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August 23, 2024

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

11. The design of designated mobility units will ensure that ceilings are properly reinforced (to hold minimum 500 lb. loading) such that a track and harness system could be installed as a reasonable accommodation. Following sound building practices, generally nothing additional is required to ensure the potential for installation.

VCA Appendix 5 Requirement #11 - Required Enhanced Accessibility Features for Both Future Housing Developments & Developments Subject to Substantial Alterations

11. The design of designated mobility units will ensure that ceilings are properly reinforced such that a track and harness system could be installed as a reasonable accommodation. Following sound building practices, generally nothing additional is required to ensure the potential for installation.

Clarification of the VCA Requirement #11 from Appendix 5 and Requirement #11 from Table 1A of Exhibit 8 EAP

Requirement #11 in Appendix 5 is clarified to explain that the requirement is to provide structural provisions in the ceilings or walls for the future installation of a track and harness system in the mobility units only.

The Development team for a project participating in EAP shall select a track and harness system, which may also be referred to as a lift and track system, capable of lifting 500 to 600 pounds for use in the bedroom to transfer an individual between the bed and a mobility device, and for use in the bathroom for transfer between a mobility device and the water closet, and the tub or shower. Such a track and harness system may be either ceiling or wall-mounted.

EAP Requirement #11 - Table 1A.

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The Development team shall include the track and harness system specification sheet(s) on the project construction plans, along with the structural calculations and methods to support the chosen system from the ceiling or wall per the manufacturer's specifications.

Plans shall indicate dedicated electrical receptacles on a dedicated Circuit (one circuit for all locations). The Circuit and receptacle amperage requirements shall be per the manufacturer's specifications. The receptacles and circuit shall be for future installation of the track and harness system. They shall be located on the wall or ceiling within the cord length from the track locations in both the bathroom and bedroom(s).

To determine the necessary calculations, the proposed system shall be planned for and placed as follows:

- Studios and One-Bedroom Units – The system shall be placed in the area where the bed is designed to be and in the bathroom.
- Two-Bedroom Units – The system shall be designed to be placed in the primary bedroom and primary bathroom.
- Three-Bedroom and Larger Units – The system shall be designed to be placed in the primary largest bedroom and a second bedroom, both of which are closest to the compliant bathroom.

Compliance with the VCA Requirement #11 from Appendix 5 and Requirement #11 from Table 1A of Exhibit 8 EAP

The Development team shall include on the specification sheets for the plans submitted for permit clearance and approval by the Los Angeles Department of Building & Safety (LADBS) and ACHP the following information:

- Structural engineer's design for method, materials, and instructions for future track and harness system installation;
- Brand and model numbers along with applicable technical guides;
- The mobility unit's bedroom(s) and bathroom(s) with the reinforced ceilings;
- A compliant shower compartment seat shall be provided at the time of original construction.

Prior to ACHP rough inspections, the Development team shall provide a structural observation form per LADBS standards. The form shall include the unit numbers and state that the required ceiling or wall reinforcement for the system in the required bedroom(s) and bathroom(s) has been installed per the approved structural design and plans.

The Development team shall also provide tenant notification forms that include the available options for future installation, including which bedrooms and bathrooms are available for the track and harness system within the unit to be installed.

The Development team shall keep the plans on file for future reference regarding which track and harness system was chosen, in which units, and for which specific rooms within those units. Such plans shall be made available to the City, property manager, tenant, or other necessary entity upon request to enable future track and harness system installation.

EAP Requirement #11 - Table 1A.

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Sincerely,

A handwritten signature in cursive script that reads "Keane".

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