or tribal approvals subject to the discretion of local or tribal elected officials, and (2) site plan approval and all local land use environmental review clearances (CEQA, NEPA, and applicable tribal land environmental reviews) necessary to begin construction are either finally approved or unnecessary by **February 28, 2018** with appeal periods, if any, expired by **March 30, 2018**.

Action	Requirement (Check if Applicable)		Date of Approval
	Yes	No	
Article 34 of State Constitution			
Site/Plot Plan Review			
Design/Architectural Review			
Parcel Map			
Conditional Use Permit			
Variance			
Change of Zone			
General Plan Amendment			
CEQA Review			
NEPA Review*			
Coastal Commission			
Phase I (Environmental Assessment)			
Soils Report			
Other:			
Other:			

* The "Date of Approval" for NEPA Review represents when the Request for Release of Funds (HUD Form 7015.15) or equivalent was submitted to the federal entity.

- 13). Are you aware of any state/local approvals still required from the Planning Commission, City Council, or Board of Supervisors for this project? Yes No
If yes, please list: Project is principally permitted, but requires Design Review approval
- 14). For 9% applications and competitive 4% applications **only**, have all the appeal periods been exhausted for any recent approvals? Yes No

If no, will all appeal periods expire by **March 30, 2018** (The “appeal periods expiring” for NEPA Review represents when the Authority to Use Grant Funds (HUD Form 7015.16) or equivalent was issued)? Yes No

If no, please explain:

Housing Need & Neighborhood Revitalization and Balanced Communities

- 15). Is this type of affordable housing needed within the community or region in which it is located? Yes No
Please explain: Affordable housing is needed in the community.
- 16). Is there a greater need for other types of housing? Yes No
Please explain, including a determination of how need is measured in your community:
According to the Regional Housing Needs Assessment (RHNA) for the 2014-2019 period, Above –Moderate housing is needed the most.
- 17). Do you believe this project will have a negative impact on the affordable projects in the market area? Yes No
Comments:
- 18). Is the market study for this project reasonably accurate in it’s assessment of the demand for this project? Yes No
Comments: Affordable housing is needed everywhere.
- 19). Is the market study for this project reasonably accurate in its assessment of the projects’ market-rate rent advantage? Yes No
Comments:
- 20). Are the building design, outdoor space, landscaping, and amenities proposed appropriate for the community and population targeted? Yes No
Comments: Landscaping will be evaluated as part of the Design Review. However, the proposed landscaping certainly enhances the project and the area.
- 21). Is the project located in a Neighborhood Revitalization Area (a federally defined Qualified Census Tract, Empowerment Zone, Enterprise Community or an area that has been designated by a local agency to be the focus of revitalization or similar efforts)? Yes No
Please describe:

22). If the project is located in a Neighborhood Revitalization Area, have specific efforts towards achieving the plan's goal occurred?

Please describe:

23). Has your jurisdiction adopted an inclusionary zoning ordinance or other initiatives to encourage affordable housing in new growth or high-income areas? Yes No

If yes, please describe:

24). Will the project benefit the neighborhood? Yes No

Comments: The project will certainly enhance the character of the area.

Development Costs and Local Assistance

25). Are the project's estimated total development costs reasonable for this type of development in your jurisdiction? Yes No

If no, please explain:

The project's proponents certainly have more expertise in determining if the costs are reasonable.

26). Are the real estate taxes in the development budget consistent with local rates? Yes No

Comments:

27). Please review Attachment 18(A), the Local Development Impact Fees, in Tab 18. Are they accurate? Yes No

Comments:

28). *Acquisition and/or Rehabilitation projects:*

a) Does the relocation plan (see Tab 9) address all requirements of state and local law? Yes No

If no, please explain:

Not Applicable. The parcel is vacant.

b) If households must permanently relocate, is there adequate alternative housing in the immediate area? Yes No

If no, please explain:

Not Applicable. The parcel is vacant.

c) Is the budget for paying relocation costs overstated/understated? Yes No

If yes, please explain:

Not Applicable. The parcel is vacant.

29). Is your agency providing financial assistance to the project? Yes No

If so, do the amounts in the application (page 12-15) reflect the municipality/agency's contract/commitment amount? Yes No

If no, please explain:

If your agency is providing assistance, what is the actual dollar amount and percent of funds to total development cost?

30). Please check the following sources of funds that will be used to assist the project. For non-competitive tax-exempt bond financed (4%) applications, please disregard the "As-of" specified date for the questions below, but still provide a response to each question:

HOME Funds

As of February 28, 2018, did the municipality have control of these funds? Yes No

If no, please explain:

CDBG

As of February 28, 2018, did the municipality have control of these funds? Yes No

If no, please explain:

Redevelopment Funds

As of February 28, 2018, did the municipality have control of these funds? Yes No

If no, please explain:

Did the municipality commit the funds to the project prior to January 1, 2011?

Yes No

If no, what date were the funds committed?

Did the municipality have the funds on hand prior to January 1, 2011 Yes No

If no, what date were the funds on hand?

Other (*please identify*):

As of February 28, 2018, did the municipality have control of these funds? Yes No

If no, please explain:

31). Did any of the above-listed funds come, directly or indirectly, from the applicant or anyone associated with the applicant? Yes No

Comments:

32). Are the state or federal prevailing wages listed in the development budget accurate? Yes No

Comments:

33). If the municipality is donating land for this development, when did the municipality acquire the land and for what cost?

Comments:

Did money for the land, or any financial or other consideration, come to the municipality from the applicant or anyone associated with the applicant? Yes No

Comments:

34). As of February 28, 2018, were there any outstanding approvals required from the Redevelopment Agency, City Council, or Board of Supervisors for the financial assistance? If yes, please explain: Yes No

Developer Experience

35). Are you aware of other projects this developer (See application, page 7) has built in your community? Yes No

Comments:

Was the developer's performance satisfactory? Yes No

Comments:

36). Has the applicant been involved in projects in your community? Yes No

Comments:

Was the sponsor's performance satisfactory? Yes No

Comments:

37). Are you aware of any project the management company (see application, page 7) is currently managing in your community? Yes No
Comments:

Has the management company's performance been satisfactory? Yes No
Comments:

Other Comments:

38). Are you aware of any discrepancies between the proposed application and the tax credit regulations?
Comments: None.

39). Additional Comments: (If your agency is reviewing more than one application in the locality, please compare the merits of each application)
Comments: Not Applicable. The parcel is vacant.

40). What is the LRA's Recommendation of this project?
 Strongly support Support No position Oppose Strongly oppose

Please explain:

Signature: Kevin Caldwell

Print Name: Kevin Caldwell

Title: Community Development Director

Date: July 23, 2018

Email: caldwellk@cityofriodell.ca.gov

Phone: (707) 764-3532

*Community Development Department
675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532*



17.20.035 Residential Multifamily or RM zone.

The purpose of the Residential Multifamily or RM zone is to provide land suitable for higher density residential uses. The following regulations shall apply in all Residential Multifamily or RM zones:

(1) Principal Permitted Uses.

- (a) Detached single-family dwellings, multiple dwellings and dwelling groups;
- (b) Community Care Facility for six (6) or fewer individuals;
- (c) Family Day Care Home for twelve (12) or fewer children, including children who reside at the residence;
- (d) Emergency Shelters/Transitional Housing subject to the operational standards in Section 17.30.100;

(2) Uses Permitted with a Use Permit.

- (a) Mobilehome and Recreational Vehicle Parks;
- (b) Community Care Facility for seven (7) or more individuals;
- (c) Family Day Care Home for twelve (13) or more children, including children who reside at the residence;
- (d) Public and private non-commercial recreation facilities;
- (e) Churches, civic and cultural uses
- (f) Any use not specifically enumerated if it is similar to and compatible with the uses permitted in the zone

(3) Other Regulations. See Table 17.20.140 for development standards for the Residential Multifamily (RM) zone.

Table 17.20.035
Development Standards for the Residential Multifamily or RM Zone

Site Development Standard	Zone Requirement
Minimum Lot Area:	6,000 square feet, but not less than 600 square feet for each dwelling unit
Maximum Ground Coverage:	60%
Minimum Lot Width:	60 feet
Minimum Yards	
Front:	20 feet
Rear:	10 feet
Side:	5 feet
Exterior Side:	Same as the front or one-half (1/2) the front if all parts of the main building(s) are more than twenty-five (25) feet from the rear lot line and the exterior side yard does not abut a collector or higher order street. (In questionable cases the Public Works Director shall classify the subject street.)
Double Frontage Lots	Front and rear twenty (20) feet, except the rear yard setbacks may be reduced to ten (10) feet where such yard abuts an alley.
Special Yards for Multiple Dwellings on the Same Lot	<ul style="list-style-type: none"> ♦ The distance between separate dwelling units in a group on the same lot shall be not less than ten feet (10'). ♦ The distance between the front of any dwelling unit in the group and any other building shall be not less than twenty feet (20'). ♦ The distance between the front of any dwelling unit in the group and any side lot line shall be not less than twelve feet (12'). ♦ All of the above distances shall be increased by two feet (2') for each two feet (2') that any building on the lot exceeds two (2) stories.
Maximum Building Height:	45 feet
All new multifamily development is subject to the City's Design Review regulations, Section 17.25.050	<p>The following Design Concepts apply to the review of residential multifamily development. The City encourages:</p> <ul style="list-style-type: none"> ♦ Mass, scale and architecture which is compatible with existing and adjacent neighborhoods. The intent is to encourage appropriate transitions between uses and structures of varying residential density and a general compatibility of architectural styles. ♦ Original designs that are tailored to the site and discourage monotonous or institutional type buildings and site design. ♦ Site designs that preserve, enhance and incorporate the significant natural features of a site as an element within the overall design. ♦ High quality building designs that consist of durable and maintainable materials for the exterior treatment of the buildings that complement the building mass and articulation. ♦ The establishment of a streetscape presence and appearance through setbacks, landscaping, building placement, and architecture that defines the pedestrian and vehicular corridor and presents an appealing and continuous theme along a sidewalk, street or trail. ♦ Landscaping that softens the appearance of pavement and structures, and provides an eventual tree canopy along the street and pedestrian walkways. ♦ Ensure that design provisions do not preclude the development of multifamily housing affordable to all income levels.

17.30.100 Emergency shelter/transitional housing regulations.

(1) Purpose. It is the purpose of this section to prescribe standards and regulations for the establishment and ongoing operation of emergency homeless shelters/transitional housing to protect the public health and safety from conflicting uses and to ensure that shelters provide appropriate services to the homeless.

(2) Permit Requirements. The following prescribes the permit requirements for emergency shelter/transitional housing.

(a) An emergency homeless shelter/transitional housing that meets the standards of subsection (3) of this section is exempt from a conditional use permit. A conditional use permit may be granted from the planning commission for deviations to the development and management standards. The Planning Commission must make findings for use permits pursuant to RDMC 17.35.030.

(3) Development Standards.

(a) Prior to commencing operation, the emergency shelter/transitional housing shall comply with the following standards:

(b) Distance Separation Requirements. No emergency shelter/transitional housing shall be located within 300 feet of any other emergency shelter.

(c) Occupancy. An emergency shelter/transitional housing shall not exceed 25 residents, excluding staff.

(d) Length of Occupancy. Any single resident's stay shall not exceed six consecutive months.

(e) Zone Specific Development Standards. An emergency shelter/transitional housing shall comply with all development standards of the zoning district in which it is located except as modified by these standards.

(f) Parking Requirements. Every emergency shelter/transitional housing shall provide one parking space for every staff member or volunteer on duty and one parking space for every five beds. The Director of Community Development may reduce the parking requirements if the shelter can demonstrate a lower need.

(g) Intake/Waiting Area. There shall be an adequate intake and waiting area inside the building so that prospective and current residents are not required to wait on sidewalks or any other public rights-of-way.

(h) Screening. An outside waiting and recreation area adequate in size to serve the residents shall be fenced and screened from view.

(i) Individual Space. Each resident shall be provided a minimum of 50 gross square feet of living space (per 2013 California Building Code for the dormitories function of Table 1004.1.1), not including space within common areas.

(j) Security. Security shall be provided on site during hours of operation.

(k) Staffing. On-site management by at least one emergency shelter staff member shall be provided at all times while residents are present at the shelter.

(l) Lighting. Shelter lighting shall be provided on all exterior walls, and shall be directed downward.

(4) Management. Prior to commencing operation, the emergency shelter/transitional housing provider must have a written management plan, approved by the community development director, confirming that the following items (at a minimum) are provided for:

(a) Staff training;

(b) Staff TB screening in compliance with Humboldt County Health Department standards;

(c) Resident identification process;

(d) Neighborhood outreach;

(e) Policies regarding pets;

(f) The timing and placement of outdoor activities;

(g) Temporary storage of residents' personal belongings;

(h) Safety and security.

[Ord. 325 § 1, 2014; Ord. 321 § 3, 2014. Formerly 17.30.079.]