



October 13, 2026

SENT VIA ELECTRONIC MAIL AND U.S. MAIL

Christopher Brancart, Esq.
Brancart & Brancart
P.O. Box 686
Pescadero, CA 94060
cbrancart@brancart.com

Subject: Request for Reasonable Accommodation - The Ohio House, 115 East Wilson Street, Units A-E in Costa Mesa

Dear Mr. Brancart:

The letter is in regards to the Reasonable Accommodation request with components submitted on May 2, 2025, May 6, 2025, and June 2, 2025, to allow The Ohio House LLC (Ohio House) to continue its operation of a sober living home at 115 E. Wilson St., Units A through E ("Wilson St. Property"). The City's Community Development Director denied the above-mentioned Reasonable Accommodation request on July 2, 2025. The applicant filed an appeal of the Director's decision on July 9, 2025. On September 22, 2025, the Planning Commission conducted a public hearing on the reasonable accommodation appeal and upheld the decision of the Director. The applicant filed an appeal of the Planning Commission's decision on September 29, 2025.

On October 6, 2026, as part of the hearing on Ohio House's appeal of the Planning Commission's Denial of its Reasonable Accommodation, the City Council remanded this matter back to the Community Development Director (Director) to reconsider her July 2, 2025 denial of Ohio House's May 2, 2025 renewed Reasonable Accommodation request, in light of anticipated revisions to the City's Reasonable Accommodation procedures that would more closely align with those of the most recently adopted California Code of Regulations applicable to housing.

As you are aware, the renewed request seeks "a reasonable accommodation from the strict application of the City's definition of 'single housekeeping unit' or, in the alternative, relaxation of the 650-foot separation between it and a City-permitted sober living home located at 165 E. Wilson Street." For the reasons set forth in my July 2, 2025 decision, classifying Ohio House as a single house-keeping unit does not appear factually accurate, would result in a fundamental alteration to the City Zoning Code and related provisions of the Costa Mesa Municipal Code

(CMMC), and is unwarranted here. However, based on a re-evaluation of the underlying physical separation between 165 E. Wilson Street and the anticipated revisions to the City's Reasonable Accommodation procedures, I have determined that granting an accommodation from the 650' separation requirement would be appropriate, as follows.

From a locational standpoint, Ohio House at 115 E. Wilson St., units A-E is located 550 feet from 165 E. Wilson St. Both properties are located on separate blocks. Ohio House is at the far north-western edge of its block and faces north-west towards Newport Blvd, fronts an alley, and does not face E. Wilson St. Location of additional group homes to the north and west of the Ohio House is unlikely due to developed commercial properties and the 55 Freeway, which comprise a distance of 600 feet. 165 E. Wilson St. faces north-east and is more centrally located on its block. Deliveries, pick-up and drop-offs and other activities related to sober living environments are unlikely to co-mingle between the two properties, thus reducing the likelihood of institutionalizing the character the neighborhood. Further, the City has received only one complaint regarding Ohio House's operation at this location in the past 10 years. These factors mitigate in favor of finding a lack over-concentration of sober living homes in the immediate vicinity. From an operational standpoint, newly proposed conditions of approval/operator's permit requirements for Ohio House include specific restrictions to lessen the impact of the sober living home on the neighboring residences. These conditions include:

1. Restrict occupancy at 115 E. Wilson, Units A-E ("the Wilson Property") to persons who are disabled under state law, as set forth in Government Code §§ 12926, 12926.1, 12955.3;
2. Restrict occupancy in each Unit A through E of the Wilson Property to no more than eight residents and one house manager;
3. Provide a supportive living environment for persons who are considered disabled under state law, but not "care and supervision," as those terms are defined in 22 California Code of Regulations § 80001(c)(3), provided that the City acknowledges and agrees that it does not intend that compliance with the provisions herein shall constitute "care and supervision" under 22 California Code of Regulations §§ 80001(c)(3)(E) and (c)(3)(F);
4. Subject to applicable state law governing the relocation of residents, maintain and enforce The Ohio House LLC's Relapse Policy, which provides:
 - A. A "relapse" occurs if a Resident ingests or possesses any mind- or mood-altering chemical that has not been prescribed by a medical doctor or approved for over-the-counter use, such as aspirin.
 - B. If a Resident relapses for the first time, the Resident agrees and acknowledges that he will vacate the Wilson Property immediately and will be transported by The Ohio House LLC to a detox facility, family members' home, or housing offered by a community resource where the Resident must spend a minimum of 72 hours. Upon the request of the Resident, The Ohio House LLC will permit the Resident's family or sponsor to

- transport the Resident from the Wilson Property.
- C. At the sole discretion of The Ohio House LLC, it may readmit the Resident to the Wilson Property after his removal for relapse, provided that the Resident agrees to be subject to frequent, random urinalysis at the discretion of The Ohio House LLC. Should the Resident be readmitted to the Wilson Property, the Resident will be required to sign a new housing agreement with The Ohio House LLC, including the Resident's agreement to abide by the policies and rules governing occupancy at the Wilson Property.
 - D. In the event of a second relapse by a Resident, the Resident will be required to leave the Wilson Property. The Ohio House LLC will offer the Resident suggestions of other programs with higher levels of care and will help the Resident make an informed decision. This help will include the provision of information regarding housing alternatives published by local social service agencies, including OC Links Referral Line and Costa Mesa's Network for Homeless Solutions. The Ohio House LLC will transport the Resident to his permanent residence if he is permitted to return, a family member's home, detox facility, treatment facility, or other housing offered by a community resource. Upon the request of the Resident, The Ohio House LLC will permit the Resident's family or sponsor to transport the Resident from the Wilson Property.
 - E. If the Resident refuses to be transported to safe housing, The Ohio House LLC will contact the person designated as the resident's emergency contact or contact of record to indicate that the resident will no longer be residing at the home. The Ohio House LLC will also contact the Orange County Health Care Agency OC Links Referral Line and City's Network for Homeless Solutions to determine the services available to the Resident, including, but not limited to, alcohol and drug inpatient and outpatient treatment, and shall provide that information to the Resident.
 - F. Maintain and enforce The Ohio House LLC's Resident and House Rules, a copy of which is attached as Exhibit 1 and incorporated herein by reference.
5. Maintain and enforce The Ohio House LLC's Good Neighbor Policy, which provides:
- A. Each Resident shall refrain from engaging in excessively loud, profane or obnoxious behavior that would interfere with a neighbor's use and enjoyment of their Home.
 - B. Televisions, radios, stereos etc. must be played at a level which will not disturb neighbors.
 - C. Quiet Time is to be observed nightly after 11:00 P.M. If the Resident is awake during quiet time, the Resident must not disturb and must respect others.
 - D. Keep the exterior of the house neat and clean at all times. This is a responsibility of each Resident.
 - E. The Resident is expected to always be an asset and positive role model in the community.

6. Adopt a written protocol for Wilson Property house managers to follow to investigate, determine, and respond to complaints by Wilson Property residents regarding neighbors and complaints by neighbors regarding Wilson property residents.
7. Notwithstanding Paragraphs 3(d), 3(e), and 3(f), The Ohio House LLC may modify the terms of its Relapse Policy, Resident Rules, and Good Neighbor Policy, provided that The Ohio House LLC discloses a copy of any material modifications to the City's Director of Community Development within 14 days of adopting the modification. The parties agree to meet and confer in the event that any such modification materially changes the operational characteristics of the facility to address such changes.
8. Provide the City's Director of Community Development with the following information in writing:
 - A. The name and address of the owner of the Wilson Property;
 - B. The names of persons responsible for operation of the Wilson Property, including their business contact information;
 - C. The names, cell phone numbers, and emails (if available) of the Wilson Property's onsite managers;
 - D. The names, cell phone numbers, and emails of persons who are available 24/7 to respond to the City's complaints or concerns regarding the operation or occupancy of the Wilson Property; and,
 - E. The Ohio House LLC will notify the Director of Community Development in writing within 14 days if any of the information in subsections (A) through (D) changes.
9. Post and maintain information regarding Orange County Health Care Agency OC Links Referral Line and Costa Mesa's Network for Homeless Solutions in each Wilson Property unit in a conspicuous location where it can be seen by residents.
10. Comply with the California Vehicle Code to the extent applicable to transportation of Wilson Property residents provided by The Ohio House LLC.
11. Comply with California Penal Code §§ 290, 3003, and 3003.5 to the extent applicable to the Wilson Property and its residents.
12. Comply with the City's generally applicable parking, driveway, garage, and building regulations to the same extent that those generally applicable regulations apply to other dwellings situated in the same zoning district (R2-MD) as the Wilson Property.
13. Adopt a preference for acceptance of otherwise qualified applicants for residence at the Wilson Property for persons who have resided in Costa Mesa for two or more years before the date of application; however, nothing in this condition shall require The Ohio House LLC

77 FAIR DRIVE, POST OFFICE BOX 1200, COSTA MESA CA. 92628-1200

Building Safety Division (714) 754-5273

Community Improvement Division (714) 754-5638

Housing & Community Development (714) 754-4870

Planning Division (714) 754-5245

www.costamesaca.gov

to engage in discrimination in violation of state or federal laws, establish a set-aside or quota for Costa Mesa residents, or require the selection of a Costa Mesa resident who is less qualified for residency than a non-Costa Mesa resident.

14. Consistent with the provisions of the Fair Chance Act, Government Code section 12952 and California Code of Regulations, Title 2, section 11017.1, and its implementing regulations, The Ohio House LLC shall notify applicants to whom it has made a conditional job offer that it intends to conduct a criminal background check on the individual in order to perform the individualized assessment required as to whether the applicant's criminal history includes convictions which are directly related to the job duties of the position being offered. The Ohio House LLC shall carefully consider, in this individualized assessment, whether a person who had been convicted of the sale or furnishing of a controlled substance, arson, falsifying a drug test, or an offense subject to registration pursuant to Penal Code § 290(c), can perform the duties of the position without risk to the residents.
15. Subject to the provisions of the Fair Chance Act, Government Code section 12952 and California Code of Regulations, Title 2, section 11017.1, and its implementing regulations, The Ohio House LLC will prohibit any owner, operator, or employee of The Ohio House LLC from contact with Wilson Property residents for a period of not less than two years from the date of the owner, operator, or employee's conviction for the sale or furnishing of a controlled substance, arson, falsifying a drug test, or an offense subject to registration pursuant to Penal Code § 290(c).

Accordingly, and conditioned on adherence to the above requirements of the Operator's Permit, I grant the Reasonable Accommodation request to The Ohio House LLC to relax the 650-foot separation requirement from 165 E. Wilson St. Provided, however, that this Reasonable Accommodation shall not run with the land, and shall only be valid for the period that 115 E. Wilson St. is used or operated by The Ohio House LLC, and only so long as it is operated by The Ohio House LLC as a sober living home, a type of housing for persons with disabilities. The Operator's Permit is also attached hereto.

Sincerely,



Carrie Tai
Community Development Director

CC: Kimberly Hall Barlow, Esq., City Attorney
Tarquin Preziosi, Esq., Assistant City Attorney
Christopher Lee, Esq., Everett & Dorey, LLP



10/13/2026

The Ohio House LLC
Brandon Stump
1007 Briosso Drive
Costa Mesa, CA 92627

Sent via U.S. Mail & email

**RE: Operator's Permit for Sober Living Facility
located at 115 East Wilson Street, Units A - E**

Dear Mr. Stump,

I have enclosed Operator's Permit PGOP-26-0001 to operate a sober living home serving 40 adults, plus a live-in house manager for each unit, for a total of up to 45 residents in the five-unit facility located at 115 E. Wilson Street, Units A - E. As an operator, you are responsible for complying with all applicable provisions of City of Costa Mesa Municipal Code Title 13, Chapter XVI, Title 9, Article 1 of Chapter II and Title 9, Article XXIII of Chapter II, except as those provisions are modified in the Operator's Permit.

Please be advised that your Operator's Permit includes requirements regarding the eviction or involuntary termination of a resident's residency. Additional requirements and operator obligations are set forth in Costa Mesa Municipal Code (CMMC) sections 9-374(b)(6) through (8), except as they may be modified in the conditions attached to the Operator's Permit. Please familiarize yourself with and comply with these requirements.

Should you have any questions, please contact Victor Mendez at (714) 754-5276 or victor.mendez@costamesaca.gov.

Sincerely,

Carrie Tai
Community Development Director

Enclosure



**CITY OF COSTA MESA
OPERATOR'S PERMIT-SOBER LIVING HOME
COMMUNITY DEVELOPMENT DEPARTMENT
P.O. BOX 1200
COSTA MESA, CA 92628-1200**

Date: October 13, 2026

Address: 115 E. Wilson St., Units A-E

Operator: Brandon Stump, The Ohio House LLC

Permit Type : Sober Living Facility serving 40 adults, plus one live-in house manager for each unit (45 people total).

Zone: R2-MD

PERMIT #PGOP-26-0001

Operator's Permit No. PGOP-26-0001 for the operation of a Group Home has been approved subject to the City of Costa Mesa Municipal Code requirements found in Title 13, Chapter XVI, Title 9, Article 1 of Chapter II and Title 9, Article XXIII of Chapter II, except as modified in the attached conditions.

A COPY OF THIS PERMIT MUST BE KEPT ON THE PREMISES AND PRESENTED TO ANY AUTHORIZED CITY OFFICIAL UPON REQUEST.

If you have any questions about this permit, please contact the Community Development Department at (714) 754-5245.

Person taking action on this permit:


**CARRIE TAI
COMMUNITY DEVELOPMENT
DIRECTOR**

October 13, 2026
Date

NOTICE TO PERMITTEE

It is the responsibility of the owner/operator of the Group Home to provide the City of Costa Mesa Planning Division with updated and current information.

Operator's Permit No. PGOP-26-0001

115 E. Wilson St., Units A - E

Operating Conditions

1. Restrict occupancy at 115 E. Wilson, Units A-E ("the Wilson Property") to persons who are disabled under state law, as set forth in Government Code §§ 12926, 12926.1, 12955.3;
2. Restrict occupancy in each Unit A through E of the Wilson Property to no more than eight residents and one house manager;
3. Provide a supportive living environment for persons who are considered disabled under state law, but not "care and supervision," as those terms are defined in 22 California Code of Regulations § 80001(c)(3), provided that the City acknowledges and agrees that it does not intend that compliance with the provisions herein shall constitute "care and supervision" under 22 California Code of Regulations §§ 80001(c)(3)(E) and (c)(3)(F);
4. Subject to applicable state law governing the relocation of residents, maintain and enforce The Ohio House LLC's Relapse Policy, which provides:
 - A. A "relapse" occurs if a Resident ingests or possesses any mind- or mood-altering chemical that has not been prescribed by a medical doctor or approved for over-the-counter use, such as aspirin.
 - B. If a Resident relapses for the first time, the Resident agrees and acknowledges that he will vacate the Wilson Property immediately and will be transported by The Ohio House LLC to a detox facility, family members' home, or housing offered by a community resource where the Resident must spend a minimum of 72 hours. Upon the request of the Resident, The Ohio House LLC will permit the Resident's family or sponsor to transport the Resident from the Wilson Property.
 - C. At the sole discretion of The Ohio House LLC, it may readmit the Resident to the Wilson Property after his removal for relapse, provided that the Resident agrees to be subject to frequent, random urinalysis at the discretion of The Ohio House LLC. Should the Resident be readmitted to the Wilson Property, the Resident will be required to sign a new housing agreement with The Ohio House LLC, including the Resident's agreement to abide by the policies and rules governing occupancy at the Wilson Property.
 - D. In the event of a second relapse by a Resident, the Resident will be required to leave the Wilson Property. The Ohio House LLC will offer the Resident suggestions of other programs with higher levels of care and will help the Resident make an informed decision. This help will include the provision of information regarding housing alternatives published by local social service agencies, including OC Links Referral Line and Costa Mesa's Network for Homeless Solutions. The Ohio House LLC will transport the Resident to his permanent residence if he is permitted to return, a family member's home, detox facility, treatment facility, or other housing offered by a community resource. Upon the request of the Resident, The Ohio House LLC will permit the Resident's family or sponsor to transport the Resident from the Wilson Property.
 - E. If the Resident refuses to be transported to safe housing, The Ohio House LLC will contact the person designated as the resident's emergency contact or contact of record to indicate that the resident will no longer be residing at the home. The Ohio House LLC will also contact the Orange County Health Care Agency OC Links Referral Line and City's Network for Homeless Solutions to determine the services available to the Resident, including, but not limited to, alcohol and drug inpatient and outpatient treatment, and shall provide that information to the Resident.

- F. Maintain and enforce The Ohio House LLC's Resident and House Rules, a copy of which is attached as Exhibit 1 and incorporated herein by reference.
5. Maintain and enforce The Ohio House LLC's Good Neighbor Policy, which provides:
 - A. Each Resident shall refrain from engaging in excessively loud, profane or obnoxious behavior that would interfere with a neighbor's use and enjoyment of their Home.
 - B. Televisions, radios, stereos etc. must be played at a level which will not disturb neighbors.
 - C. Quiet Time is to be observed nightly after 11:00 P.M. If the Resident is awake during quiet time, the Resident must not disturb and must respect others.
 - D. Keep the exterior of the house neat and clean at all times. This is a responsibility of each Resident.
 - E. The Resident is expected to always be an asset and positive role model in the community.
 6. Adopt a written protocol for Wilson Property house managers to follow to investigate, determine, and respond to complaints by Wilson Property residents regarding neighbors and complaints by neighbors regarding Wilson property residents.
 7. Notwithstanding Paragraphs 3(d), 3(e), and 3(f), The Ohio House LLC may modify the terms of its Relapse Policy, Resident Rules, and Good Neighbor Policy, provided that The Ohio House LLC discloses a copy of any material modifications to the City's Director of Community Development within 14 days of adopting the modification. The parties agree to meet and confer in the event that any such modification materially changes the operational characteristics of the facility to address such changes.
 8. Provide the City's Director of Community Development with the following information in writing:
 - A. The name and address of the owner of the Wilson Property;
 - B. The names of persons responsible for operation of the Wilson Property, including their business contact information;
 - C. The names, cell phone numbers, and emails (if available) of the Wilson Property's onsite managers;
 - D. The names, cell phone numbers, and emails of persons who are available 24/7 to respond to the City's complaints or concerns regarding the operation or occupancy of the Wilson Property; and,
 - E. The Ohio House LLC will notify the Director of Community Development in writing within 14 days if any of the information in subsections (A) through (D) changes.
 9. Post and maintain information regarding Orange County Health Care Agency OC Links Referral Line and Costa Mesa's Network for Homeless Solutions in each Wilson Property unit in a conspicuous location where it can be seen by residents.
 10. Comply with the California Vehicle Code to the extent applicable to transportation of Wilson Property residents provided by The Ohio House LLC.
 11. Comply with California Penal Code §§ 290, 3003, and 3003.5 to the extent applicable to the Wilson Property and its residents.
 12. Comply with the City's generally applicable parking, driveway, garage, and building regulations to the same extent that those generally applicable regulations apply to other dwellings situated in the same zoning district (R2-MD) as the Wilson Property.

13. Adopt a preference for acceptance of otherwise qualified applicants for residence at the Wilson Property for persons who have resided in Costa Mesa for two or more years before the date of application; however, nothing in this condition shall require The Ohio House LLC to engage in discrimination in violation of state or federal laws, establish a set-aside or quota for Costa Mesa residents, or require the selection of a Costa Mesa resident who is less qualified for residency than a non-Costa Mesa resident.
14. Consistent with the provisions of the Fair Chance Act, Government Code section 12952 and California Code of Regulations, Title 2, section 11017.1, and its implementing regulations, The Ohio House LLC shall notify applicants to whom it has made a conditional job offer that it intends to conduct a criminal background check on the individual in order to perform the individualized assessment required as to whether the applicant's criminal history includes convictions which are directly related to the job duties of the position being offered. The Ohio House LLC shall carefully consider, in this individualized assessment, whether a person who had been convicted of the sale or furnishing of a controlled substance, arson, falsifying a drug test, or an offense subject to registration pursuant to Penal Code § 290(c), can perform the duties of the position without risk to the residents.
15. Subject to the provisions of the Fair Chance Act, Government Code section 12952 and California Code of Regulations, Title 2, section 11017.1, and its implementing regulations, The Ohio House LLC will prohibit any owner, operator, or employee of The Ohio House LLC from contact with Wilson Property residents for a period of not less than two years from the date of the owner, operator, or employee's conviction for the sale or furnishing of a controlled substance, arson, falsifying a drug test, or an offense subject to registration pursuant to Penal Code § 290(c).

Exhibit 1

THE OHIO HOUSE'S RESIDENT AND HOUSE RULES (Rev 10/2026)

These Resident and House Rules (“Rules”) apply to each Resident of The Ohio House’s dwellings. Each Resident agrees to follow these Rules, including the Relapse Policy and Good Neighbor Policy set out below, as part of the Resident’s housing agreement with The Ohio House (the “Housing Agreement”).

- **SMOKING OF CIGARETTES OTHER THAN E-CIGARETTES IS NOT PERMITTED IN THE HOUSE.** Smoking is not allowed except in designated smoking areas. Anyone caught smoking in the bedrooms or house is subject to consequences up to and including termination of residency, subject to applicable state law governing the relocation of residents. No smoking in the front of the house. No exceptions.
- **Total abstinence from all mind altering chemicals and drugs, including alcohol, is required, except medications prescribed to the Resident by a medical doctor and taken as prescribed, and medications approved for over-the-counter use and taken as directed.** A violation of this rule is a “relapse” and will be addressed under The Ohio House’s Relapse Policy, set out in full below.
- **Prescription Drugs:** Upon joining the house pursuant to the Housing Agreement, each Resident must present Ohio House staff with prescribed and over the counter medication(s). These are documented by the house manager- both the medication itself and quantity prescribed. The Ohio House does not administer medications; each Resident self-administers the Resident’s own medications. Each house manager will store Residents’ medications in a locked location and make each Resident’s medications available to that Resident. Each Resident must disclose to Ohio House staff all over-the-counter and prescribed medications the Resident possesses or takes. The possession or use of prescription medications shall be prohibited except for the person to whom they are prescribed, and in the amount prescribed.
- **By signing the Housing Agreement, Resident is agreeing to follow medical advice given by a licensed physician when it comes to medication management.** Refusal or dissatisfaction with the effects of a medication prescribed by a licensed professional should be discussed immediately with the prescribing physician.
- **Resident agrees to be drug tested a minimum of twice a week as well as breathalyzed randomly as deemed fit by The Ohio House upper management.** A Resident readmitted after a relapse under the Relapse Policy agrees to frequent, random urinalysis at the discretion of The Ohio House.
- **For the first ninety days after joining the House pursuant to the Housing Agreement, the Resident is required to attend at least one Twelve Step meeting every day (including required house meetings).** Following a Resident’s first 90 days, said Resident is required to attend 3 meetings weekly for the entirety of their residency with The Ohio House. If a Resident is

readmitted after a relapse under the Relapse Policy, the Resident's 90-meetings-in-90-days commitment begins again on the date of readmission. **

- For the first 30 days with The Ohio House, residents are obligated to attend only meetings designated by staff. Beyond 30 days residents are allowed to attend meetings of their choosing if those meetings do not interfere with Ohio House obligations and meetings. **
*** Applicable to residents whose disability is recovery from addiction to drugs or alcohol*
- Each Resident is expected to attend all required house meetings as designated by your house manager and Ohio House staff. Community meetings and designated meetings with Ohio House Staff are mandatory.
- Each Resident is required to work, volunteer, be in school, in treatment, a training program, or another regular, productive daytime activity consistent with the Resident's abilities. A Resident who needs an exception to this rule because of a disability may request a reasonable accommodation from The Ohio House staff.
- Quiet Time is observed daily from 11:00 PM to 7:00 AM. If Resident is awake during Quiet Time, the Resident must not disturb and must respect others.
- Curfew hours are 11:00 p.m. Sunday through Thursday, and 12:00 a.m. (midnight), Friday and Saturday. Curfew extensions will be granted situationally by Ohio House staff and based on adherence to Resident and House Rules.

Ohio House Initials: _____

Resident Initials: _____

Exhibit 1 (cont.)

RULES

- No overnight passes within the first thirty days of the date on which a Resident joins the house pursuant to the Housing Agreement. After thirty days, the Resident may request one overnight pass per month. After sixty days the Resident may request two overnight passes per month. After ninety days, the Resident may request three overnight passes per month. Overnight passes must be requested at least 24 hours in advance. All overnight passes must be approved by Ohio House staff.
- Absolutely no stealing will be tolerated (including cigarettes, food and clothes).
- Each Resident is responsible for purchasing and preparing their own meals. House manager will familiarize each Resident with the appliances and cookware used for meal preparation. Ohio House encourages sharing meals among residents.
- Borrowing or loaning money is not allowed.
- Absolutely no gambling on Ohio House property
- Respect fellow residents, neighbors, staff, and the community.
- Damage to the homes as the result of intended harm directly linked to the action of the resident may result in said Resident being financially responsible for the repairs.
- No sexual contact will be allowed upon the premises.
- Friends may visit the house with the permission of the house manager. Visitors are confined to the living room and common areas and are not permitted in the bedrooms. No visitors after 10:00 p.m. Sunday-Thursday and 11:00 p.m. Friday and Saturday. All visitors must check in with and be approved by the manager. No overnight visitors are allowed.
- Each Resident must be fully and properly clothed (i.e., shirts and pants or shorts) in the common areas, including the living room, kitchen, and yard.
- It is the responsibility of each Resident to contribute to the household, which means keeping the interior and exterior of the house neat and clean. Chores must be done daily or more often as needed. Chores will be posted and will be changed weekly. There will also be a complete house cleaning every Saturday- referred to as "Double Scrub."
- You must do your assigned chores, make your bed and clean your room daily before 9:00 a.m. period! Dirty laundry must be properly put away and out of sight at all times.
- Clean up after yourself in the kitchen area. Wash, dry and return house utensils to their proper place.
- All guests must abide by all house rules put in place.
- By signing the Housing Agreement, Resident agrees to discretionary room searches as well as personal property searches by Ohio House Staff

Ohio House Initials: _____

Resident Initials: _____

Exhibit 1 (cont.)

RULES

- No holding or trafficking of any drug or paraphernalia, or anything else that may reasonably be suspected to be illegal. A Resident's possession of drugs or alcohol is a relapse addressed under the Relapse Policy.
- No racist, sexist language or propaganda will be permitted.
- No weapons or violence or threats of violence will be permitted.
- The Ohio House is not responsible for Resident's personal property. Any personal property not removed at the time of Resident's departure will be disposed of after 30 days, in accordance with applicable state law.
- Each Resident must respect, take direction from and support the staff.
- Each Resident is not permitted to remove or tamper with any safety devices or testing equipment.
- Residents are not permitted to move in furniture, large items or any other possession beyond daily living materials without the permission of The Ohio House staff.
- Large stationary electronics such as tv's, video game consoles, air conditioning units and projectors are not allowed within bedrooms.
- If the Resident is being picked up or dropped off, the Resident needs to be as quick as possible without disturbing neighbors. Avoid having cars idling outside of the houses at all times. Cars that are waiting should have headlights dimmed or turned off completely.
- Each Resident, including each house manager, may store or park no more than one vehicle at the dwelling unit or on any street within 500 feet of the house, in compliance with the City of Costa Mesa's generally applicable parking, driveway, and garage regulations. The vehicle must be operable and currently used as a primary form of transportation for the Resident.
- Each Resident must abide by all parking regulations as it pertains to street parking and street cleaning. It is the responsibility of the Resident to comply fully with these regulations.
- The Resident must provide The Ohio House with a copy of valid driver's license, proof of insurance, and valid registration to obtain driving privileges.

Consequences:

- Each time a rule is broken the Resident may receive a consequence. These Consequences include, but are not limited to, curfew restriction, extra chore, referral to a program offering a higher level of care, community service requirements, lack of phone/electronic privileges or termination of residency. This is to the discretion of The Ohio House staff, except that a relapse is addressed under the Relapse Policy, and any termination of residency is subject to applicable state law governing the relocation of residents. When a Resident's residency ends, The Ohio House will provide the Resident with information about the Orange County Health Care Agency OC Links Referral Line and Costa Mesa's Network for Homeless Solutions.

- Joining our house pursuant to the Housing Agreement is a contract to help hold the Resident accountable and to support a safe, sober living environment. Consequences for rules that are broken must be approved and administered by Ohio House staff.
- **ANY GUEST, VISITOR, OR STAFF MEMBER WHO BRINGS DRUGS (OTHER THAN A RESIDENT'S PRESCRIBED OR OVER-THE-COUNTER MEDICATIONS) OR ALCOHOL ON THE PREMISES WILL BE ASKED TO LEAVE IMMEDIATELY AND MAY NOT BE ALLOWED TO RETURN TO THE HOUSE PERMANENTLY. A RESIDENT WHO BRINGS DRUGS OR ALCOHOL ON THE PREMISES WILL BE ADDRESSED UNDER THE RELAPSE POLICY.**
- **THESE RULES WILL BE STRICTLY ENFORCED TO PROMOTE THE SAFETY AND SECURITY OF THE OHIO HOUSE RESIDENTS, STAFF, AND NEIGHBORS.**

RELAPSE POLICY

Subject to applicable state law governing the relocation of residents, The Ohio House maintains and enforces the following Relapse Policy:

A “relapse” occurs if a Resident ingests or possesses any mind- or mood-altering chemical that has not been prescribed by a medical doctor or approved for over-the-counter use, such as aspirin.

If a Resident relapses for the first time, the Resident agrees and acknowledges that he will vacate the Wilson Property immediately and will be transported by The Ohio House to a detox facility, family members' home, or housing offered by a community resource where the Resident must spend a minimum of 72 hours. Upon the request of the Resident, The Ohio House will permit the Resident's family or sponsor to transport the Resident from the Wilson Property.

At the sole discretion of The Ohio House, it may readmit the Resident to the Wilson Property after his removal for relapse, provided that the Resident agrees to be subject to frequent, random urinalysis at the discretion of The Ohio House. Should the Resident be readmitted to the Wilson Property, the Resident will be required to sign a new housing agreement with The Ohio House, including the Resident's agreement to abide by the policies and rules governing occupancy at the Wilson Property.

In the event of a second relapse by a Resident, the Resident will be required to leave the Wilson Property. The Ohio House will offer the Resident suggestions of other programs with higher levels of care and will help the Resident make an informed decision. This help will include the provision of information regarding housing alternatives published by local social service agencies, including OC Links Referral Line and Costa Mesa's Network for Homeless Solutions. The Ohio House will transport the Resident to a family member's home, detox facility, treatment facility, or other housing offered by a community resource. Upon the request of the Resident, The Ohio House will permit the Resident's family or sponsor to transport the Resident from the Wilson Property.

GOOD NEIGHBOR POLICY

The Ohio House maintains and enforces the following Good Neighbor Policy:

- A. Each Resident shall refrain from engaging in excessively loud, profane or obnoxious behavior that would interfere with a neighbor's use and enjoyment of their Home.
- B. Televisions, radios, stereos etc. must be played at a level which will not disturb neighbors.
- C. Quiet Time is to be observed nightly after 11:00 P.M. If the Resident is awake during quiet time, the Resident must not disturb and must respect others.
- D. Keep the exterior of the house neat and clean at all times. This is a responsibility of each Resident.
- E. The Resident is expected to always be an asset and positive role model in the community.

NEIGHBOR CONCERNS

A Resident who has a concern about a neighbor must bring it to the house manager rather than confronting the neighbor. When a neighbor raises a concern about a Resident, the house manager will investigate and respond under The Ohio House's written protocol for neighbor concerns, and each Resident must cooperate with the house manager's investigation.

COMMUNITY RESOURCES

Information about the Orange County Health Care Agency OC Links Referral Line and Costa Mesa's Network for Homeless Solutions is posted in a conspicuous location in each unit.

CHANGES TO THESE RULES

The Ohio House may modify these Rules, its Relapse Policy, and its Good Neighbor Policy. Each Resident will receive a copy of any modification.

THE RESIDENT HEREBY CERTIFIES THAT THE RESIDENT HAS CAREFULLY READ AND UNDERSTANDS THE RULES OF THE "OHIO HOUSE" AS STATED IN THESE RULES, INCLUDING THE RELAPSE POLICY AND GOOD NEIGHBOR POLICY.

RESIDENT _____

DATE _____

THE OHIO HOUSE _____

DATE _____

Operator's Permit PGOP 26-0001

Admission Agreement

Intake Forms

Neighbor Complaint Form

[This is a placeholder]