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City of Los Angeles



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August 23, 2024

Dear Development Community Partners,

The Accessible Housing Program (AcHP) 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 optional features requirement which states:

EAP Requirement #3 - Table 2. Optional Enhanced Accessibility Features – At least 5 Features Must Be Selected

3. *Provide motion activated light switches in all accessible units and in all public and common-use areas, i.e., utility spaces, trash rooms, mail rooms, and laundry rooms.*

VCA Appendix 5 Requirement #3 - Optional Enhanced Accessibility Features – At least 5 Features Must be Selected

3. *Provide motion activated light switches in specific public and common-use areas, i.e., utility spaces, trash rooms, mail rooms, and laundry rooms.*

Clarification of Requirement #3 from Table 2 of Exhibit 8 EAP

The requirement is to provide motion-activated light switches in all accessible units and all public and common-use areas. Accessible units means all Mobility and Communications units. Public and common use areas are any space tenants or the public have access to.

Compliance with Requirement #3 from Table 2 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:

- Plans that clearly identify the accessible units (with ASA symbols on plans);
- A matrix on the title page(s) identifying the units;
- Plans that clearly identify the public and common use areas;
- The brand and model numbers of all switches along with applicable technical guides.

EAP Requirement #3 - Table 2.

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Prior to AcHP Pre-TCO inspections, the Development team shall provide a CASp report confirming the accessible units and all public and common-use areas have the required motion-activated light switches. The report shall include the unit numbers along with bedroom(s) and bathroom(s) where such switches were installed according to the approved stamped plans.

Sincerely,

A handwritten signature in black ink that reads "Keane". The signature is written in a cursive, flowing style.

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