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Dear Development Community Partners,

The Accessible Housing Program (AHP) team of the Los Angeles Housing Department (LAHD) is issuing a clarification of the LAHD's Affordable Housing Managed Pipeline NOFA, Exhibit 8 - ENHANCED ACCESSIBILITY PROGRAM (EAP) requirements set forth in the VOLUNTARY COMPLIANCE AGREEMENT (VCA) between the City and the U.S. Department of Housing & Urban Development (HUD).

This letter is providing direction for compliance with the EAP and VCA in the following mandatory requirement which states:

EAP Requirement #1 - Table 1A. Required Enhanced Accessibility Features for Both Future Housing Developments & Developments Subject to Substantial Alterations

1. Commercial-grade power-operated automatic door for designated mobility units, with push plate controls or keyless proximity-based entry and exit, while ensuring security measures are in place for the unit. Among others, this feature must comply with 2010 ADA Standards 404.3 and CBC 11B-404.3 and include battery backup or be connected to an emergency circuit if building power is off.

VCA Appendix 5 Requirement #1 - Required Enhanced Accessibility Features for Both Future Housing Developments & Developments Subject to Substantial Alterations

1. Residential grade power operated manual door for designated mobility units, with an automatic push plate button or keyless proximity-based entry and exit, while ensuring security measures are in place for the unit.

Clarification of Requirement #1 from Table 1A of Exhibit 8 EAP

The requirement is to provide all mobility unit entry doors with a commercial-grade power-operated door opener complying with ANSI/BHMA A156.10, as well as a battery back-up that shall be provided at each opener or be connected to an emergency circuit if building power is off throughout the Development.

The doors shall be provided with key fobs/card readers on the interior and the exterior, clear of the door swing. The fob/card reader shall unlock the door and activate the opener. The locking mechanism can be an electric strike.

Compliance with Requirement #1 from Table 1A of Exhibit 8 EAP

The Development team shall include the information necessary to show compliance with this requirement on the specification sheets of the plans submitted for permit clearance and approval by the Los Angeles Department of Building & Safety (LADBS) and AcHP. The specification sheets shall show all of the following:

- Plans that clearly identify the mobility units;
- Door opener specs incorporated in the plans;
- Detail for key fob/card reader placement and height;
- That the required door opening at a 90-degree angle is provided;
- A door schedule that clearly specifies that all entry doors in mobility units are to comply with Requirement #1 as it applies to the Development for new construction or substantial alteration;
- Bold print on the enlarged mobility unit plans that specifies the required doors with openers as per Requirement #1.

Prior to AcHP rough inspections, the Development team shall provide a CASp report confirming the units with the preparations for the automatic doors are in place. The report shall include the door numbers that have been installed according to the approved stamped plans.

Sincerely,



Tricia Keane
Executive Officer and AcHP Settlement Coordinator
Los Angeles Housing Department