

**Transitions Extended Stay Hotel/Facility
513 North "G" Street
Lompoc, CA 93436**

Project Description

Transitions Mental Health Association in cooperation with Santa Barbara Housing Assistance Corporation seeks the approval of the Planning Commission of the City of Lompoc to construct a new mentally disabled health care facility at 513 North G Street.

The applicant seeks approval for a 3,250 square feet of office and meeting space and 39 individual independent living units. The office and meeting space will accommodate five full-time staff members and the day counseling and self-help activities to support the independent living skills of the mentally disabled clients. A building mechanical room to house water heating equipment, electrical switching gear, telephone, cable television, and computer network equipment is planned, as well as a guest laundry room. Two on-site resident manager units are planned to provide night and weekend supervision and support when the main office is closed.

To meet current requirements and goals of the applicant for handicap accessibility, an elevator will be available accessing an exterior walkway at the second and third floors to provide wheelchair access to all dwellings and access to all guest rooms and bathrooms. This architectural element now reads as an arcade at the ground floor, and a gallery at the second and third floors, which also helps to improve the variation and interest of the interior court elevations and provides increased interest and attractiveness of the building to the general public from G Street.

The site plan has been designed to increase the attractiveness on the building and landscaped areas, and to provide increased security for guests and their automobiles. Increased fencing will be utilized to restrict pedestrian access to a gate and the vehicular access point will be the minimum 25 foot width for fire truck access to the center driveway.

The buildings have roof slopes that point almost toward true south, and it is anticipated that active solar water heating and solar photovoltaic systems will be utilized. If feasible, the project intends to supply 100% of its electrical usage with solar photovoltaic units connected to the utility grid. The project will also utilize much higher levels of insulation in exterior walls, dual glazed, coated windows, and similar technologies to improve the energy efficiency of the units and common spaces. The higher insulation values will also reduce sound transmission between units and between floors.

Employing two on-site managers will improve the supervision of the facility. The resident managers will be able to provide increased supervision of the activities in the vicinity of the project, as well, and could participate in a Neighborhood Watch type of program as developed.

The applicant seeks approval to use the completed facility as an independent living facility for mentally disabled individuals and other low income persons. Transitions Mental Health Association intends to lease the completed facility, and operate a community counseling and advocacy office for its clients as well as place and assist its mentally disabled clients.

The Transitions program envisions use of available space within the project for up to five on-site staff, including counselors, advocates, administrative staff, and medical staff. No separate State license would be required for this office use. The office use would be consistent with the permitted uses in the C-2 General Commercial zoning district of the City of Lompoc. The typical hours of operation for these staff members is Monday through Friday from 8:00 AM to 5:30 PM.

The Transitions program would utilize each independent living unit for mentally disabled persons or low income persons. The floor plans of the independent living units would permit their separate use for independent supported living, including separate bathrooms and kitchenette areas. Supported clients would be permitted to remain indefinitely at the facility while obtaining independent living skills, employment training, and counseling.

The Transitions program envisions a mix of at least 19 mentally disabled persons as residents, and would admit up to 18 non-mentally disabled low income persons to the community. The current philosophy and treatment plan for mentally disabled persons transitioning to independent living incorporates the concept of non-exclusive residential supported communities. To improve the integration of the clients into the community, the residential facility needs to include non-disabled residents, as well, to avoid stigmatization and to forge linkages to churches, clubs, social and recreational opportunities enjoyed by the non-disabled population.

The major funding source for the development costs of the community would be federal low income housing tax credits. This funding source has been used for 20 years for private parties to develop rental housing for low income families and individuals, including disabled populations. Within Santa Barbara County, the program has been used more than 20 times to develop communities including as few as 4 dwellings and as many as 204 dwelling units. These communities have been highly successful at achieving high quality physical development as well as exemplary management structures. The project applicant has participated in the development of nine communities using tax credits, including Kailani Village, located within the 200-300 blocks of west North Street in Lompoc, with 183 family rental units.

The project consultant has developed over 40 tax credit projects that span 16 years, of which ten (with 8, 12, 22, 31, 62, 36, 81, 105, 28, 9 = 394) have included single room occupancy units or units for mentally disabled households. Based on this experience, the applicant believes that the building, as planned, will successfully meet the objectives of

providing high quality rental housing for the disabled population without any discernible negative impacts on the surrounding properties or the community.

The management plan for the project contemplates a rent structure as follows:

4 mentally disabled households at \$340 per month, and
4 mentally disabled households at \$390 per month, and
10 mentally-disabled households at \$456 per month.
17 non-disabled low income households at \$456 per month.

Mentally disabled households receiving Supplemental Security Income will typically obtain \$820 per month in assistance. Making payments of between \$340 and \$456 per month for rent and utilities is a significant burden for these households, and requires a significant personal commitment to the program and its objectives. No other charges are paid by the households toward the significant costs of providing social and supportive services. These costs are obtained by Transitions through charitable giving and governmental programs and reimbursements, including Medi-Cal received by the County of Santa Barbara.

It has been proven conclusively, that the cost of treatment and the outcome of treatment is significantly better in community supported independent living facilities, such as the proposal, than in higher-level licensed facilities or in unsupervised apartments. A majority of mentally disabled clients are able to live in independent living facilities, and their success is greatly enhanced when supportive services and client advocacy is provided on-site, as in this proposal.

After-Hours Program and Supervision

Although the client advocates and counselors will typically work five days per week, between 8:00 AM and 5:30 PM, the facility will have full supervision from on-site staff between 5:30 PM and 8:00 AM each day, and all day on Saturday and Sunday. Two on-site resident managers will provide supervision and lower-level supportive services to insure the residents receive assistance as needed at all times on site.

The resident managers will be trained to provide necessary supportive services to the residents, and will be able to call for higher-level assistance at any time.

The building will be equipped with fire safety systems including automatic sprinklers, smoke and heat detectors in each room and enclosable space, video monitoring of the elevator, all building entrances, and common areas. The emergency system control panel and annunciator will be located in a common room, easily accessible to fire department, police, and other emergency staff, as approved through the development process. The building will also provide free high speed internet access to all residents, and this network system will also provide monitored in-unit emergency alarms, as well as unit to unit communication, similar to systems in senior assisted living facilities. Although the building will have several exits for emergency purposes to the alley and to G Street,

normal pedestrian and vehicle ingress and egress to the building will be controlled. Visitors must identify themselves and sign-in, and will be required to depart the premises at 10:00 PM without prior authorization.