

Ann Sewill, General Manager
Tricia Keane, Executive Officer

City of Los Angeles



LOS ANGELES HOUSING DEPARTMENT
1910 Sunset Blvd, Ste 300
Los Angeles, CA 90026
Tel: 213.808.8808

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

housing.lacity.org

Karen Bass, Mayor

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

7. In all designated mobility units, in kitchens and bathrooms, provide full extension pull-out drawers, shelves, and racks in all base cabinets, instead of swing-open doors.

VCA Appendix 5 Requirement #7 - Required Enhanced Accessibility Features for Both Future Housing Developments & Developments Subject to Substantial Alterations

7. In all designated accessible units, in kitchens and bathrooms, provide full extension pull-out drawer, shelves, and racks in all base cabinets, instead of swing-open doors.

Clarification of Requirement #7 from Table 1A of Exhibit 8 EAP

Requirement #7 from Table 1A - EAP is hereby clarified to **follow the requirement as stated in the VCA**: "In all designated **accessible units**." All accessible units **include mobility and communications units**, meaning **both the 11% and 4%** are required to comply.

The requirement is to provide full-extension pull-out drawers, shelves, and racks in all base cabinets in kitchens and bathrooms.

In the bathroom, it only applies if a cabinet is installed. For example, if all bathrooms are designed with a lavatory only then a cabinet with pull outs is not required.

Full extension pull-out drawers are not required at removable sink bases and removable workspace cabinets.

Swing-open doors are acceptable on the exterior of the cabinet.

Compliance with Requirement #7 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 AcHP:

- In **all mobility and communications units (11% and 4%)** kitchens and bathrooms, provide full extension pull-out drawers, shelves, and racks in all base cabinets;
- Swing-open doors are acceptable on the exterior of the cabinet;
- Plans that clearly identify kitchen storage in designated mobility units;
- Cabinetry storage calculations per LAHD/NAC;
- Elevations on plans show full-extension pull-out drawers, shelves, and racks in all base cabinets in kitchens and bathrooms, as per Requirement #7.

Prior to AcHP Pre-TCO inspections, the Development team shall provide a CASp report confirming the units with Requirement #7 Table 1A. The report shall include the unit numbers where full extension pull-out drawers have been installed according to the approved stamped plans.

Sincerely,



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