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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 #2 - Table 1B. Required Accessibility Features for Future Housing Developments Only

2. *For 50 percent of designated mobility units in a building that are studios/efficiencies or 1-bedrooms, provide roll-in showers. For designated mobility units that have more than 1 full bathroom, provide at least one roll-in shower in the unit. Roll-in showers must meet all Accessibility Standards.*

VCA Appendix 5 Requirement #2 - Required Accessibility Features for Future Housing Developments Only

2. *For 50% of designated mobility units in a building that are studios/efficiencies or 1-bedrooms, provide roll-in showers. For designated mobility units that have more than 1 full bathroom, provide at least one roll-in shower in the unit.*

Clarification of Requirement #2 from VCA Appendix 5 Required Accessibility Features for Future Housing Developments Only and Requirement #2 from Table 1B of Exhibit 8 EAP

Both VCA and NOFA EAP requirements are to provide roll-in showers in at least 50 percent of all the mobility units throughout the development. Roll-in showers in all units where such showers are provided must meet all Accessibility Standards.

- a. Provide roll-in showers for a minimum of 50 percent of designated mobility units in a building where mobility units are studios/efficiencies or one-bedroom;
- b. For designated mobility units in a building where mobility units are two bedrooms or more, roll-in showers shall be dispersed among the unit types (i.e. a minimum of 50 percent of

EAP Requirement #2 - Table 1B.

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two bedroom units and a minimum of 50 percent of three bedroom units, etc.), with an a minimum of 50 percent of the mobility units overall having a roll-in shower;

- c. For designated mobility units that have more than one full bathroom, provide at least one roll-in shower for a minimum of 50 percent of the mobility units. Units with more than one bathroom shall comply with CBC 11B-809.4.1. & 809.2.2.

California Building Code provisions references

The following provisions apply:

11B-104.2 Calculation of percentages.

Where the required number of elements or facilities to be provided is determined by calculations of ratios or percentages and remainders or fractions result, the next greater whole number of such elements or facilities shall be provided. Where the determination of the required size or dimension of an element or facility involves ratios or percentages, rounding down for values less than one half shall be permitted.

11B-809.4.1 Subsequent bathrooms.

In residential dwelling units with more than one bathroom, when a bathtub is installed in the first bathroom in compliance with Section 11B-809.4 and a shower compartment is provided in a subsequent bathroom, at least one shower compartment shall comply with Section 11B-608.

Compliance with Requirement #2 from Table 1B of Exhibit 8 EAP

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

- A compliant shower compartment seat shall be provided at the time of original construction;
- Plans that clearly identify the units with the roll-in showers;
- A matrix on the title page(s) identifying the units with roll-in showers by unit type;
- Roll-in shower Brand and model numbers along with applicable technical guides;
- Calculations of percentages showing compliance with the minimum 50 percent requirements that are consistent with **11B-104.2 Calculation of percentages** referenced above.

Prior to AcHP rough inspections, the Development team shall provide a CASp report confirming the units with the roll-in showers and required backing. The report shall include the unit numbers along with bedroom(s) and bathroom(s) installed according to the approved stamped plans.

Sincerely,



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