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

4. In designated mobility units, all doors will be 36" wide doors. For substantial alterations where between 32" and 36" is not achievable, all doors in designated mobility units with swing-type doors requiring ingress and egress will have off-set hinges to exceed a 32" clear passage width.

VCA Appendix 5 Requirement #4 - Required Enhanced Accessibility Features for Both Future Housing Developments & Developments Subject to Substantial Alterations

4. In designated mobility units, all doors that are not pocket or sliding doors will be 36" doors. For substantial alterations where between 32" and 36" is not achievable, all doors in designated mobility units with swing-type doors requiring ingress and egress will have off-set hinges to exceed a 32" clear opening width.

Clarification of Requirement #4 from Table 1A of Exhibit 8 EAP

The requirement is to provide 36" doors with a **clear opening width of 34"** in designated mobility units. For substantial alterations and other alteration projects where between 32" and 36" is not achievable, all doors in designated mobility units with swing-type doors requiring ingress and egress shall have off-set hinges to provide a clear 32" minimum passage width.

Compliance with Requirement #4 from Table 1A 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 AHP:

EAP Requirement #4 - Table 1A.

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- Plans that clearly identify door widths for designated mobility units;
- A door schedule that clearly specifies that all doors in mobility units are to comply with Requirement #4 as it applies to the development for new construction, substantial alteration or other alteration;
- Bold print on the enlarged mobility unit plans that specifies the required door clear opening as per Requirement #4 of 34" clear opening or 32" clear opening for substantial alterations or other alterations where 34" is not achievable;
- Bold print on the enlarged mobility unit plans regarding how the clear opening will be achieved (i.e. use of offset hinges).

Prior to AcHP rough inspections, the Development team shall provide a CASp report confirming the units with the enlarged doors and the required rough openings. The report shall include the unit numbers that have been installed according to the approved stamped plans.

Sincerely,



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