SUPPLEMENTAL DOCUMENT 5

Architectural Design Requirements

ARCHITECTURAL DESIGN REQUIREMENTS

Minimum Design and Construction Standards
For New Construction and Rehabilitation Projects

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INTRODUCTION

These Architectural Design Requirements establish and delineate the intent of the Los Angeles County Development Authority (LACDA) to produce high quality affordable housing. The Notice of Funding Availability (NOFA) and the Architectural Design Requirements apply to all new construction and rehabilitation projects.

This document is not intended to limit the designers' creativity to any particular solution, instead, it is intended to promote and assist in the development of well-designed, quality, affordable housing in a cost-effective manner. Designers and development teams are encouraged to find innovative and creative design solutions to affordable housing projects. Staff will work with all project teams to ensure compliance during all phases of review described herein, and that the values expressed in the Architectural Design Requirements are realized in completed work.

Within a given project, the design of the Special Needs and affordable units shall not be any different than other project units. The quality of spaces and materials, number and size of rooms, amount of closet space, amenities available, etc., shall be the same regardless of the population served.

These requirements are not a substitute for applicable building codes and applicants are expected to comply with all code requirements. Many design considerations request that the design team "consider" items that are identified as best practices. Such items should be taken as suggestions, based on what the LACDA considers valuable design elements, however, these items are not requirements.

I. DESIGN REVIEW PROCESS & NOFA APPLICATION SUBMITTAL REQUIREMENTS

The design review process is initiated when a developer submits a completed NOFA application.

Design review continues throughout the application process, with reviews occurring at the following phases:

- NOFA Application;
- Design Review Meeting;
- Loan Committee Approval; and
- Prior to Construction Completion.

Applications are first reviewed for completeness during a Threshold Review, which contains required architectural design submittals. Threshold Review items are identified in NOFA application materials and below in the section titled "Required NOFA Application Submittals – Threshold Items".

Upon notice of a funding award, the LACDA may contact project teams to schedule a Schematic Design Review Meeting. The purpose of this meeting is to discuss the initial design review, establish project expectations, and confirm the design team's response to

design review comments. The Design Review Meeting is intended to address any major design issues with projects and to discuss design options that can help project teams meet NOFA architectural design requirements. The developer, the developer's architect, LACDA staff, and the LACDA's consulting architect will attend this meeting.

A short, mandatory, virtual Design Review Meeting will be conducted within four weeks of the applicant's receipt of a tax credit award. The purpose of this meeting is to clarify review comments and provide related design assistance to facilitate conformance to the guidelines. Project teams shall review the results of the Technical Review and respond to design review comments with updated plans and the Design Compliance Review spreadsheet within eight weeks of award. A Design Review Meeting shall be held within four weeks of that response to discuss and review updated designs and assist project teams in coming into compliance with LACDA design requirements that remain unaddressed.

Additional Design Review Meetings will be conducted as necessary as the project plans evolve to meet milestones for the Loan Committee review phase and until all guideline elements have been satisfactorily addressed. The goal of the design review process is to quickly and efficiently complete the review, minimizing the time spent by both the developer's design team and LACDA staff. LACDA staff will work with the development team to ensure a revised set of plans and project specifications are submitted and reviewed in a timely manner. The LACDA's Design Review Sheet will be used by the design team to address reviewer issues and remarks resulting from the architectural design review process.

The following chart summarizes the design review process for projects that are recommended for funding award:

DESIGN REVIEW PROCESS			
PHASE	REVIEW	SUBMITTALS	TIMEFRAME
NOFA Application	Technical Review/ evaluation of schematic design	Schematic Design	Results of the Technical Review provided approximately 45 days following application submission.
Design Review Meeting	Review responses to Technical Review	Resubmittals of NOFA documents with corrections. Submittals may include initial CASp report, updated Project plans, Project specs, etc.	Four weeks following the applicant's receipt of a tax credit award, a short, virtual Design Review Meeting will be conducted. The purpose of this meeting is to clarify review comments and provide related design assistance to facilitate conformance to the NOFA guidelines. Project teams shall review the results of the Technical Review and respond to design review comments with updated plans and the Design Compliance Review spreadsheet within eight weeks of award. A Design Review Meeting shall be held within four weeks of that response to discuss and review updated designs and assist Project teams with coming into compliance with LACDA design requirements that remain unaddressed. Additional Design Review Meetings will be conducted as appropriate until all NOFA guideline elements have been satisfactorily addressed.
Loan Committee Approval	Design development reviews	Design Compliance Review spreadsheet, initial CASp report, construction documents and specs.	Approximately three to four months before construction loan closing.

Prior to Construction Completion	Construction verification documents	Final CASp report, final energy model and TCAC Sustainable Building Methods workbook	Once Design Compliance Review is complete, a Field Verification Report is issued.

A. NOFA Application Phase: Threshold Review/Evaluation of Schematic Design

THRESHOLD REVIEW

Project applications are evaluated and determined to either meet or not meet the NOFA program and threshold requirements for architectural design. Should an application pass Threshold Review, it will move forward through the Design Compliance Review period, which must be completed prior to construction loan financing.

TECHNICAL REVIEW

Although the architectural design will not be scored, projects must satisfy the minimum requirements at application to be considered for funding.

REQUIRED NOFA APPLICATION SUBMITTALS – THRESHOLD ITEMS

The required application design submittals (listed below and in the Application checklist) are required for consideration for funding. A design review will be provided to applicants along with the notice of scoring results for the overall project. The design review includes the Design Compliance Review Report, which will reflect in detail the project's level of adherence to the Architectural Design Requirements.

Applicants for projects located in jurisdictions with a rigorous design review process that involves public comment are responsible for identifying this process in the Design Narrative of the NOFA application. This narrative must also state whether the jurisdiction's design review process resulted in any deviations from the LACDA's requirements.

Project teams are required to address all architectural design issues identified during the application scoring process prior to release of loan funds. The LACDA may withhold loan funds until all issues are addressed to the reasonable satisfaction of staff.

Architectural drawings shall demonstrate compliance with the Architectural Design Requirements and, at minimum, must be at schematic design level for NOFA submission. All drawings and plans shall be titled and dated, drawn to scale, include a written and graphic scale, and a north arrow. PDF documents must be of sufficient quality so that architectural features and colors are clearly legible.

Project submittals at the NOFA application stage shall include, at minimum, the following:

1. Title sheet that includes:
   a. An index of all drawings submitted.
   b. A project description including, but not limited to:
      - Construction and occupancy type.
      - Lot coverage, floor area ratio, and density.
      - Unit breakdown (unit mix).
      - Building zoning code analysis.

- Setbacks, variances.
- Parking requirements and parking provided.
    1) Include total number of parking spaces provided.
    2) Include total number of parking spaces required.
    3) Include total number of accessible parking spaces provided (van and standard).
    4) Include total number of accessible parking spaces required (van and standard).
- Electric Vehicle requirements (if applicable).
    1) Indicate parking spaces planned for future EV charger installation.
    2) Indicate Electric Vehicle Charging Station(s) (EVCS) where EV Charger will actually be installed.
    3) Indicate total number of accessible EVCS (van, standard, and ambulatory).

c. A table clearly identifying which unit numbers will satisfy accessibility or universal design requirements.

2. Vicinity Map with north arrow.

3. Site Survey.

4. Site Plan (1/16" scale minimum with north arrow, scale notation, and graphic scale) that includes:
    a. Property line, adjacent streets, and the approximate location and number of stories of buildings on adjacent sites to provide sense of the local environment.

5. Landscape plan with conceptual plant list showing a minimum of 75% of plants (by area, with calculations clearly indicated in a table) selected from The Drought Tolerant Garden Handbook for Los Angeles County[1] for the project's appropriate climate zone with the exception of edible landscaping and consistent with the requirement stated in Section V. A. Required Sustainable Building Methods. If a landscape plan is not yet developed at the time of the NOFA application, a statement acknowledging this requirement is sufficient.

6. Floor Plan(s) (1/8" scale minimum with north arrow, scale notation, and graphic scale) that includes:
    a. Major project amenities (community room, recreation room, etc.).
    b. Enlarged floor plans of all proposed unit types, including parking plans, ground floor plan with site context, and roof plan showing screened mechanical equipment and any renewable energy equipment.
    c. Indicate which units will satisfy requirements for mobility and communication feature accessible units, as well as units satisfying the requirements for Universal Design (where applicable). This information shall be included on the architectural drawing coversheet, along with the project and unit count information.
    d. Indication of required accessible paths of travel.

[1] https://pw.lacounty.gov/wwd/web/Documents/DroughtTolerantGarden.pdf

7. Unit Plan(s) (1/4” scale minimum) that includes:
   a. Square footage of unit calculated from the interior of the unit exterior and demising walls.
   b. Interior dimensions of all livable spaces.
   c. Furniture layout, including required amenities such as trash/recycling bins and required storage.
   d. Indication of required accessible path of travel.

8. All exterior elevations (1/8” scale minimum with orientation clearly indicated) that includes adjacent grade up to the property line, street, or 20 feet beyond building (for sites without nearby property lines).

9. At least two (2) major sections (1/8” scale minimum).

10. A signed and dated construction cost estimate.

11. Rehabilitation projects only:

    a. Applicants proposing a rehabilitation project must describe in the Design Narrative of the NOFA application the scope of work being proposed, including any major systems being replaced. Applicants are required to provide at minimum:
        i. A Property Needs Assessment report.
        ii. A Schedule of Values for the proposed work.
        iii. Rehabilitation plans that indicate the proposed improvements (i.e., the number of doors, windows, and/or fixtures to be replaced).

    b. A conceptual energy model, prepared and signed by the project Certified Energy Auditor (CEA), is required for rehabilitation projects. For the purposes of the NOFA submittal, the energy model shall reflect the project as presented in submitted architectural drawings. The energy model may be prepared using any acceptable methodology and software approved by the California Energy Code. A unit-by-unit energy model is not required as part of the initial NOFA application (simpler energy modeling protocols may be used), but the submitted energy model shall represent the means and methods proposed to achieve the specified margin.

    c. Applicants proposing rehabilitation projects, as defined in this NOFA, shall comply with the Architectural Design Requirements to the greatest extent possible.

B. Loan Committee Phase: Review of Drawings and Specifications

Projects that received a funding award are assigned to an LACDA Project Manager who will coordinate a more comprehensive Design Compliance Review in preparation of presenting the project to the LACDA’s Loan Committee.

<u>DESIGN COMPLIANCE REVIEW</u>

Projects are expected to demonstrate compliance with all components of the Architectural Design Requirements, applicable building codes, and all applicable accessibility requirements, including, but not limited to the California Building Code (CBC), California Disabled Access Compliance Manual, 2010 Americans with Disabilities Act Standards for Accessible Design (2010 ADA standards), and the Fair Housing Act. Compliance with these requirements shall be documented throughout the project using the Design Compliance Review Report tool provided to awardees.

Funded projects shall adhere to the provisions of CBC Chapter 11(B), and Title II of the Americans with Disability Act (2010) regarding accessibility to privately-owned housing made available for public use. Specific LACDA funding requirements regarding accessibility can be found in the NOFA's Fair Housing and Accessibility Requirements document. All accessible units shall be distributed throughout the project consistent with 24 CFR Section 8.26.

All projects are subject to the LACDA's Design Review process. Projects that have successfully undergone the local jurisdiction's design review process, which included an opportunity for public comment, may be given special consideration only if the LACDA's requirements clearly conflict with those of a local jurisdiction.

Projects that go to the LACDA's Loan Committee while still in the early development stage may base the Design Review on Schematic Drawings or Design Development documents, draft specifications, and a conceptual Title 24 energy compliance report (for rehabilitation projects). However, these projects will require a follow-up review once construction documents and specifications are completed and the Title 24 energy compliance report is finalized (for rehabilitation projects). The Title 24 energy compliance report must be produced by a CEA.

REQUIRED SUBMITTALS

Depending on the design stage of the project, the Design Review will be based on either the project's schematic drawings, design development drawings, or construction documents in PDF format (or full- or half-size hard copy if requested). All drawings shall be titled and coordinated with each other, with appropriate scale indicated. Each sheet shall be numbered, dimensioned, and dated with the appropriate consulting firm logo included. All submittals must demonstrate compliance with all Architectural Design Requirements. In anticipation of the LACDA's Loan Committee meeting (held approximately two (2) months before construction loan closing), the project team shall submit the following list of required drawings and documents:

1. Title Sheet that includes:
    a. An index of all drawings submitted.
    b. Project description, data, requirements, and general notes.
    c. Vicinity map.
    d. The names, addresses, and phone numbers of all consulting firms for the project.
    e. Table of applicable codes and regulations.
    f. A brief narrative of any entitlement conditions of approval, variances, or

easements, if any.

g. A summary table describing which units (by number and type) will satisfy applicable accessibility standards, Universal Design (where applicable), and any other accessibility standards required by project funding sources.
h. The project's energy performance according to the conceptual Title 24 energy compliance report (for rehabilitation projects only).

2. Site Survey.

3. Site Plan that includes:
   a. Scaled site plan with notation scale, graphic scale, and north arrow.
   b. Metes and Bounds.
   c. Setbacks and easements.
   d. Preliminary grades, elevations, and percentage slope areas showing site accessibility and surface water drainage and retention.
   e. Dimensions noting building distance from property line.
   f. All streets and curbs.
   g. Table and keynotes indicating hardscape finishes, noting permeable pavers or concrete if applicable.

4. Demolition Plan (if needed).

5. Foundation Plans and details.

6. Floor Plans for each level that include:
   a. Drawings at 1/8" or 1/4" = 1'-0", with drawing title, notation scale, graphic scale, and north arrow. All required information must be legible and easily shown.
   b. Primary building dimensions and overall building dimensions.
   c. Room identifiers, room dimensions, and room areas (calculated as described later in this section).
   d. Storage areas labeled by proposed use and storage capacity (i.e., storage area, volume, etc.) consistent with the Fundamental Design Requirements.
   e. Doors and windows.
   f. Kitchens, showing all kitchen cabinets and appliances.
   g. Bathrooms, showing all fixtures and required accessibility clearances where necessary.
   h. Floor plans of any other major project amenities.

7. Roof Plan that includes:
   a. Drawings at 1/8" or 1/4" = 1'-0", with drawing title, notation scale, graphic scale, and north arrow. All required information must be legible and easily shown.
   b. All slopes, with a slope arrow and note pitch.
   c. All rooftop equipment, such as mechanical, plumbing, evaporative coolers, photovoltaic, solar thermal equipment, etc.
   d. Clearly labeled parapets or other mechanical screening devices.

8. Typical Unit Plans (drawn at a larger scale than floor plans) that includes:

a. Dimensions of overall kitchen extents, including base countertop lengths that are consistent with the requirements of this document.
b. Required unit furnishings.

9. A schedule of finishes for floors, walls, ceilings, bases, and cabinets.

10. Exterior Elevations that include:
    a. Elevations drawn at 1/8” or 1/4” = 1’-0”, with scale noted.
    b. Elevations of all sides and elevations that can be seen from beyond the property and those that cannot be seen, such as courtyard walls.
    c. Drawing title and graphic scale.
    d. Title of each elevation delineated.
    e. Vertical elevation dimensions starting at grade, indicating each floor level, plate line, and top of roof or parapets.
    f. Key notes for doors, windows, awnings, and all other exterior building materials and finishes, including accent trims and the like.

11. Interior elevations (kitchens and bathrooms).

12. Site Sections that include:
    a. A minimum of one cross section and one longitudinal section that best show the site and its characteristics.
    b. Approximate location of adjacent site structures and significant site characteristics 20 feet from property line. Characteristics include and are not limited to steps in grade, retaining walls, etc.
    c. Partial site sections if the site is complex.

13. Building Sections that include:
    a. Drawings at 1/8” or 1/4” = 1’-0”, with scale noted.
    b. A minimum of one cross section and one longitudinal section.
    c. Cross sections through courtyards.
    d. All mechanical equipment and required screening.
    e. Key notes per exterior elevations requirements.
    f. Vertical dimensions per exterior elevation requirements.

14. Landscape Plan (prepared and stamped by a landscape architect licensed in the State of California) that includes:
    a. Scaled landscape plan matching architectural site plan, with drawing title, notation scale, graphic scale, and north arrow. All required information must be legible and easily shown.
    b. All major trees, shrubs, and vine locations.
    c. Schedule of hardscape finishes, noting permeable pavers or concrete, if applicable.

15. Crime Prevention Through Environmental Design (CPTED) Documentation that includes:

a. Exterior lighting plan at parking areas, main entry, exterior exit doors, courtyards, and any at-grade areas used by residents.
b. Durable perimeter fence details consistent with LACDA's CPTED requirements.
c. Note on plans that building will be pre-wired for closed-circuit surveillance cameras in parking areas, main entries, exterior exit doors, and common areas not directly adjacent to regularly occupied rooms.

16. Title 24 Energy Compliance Reporting (rehabilitation projects only) that includes:
    a. A Title 24 energy report submitted for plan check, prepared by a CEA-certified professional, including reports CF-1R or PERF-1, ECON-1, and UTIL-1, in pdf format.
    b. Energy efficiency program application information that may require coordination of energy modeling reporting.

17. Requirements for accessibility reporting, to be completed by an independent third-party California CASp:
    a. The report must indicate that the plans have been reviewed at design development phase, or later, for compliance with all applicable accessibility standards, including, but not limited to the 2010 ADA Standards, Chapter 11(B) of the CBC, Section 504 of the Rehabilitation Act (as per HUD Document Deeming Notice 29671 dated May 23, 2014), and the Fair Housing Act. The report shall also specifically address and confirm conformance with Universal Design features if those are to be included in the project per Section III B of the Architectural Design Requirements. The report shall list:
        - The owner's sources of funding;
        - The accessibility standards triggered by each source of funding;
        - The units that will meet the mobility accessible unit requirements;
        - The units that will meet the communication feature accessible unit requirements;
        - The total number of parking spaces provided;
        - The total number of accessible parking spaces;
        - The mandatory measures from the NOFA Architectural Design Requirements; and
        - The mandatory measures from the LACDA's Fair Housing and Accessibility Requirements.
    b. At each review phase, the CASp consultant's report shall also include a description of the CASp's involvement in the design development and any elements that are out of compliance at the time of the review. The project sponsor shall include a statement outlining how any deficiencies identified by the CASp consultant will be addressed prior to the start of construction. The LACDA reserves the right to request backup documentation from the project's CASp consultant.
    c. A determination that the project complies with all accessibility requirements, or if not, discrepancies are noted.
    d. An inspection report by an independent third party CASp will also be required at the rough framing stage of construction (before sign-off by the building inspector) and at the end of construction. The report shall list the items indicated in item "a" above and shall include a description of any element out of compliance.

Development teams will be required to submit a plan to correct out of compliance elements.

18. Other Documentation:
    a. Project specifications, in searchable PDF format (and hard copy if requested).
    b. Full specifications or final specifications addressing the specific items that are required for Loan Committee Phase review. The project team shall use the Design Compliance Review Report spreadsheet to indicate where in the specifications the required performance requirements can be found. Indicate that these are either "draft" or "final" construction specifications.
    c. Detail construction cost estimate or construction bids dated and signed.

At the start of construction, the project team shall, only upon request, provide the LACDA with a stamped half-size set of Construction Documents, final specifications, and final Title 24 energy compliance reports (for rehabilitation projects) from consulting firms. Construction documents must include half-size prints of architectural, structural, mechanical, electrical, plumbing, landscape plans, irrigation, grading and drainage, and civil plans.

PROTOCOL FOR MODIFYING THE ORIGINAL DESIGN

The LACDA must be notified of material changes to the design from what was originally reviewed in the NOFA application. Changes considered material may include, but are not limited to, modifications to the unit mix, number of units, plan or elevation changes, value engineering, noncompliance with Architectural Design Requirements, Sustainable Building Methods, or Universal Design Requirements (if applicable), and changes in project material quality. All changes, whether they occur prior to or after obtaining the approval by the Loan Committee, will be subject to approval by LACDA staff and may trigger a re-review by the Loan Committee, or the re-evaluation of the project design. Should LACDA staff consider it necessary to re-evaluate the design, it will be done at the applicant's expense. The LACDA reserves the right, at its sole discretion, to reduce or rescind its funding commitment if changes are found to be unacceptable.

II. FUNDAMENTAL DESIGN REQUIREMENTS

The Fundamental Design Requirements represent the minimum design elements for all funded projects. The Requirements are written as both prescriptive and performance driven elements each guided by an intent to serve a specific project goal. The project team has flexibility in meeting the Requirements if the intents of the elements are clearly served in the judgment of LACDA and its consultants.

The intents serve the following broad goals:

Urban Planning: The intent is to provide developments that fit into the communities where they are located. This means that the projects shall serve considerations of existing and long-term community interests. Elements related to Urban Planning include site planning, connections to existing and planned development, such as transit and

commercial development, and the project's architectural expression as it relates to its neighborhood.

Building Design: The intent is to provide safe and secure housing that facilitates tenant's successful participation in their community. Elements related to this include resilient design, nuisance mitigation, energy efficiency, defensible space (providing both direct and perceived security to residents and staff), and ease of use/occupancy (as reflected in amenities and sensible unit layouts).

Design Process best practices: The intent is to have a productive design and development process for the best design outcome that provides for optimal tenant usability. It is expected that low maintenance and durable materials will be used throughout the project life cycle. Elements related to this include Value Engineering, benchmarking of sustainability and wellbeing goals (i.e. Enterprise Green Communities, EcoDistricts, LEED, etc.), parametric energy modeling of the design from inception through construction documents to assure that the building meets both efficiency goals when equipment is operational and resiliency goals when equipment is not operational.

A. Site Planning

1. Neighborhood/Site Characteristics
   a. Identify neighborhood characteristics: Land use, height, scale, massing of existing structures and relationship of proposed project to the characteristics found in the neighborhood. Project teams shall provide a narrative description to meet this requirement.
   b. Identify and mitigate adverse impacts from adjacent use. Project teams shall provide a narrative description to meet this requirement.
   c. Design landscaping and place building(s) in a manner that integrates with adjacent uses and views. Project teams shall provide a narrative description to meet this requirement.

2. Density
   a. Provide functional and comfortable habitable units; usable indoor common areas; and meaningful usable open spaces for residents of all ages, as appropriate. Project teams shall provide a narrative description to meet this requirement.
   b. Provide visual relief by modulating the building footprint and building mass.
   c. Maintain or improve the pattern of building found within a neighborhood or community. Project teams shall provide a narrative description to meet this requirement.

3. Surroundings
   a. Consider the project location's traffic with respect to safety, noise, and ease of circulation when locating buildings, landscape, pedestrian walkways, and driveways. Project teams shall provide a narrative description to meet this requirement.

b. Provide clear separation between pedestrian and vehicular traffic and incorporate appropriate warning and design measures to enhance the safety of pedestrians and others moving by and through the project.

4. Noise Levels
   a. Design to minimize impact from noise sources using site (such as berms or other hard features) and architectural features.
   b. Where apparent sources of nuisance noise are proximate to the project (such as at grade transit, flight paths / airports, public venues, etc.), provide an acoustic engineers analysis with recommendations report appropriate for those conditions.

5. Lot Configuration and Topography
   a. Consider size, slope, and shape of property to achieve proper placement and density of building on lot.

6. Access to Public Transit
   a. Consider logical pedestrian routes to public transportation such as bus, metro rail, and trains.
   b. Locate senior housing projects within walking distance (maximum distance of 1,500 feet) of public transportation and clearly indicate compliance on site plan.

7. Open Space for New Construction – Private and Common areas
   a. Private Area (if provided): Private outdoor space shall be accessible as required by the CBC and by Universal Design, if applicable. Hinged or sliding patio doors shall provide 32" of clear width (34" at Universal Design Units), and clear approach space shall be shown on furnished plan(s). Compliance shall be explicitly confirmed in CASp report. A private area may be a patio, deck, porch, yard, or balcony. Primary access to private open space shall not be from any bedroom, with the exception of studios and one-bedroom units.
   b. Outdoor Common Area: Shall provide amenities to residents that may include seating spaces, barbeque and tables, play area, etc. and shall include the required usable area below, the amount required by local zoning code, or other funding sources, whichever is greatest. Common areas do not include circulation or required front and side-yard setbacks, unless incorporated into larger usable common areas as described above.

Number of Bedrooms	Required Minimum Space
15	15 sq. ft./bedroom
15-25	10 sq. ft./bedroom
26-50	9 sq. ft./bedroom
51+	8 sq. ft./bedroom

Other outdoor Common Area requirements include:

i. Determining residents' needs and designing to accommodate intended use.
ii. Providing secure outdoor spaces for tenants and a play area for children, as applicable.

iii. Addressing the unique and important needs of the community in projects intended for families by providing a safe and stimulating environment but respecting tenant's sense of autonomy and satisfying their educational and recreational needs.
iv. Secure outdoor common areas shall have good visual connection with other areas of building.

8. Fencing/Site Walls
   a. Chain-link fencing shall not be used.

B. Building Design (Exterior)

1. Setbacks
   a. Conform front, rear, and side setbacks to prevailing setbacks along street.
   b. Vary yard depths to provide visual interest and usable yard areas.

2. Height/Scale
   a. Relate height and scale of new construction to the prevailing height and scale of existing neighborhood buildings. Project teams shall provide a narrative description to meet this requirement.
   b. Design shall reflect a human scale and shall integrate with, and enhance, the surrounding neighborhood. Project teams shall provide a narrative description to meet this requirement.

3. Massing
   a. Break up the mass of the building by using a variety of techniques to express the volume of the building. For example, it may be appropriate to step back the façade of the building to allow for a lower building height at street level, and a taller building height toward the middle or rear of the property.

4. Materials and Colors
   a. Use materials that do not require extensive maintenance.
   b. Use of unconventional building materials is not discouraged, however, building materials and colors shall reinforce the residential character of the building.

5. Architectural Characteristics
   a. Determine whether a significant architectural style is present in the neighborhood (e.g. California bungalow, Mediterranean, Spanish, post WWII era tract) and, if so, incorporate contextual elements of that style to create cohesion within the neighborhood.
   b. Make a design change for the better when a neighborhood has no cohesive architectural style or if the surrounding structures are of a poor quality and style.
   c. Use architectural detailing appropriately to give the building human scale, and to provide additional design interest and detail upon closer view of the building.
   d. Provide continuous visual interest by including architectural design elements to the sides and rear of the building – in addition to the front façade.

6. Building/Street Connection
   a. Maintain building/street connection by avoiding elevating a building above a parking level at grade, which results in blank walls facing the street and adjacent properties (maximum elevation of first floor above sidewalk grade shall not exceed four (4) feet).
   b. Consider the expectation of the pedestrian walking by the building by including a sidewalk, front yard, entry steps, front door, and windows that are appropriate for residential neighborhoods in the project's location.

7. Landscape/Hardscape
   a. Confirm that at least 75% of all hardscape areas (including surface parking) are mitigated with respect to heat island effects by utilizing any combination of the following methods:
      i. Are shaded during warm weather months (June through August) by:
         1. Existing plant material or new landscaping that will provide shade over hardscape areas within seven (7) years of planting;
         2. Architectural devices or structures; or
         3. Structures covered by energy generation systems.
      ii. Have paving materials with initial solar reflectance of 0.33 or greater as measured in accordance with ANSI/CRRC S100.
      iii. Use an open-grid pavement system (at least 50% unbound).

   b. Add pet waste stations on property grounds at a ratio of one (1) waste station for every 50 units.[2]
   c. Add a dog run or designate an area where tenants may exercise their pets. If a designated area cannot be provided onsite, project teams shall provide proof that a park or dog park exists within 0.5 miles walking distance of the development.

8. Trash Collection
   a. Trash collection area(s) shall be conveniently located in the building interior or exterior for residents and screened from view. Trash enclosures may not be located within the front yard setback, shall be screened from street view, and shall be located away (horizontally and vertically) from operable windows and habitable spaces.
   b. Outdoor trash enclosures for dumpsters shall have a concrete pad, CMU walls, and heavy-duty metal gates or durable doors. The gates at exterior trash enclosures shall be located six (6) inches off the ground to improve surveillance into the area to reduce loitering.
   c. Trash enclosures for dumpsters shall incorporate crash rails or curbs to prevent the bins from damaging the walls.

[2] *Ordinance No. 2020-0001 (Los Angeles County Municipal Code, Division 3, Chapter 8.70) entitled "Pet-Friendly Housing" authorizes tenants of new or rehabilitated multifamily housing ("Project") financed, in whole or in part, by the County of Los Angeles ("County") and/or the Los Angeles County Development Authority ("LACDA") on or after the effective date of the Ordinance, to have at least one pet in a rental unit consistent with applicable Federal and State Laws.*

d. Projects shall have an easily accessible recycling area that serves the entire building or shall provide a separate chute for recycling serving each floor. Trash/recycling areas shall be designed to minimize nuisance to nearby units.
e. Unenclosed chute doors shall not be located on corridors within 10' of unit entries (trash/recycling room doors enclosing chutes may be located within 10' of unit entries).
f. Projects of three (3) stories or more shall have trash and recycling chutes at each floor. Buildings with a ground-floor-only trash and recycling room shall be designed to comply with 2010 ADA Standards.

9. Environmentally Responsive Design
   a. Incorporate ecologically sound design principles that create quality living environments and resilient buildings by using low-impact construction methods and building materials that are low-energy-consuming, non-toxic, site-compatible, non-destructive to the environment, and easily maintained, as much as is financially feasible as supported by a Life Cycle Analysis (LCA) report with a minimum period of analysis of 15 years.
   b. Utilize passive solar design principles that support Resilient Design[3] objectives, lower the building construction cost (i.e., smaller HVAC systems), and lower the cost of living for the residents of the building (i.e., lower utility bills). Take advantage of prevailing breeze to allow for natural "through ventilation." Maximize solar access in winter and minimize solar gain during summer. Provide exterior glare-controlled summertime direct solar gain protection at south and west windows for all residential rooms less than 150 SF in area.
   c. Include elements in the design that provide natural ventilation and temperature mitigated spaces for residents in the event of power outages, or other events requiring sanctuary space either in units or in an accessible common area for safe congregation of and/or services to residents.

10. Value Engineering
    a. Integrate value engineering in the design process from concept through bidding to avoid costly designs and long-term problems from the point of view of the owner, manager, and end users.
    b. Value engineering for the purpose of the NOFA guidelines shall consider a cost-benefit between construction savings in the short-term and the cost of replacement, repair, and maintenance in the long-term. Project teams shall provide a value engineering matrix at each phase of design that documents the value engineering process; the matrix shall include which items were considered for value engineering, which items were chosen to be value engineered, and why items were chosen to be value engineered. The matrix shall demonstrate that value engineering efforts are based on a 15-year payback period and include energy efficiency, resilience, replacement, repair, and maintenance considerations. Project teams may also be asked to provide meeting minutes from the GC bid meeting, a narrative of VE items, or an LCA.

[3] *"**Resilient design** is the intentional design of buildings, landscapes, communities, and regions in order to respond to natural and manmade disasters and disturbances—as well as long-term changes resulting from climate change—including sea level rise, increased frequency of heat waves, and regional drought." – Resilient Design Institute.*

11. Parking
    a. Locate parking towards the rear of the site, where possible, to minimize its impact on the street.
    b. Projects with structured decks shall screen parking with building program elements or shall propose a means to screen the parking.
    c. Projects with at-grade parking below a structured deck shall design the project to the greatest extent possible to take some attention off of the garage.
    d. Parking areas shall be safe and secure environments, consistent with CPTED standards. The design shall minimize the walking distance to the units.
    e. Use landscaping to soften the visual impact of large parking areas.
    f. Unavoidable blank walls facing streets shall have decorative artwork, display cases, or vines, and good quality, durable materials to minimize graffiti and deterioration.
    g. Parking area and overall site shall have adequate and uniformly distributed lighting.
    h. Where parking entry, egress and circulation intersect with pedestrian areas, the design shall include appropriate warning and visibility design strategies to mitigate potential hazards.
    i. Senior housing developments shall provide for a convenient shuttle bus stop and/or pedestrian drop-off area. These areas shall be accessible and reviewed in submitted CASp reports. The pedestrian drop-off area shall be near the main entry or incorporated into below-grade parking for steep sites shall be provided. This area shall provide a temporary parking place for a van with compliant accessible route from drop off to the main entry.

12. Roofs
    a. Roofing shall carry a three-year subcontractor guarantee and at minimum 20-year manufacturer's warranty.

C. Building Design (Interior)

1. Entry Condition
    a. Provide well-defined, safe entry into building from street and parking area. Utilize transitional elements: steps, landings, porches, lamps, seating, doorways, and lobby area.
    b. Provide either a front desk area or a management office near the entryway that controls security for the building, including entry and exits for guests, fire safety system monitoring, and communication with residents.
    c. Provide secure entry system (i.e., intercoms, key cards, combination pads, etc.).

2. Common Laundry
    a. Common laundry area shall have one (1) washer and dryer for every 10 units. Senior developments shall have one (1) washer and dryer for every 15 units.
    b. Provide adequate daylight and natural ventilation using operable windows.
    c. Provide visibility and access to outdoor recreation space or community room.
    d. Provide a utility sink.

e. Provide 36” of folding space for every five (5) washers and dryers.
f. Provide a high degree of visibility from adjacent circulation spaces into the laundry room.

3. Community Room
   a. Provide lounge space for residents to informally congregate and to build community, including secure indoor, flexible, recreational space for children (as applicable).
   b. Provide an indoor flexible multipurpose common space that can be used for community meetings and employment activities. Include a kitchen area with capacity for warm- and cold-meal preparation which, at minimum, includes: a refrigerator, a cooktop and an oven (or a combined range), kitchen sink, and storage cabinets.
   c. Provide a high degree of visibility from adjacent circulation spaces into the community room.
   d. A minimum of 400 sq. ft. (clear, unobstructed floor space) for developments of up to 15 units.
   e. A minimum of 600 sq. ft. (clear, unobstructed floor space) for developments of 16 units or more.
   f. A public restroom is required.

4. Unit Access/Corridors
   a. Unbroken length of corridors shall be minimized with length not exceeding 100 feet in any instance.
   b. Provide day-lighting and natural ventilation in corridors where corridors are adjacent to the exterior envelope.
   c. Individualize unit entrances on corridors by recessing unit doorways or through other significant architectural means.
   d. Avoid the use of carpeting in corridors and hallways.

5. Building Entrance Areas
   a. Provide a prominent, visible, entry with overhead protection, adequate space for side-by-side approach/egress, appropriate lighting, and design elements that reinforce project identity.
   b. Provide transitional space, such as an entry porch, to help make the transition from public space to semi-private or private space.

6. Manager’s Unit and Office
   a. The manager’s office shall be centrally located in order to enhance security for the building residents and support relationships between management and residents.
   b. Provide amenities for the manager’s unit to attract the best possible manager(s) for the project to assure the long-term success of the project.
   c. Provide offices for property management and social service staff. Office space should be accessed through more than one doorway, space permitting.
   d. Show how early input from supportive and social service staff in office design and location was included in the design by providing a statement of certification and/or letter from supportive and social service staff.

7. Unit Mix
   a. Locate large family units at building corners to take advantage of the additional exposure to exterior wall areas.

8. Unit Sizes and Standards
   a. Unit sizes shall conform to the standards required by the California Tax Credit Allocation Committee; however, Single Room Occupancy (SRO) units are not permitted.
   b. The minimum width of a bedroom shall be nine (9) feet.

9. Unit/Room Adjacencies
   a. Room adjacencies between units should be of like functions, as incompatible unit adjacencies, such as kitchens or bathrooms next to bedrooms, can cause problems including loss of privacy, noise and leakage problems, and conflicts created between neighbors. Should an incompatible unit adjacency exist, the project shall provide separation assemblies with a minimum Sound Transmission Class ("STC") rating of 53 and/or continuous acoustical caulk as indicated in wall type details showing the STC rating with details for flanking path mitigation.
   b. Room adjacencies between units and other program areas, such as decks, laundry rooms, community rooms, offices, trash areas, etc. can also cause problems including loss of privacy and noise leakage and can create issues within the building's community of residents. Should an incompatible adjacency of this type exist, the project shall provide separation assemblies with a minimum STC rating of 55 STC as indicated in wall type details showing the STC rating and notes describing elements for flanking path noise mitigation.
   c. Laundry rooms shall have a floor assembly with proprietary sound mat to achieve a minimum 57 Impact Isolation Class ("IIC") if adjacent to or above units or program areas.

10. Elevators
    a. All residential buildings with more than two (2) floors of public access (including garage) must have an elevator.
    b. Residential buildings that house seniors or residents with greater mobility needs must have an elevator.

D. Unit Design

1. Unit Plan Room Relationships, Proportions, and Features
   a. Maximize usable space by minimizing circulation, minimizing vestibules and by using appropriate room proportions, and avoiding circulation that requires passing through or across one space to reach another.
   b. Delineate public areas (entry, kitchen, dining, and living rooms) from private areas (bedrooms and bathrooms).
   c. Locate kitchen near entry and avoid having the entrance corridor pass through kitchen.

d. Provide (at a minimum) a full bathroom, including lavatory, toilet, and tub/shower (or shower) in each unit.
e. Locate bathrooms in such a way that they are not visible from entry in all unit types and so that bathrooms are not visible from dining areas in non-studio units to provide privacy to the user.
f. Separate the lavatory from the toilet/tub to allow use by more than one person at a time for bedrooms sharing bathrooms, space permitting.

2. Light and Ventilation
   a. Seek to maximize day-lighting and natural ventilation.
   b. Kitchens and bathrooms shall have windows wherever possible.
   c. Plant-on mullions are not acceptable.
   d. Window at ground floor units shall have physical separation, screening, landscaping, or some type of physical barrier that aims to provide privacy and security from adjacent publicly accessible areas.

3. Exterior Unit Doors
   a. Insulated or solid core, flush, paint, stain grade, or fiberglass exterior doors shall be made of metal clad, hardwood faces or fiberglass, with a standard one-year guarantee and all six (6) sides factory primed.

4. Windows/Window Coverings
   a. All windows shall be equipped with a National Fenestration Rating Council (NFRC) label (for field inspection) showing the U-value and Solar Gain Coefficient.
   b. Screens shall be provided on all operable windows.
   c. Provide window treatments at all glazed exterior openings. Metal horizontal blinds are not permitted.

5. Kitchens
   a. Provide kitchen facilities appropriate for the household size. Kitchens shall include, at minimum, a refrigerator, a cooktop and an oven (or a combined a range), kitchen sink, and storage cabinets.
   b. Refrigerator size shall be appropriate for number of bedrooms per unit as follows:
      i. 12 cubic feet for 1-Bedroom or less,
      ii. 16 cubic feet for 2-Bedrooms, and
      iii. 18 cubic feet for 3-bedrooms or more.
   c. Range hoods shall be centered over the cooktop and must be vented.
   d. Kitchen drawers shall have steel ball-bearing drawer slides with a minimum capacity of 75 pounds.
   e. Cabinets with doors shall be provided at all kitchen cabinets (except where cabinets are required to be removed for accessibility). No particle board is permitted for any kitchen cabinet element. No medium-density fiberboard (MDF) is permitted for any kitchen cabinet element, except for shelving. Some acceptable materials include solid wood, metal, and cabinet-grade plywood, including veneer-core products (such as ApplePly or EuroPly).

f. Upper cabinets (or full-height pantries) shall be provided over all countertops installed against a full-height wall. Installation of a cabinet over the kitchen sink is optional.
g. Each unit kitchen shall provide a pull-out waste bin accessory built into base cabinetry. One recycling bin and one solid waste bin (two bins total) shall be accommodated per the table below. Project CASp consultant shall confirm the specified accessory conforms with applicable accessibility requirements.

Unit Size	Combined waste capacity (both bins)
Studio/1BR units:	30 quarts min.
2BR and larger:	40 quarts min.

h. Removable base cabinetry at the sink and work surface shall be designed such that removal does not require the use of specialized tools or knowledge.
i. ENERGY STAR appliances are required (whether new or replacement - does not include range hoods).
j. A cooktop and an oven (or a combined range) and refrigerators are required.

6. Bathtubs, Shower Enclosures, and Backing Materials
   a. Shower and tub enclosures must include reinforcement for any required future installation of grab bars and/or fold-down seats.

7. Floor Coverings
   a. A hard, water resistant, cleanable surface shall be required for all kitchen and bath areas. Carpet complying with the U.S. Department of Housing and Urban Development or Federal Housing Administration UMD, or alternatively, cork, bamboo, linoleum, or hardwood floors shall be provided in all other floor spaces. Hard surface and resilient flooring products shall be installed per manufacturer's requirements and include at minimum a manufacturer's limited product warranty of 25 years residential / 10 years light commercial, and an installer's 10-year warranty for scratch of surfaces and installation warranty that matches the flooring product warranty for materials and wear.

8. Storage and Closet Space
   a. Bedroom Closets:
      i. A clothing closet shall be provided in each bedroom. If bedroom closets are dual purposed to meet other storage requirements, multi-purposed closets shall be cumulative. Dimensioned plans and elevations shall be provided indicating compliance.
      ii. Primary bedroom closets serving two (2) adults shall be a minimum of 3'-0" wide x 2'-0" deep. Provide a minimum of eight (8) lineal feet of hanging rod and 16 square feet of shelving, distributable within one or multiple closets within the sleeping area.
      iii. Secondary Bedroom Closets serving one (1) person shall be a minimum of 2'-0" wide x 2'-0" deep. Provide a minimum of four (4) lineal feet of hanging rod and eight (8) square feet of shelving, distributable within one (1) or multiple closets within the sleeping area.
      iv. Walk-in closets must have switched, permanently mounted lighting fixtures (wall or ceiling).

b. Coat Closet:
    i. A coat closet located near the unit entry shall be provided, measuring a minimum of 3’-0” x 2’-0” deep. Include a minimum of one (1) shelf and one (1) rod spanning the width of the closet.
c. Linen Storage:
    i. Dedicated linen storage is mandatory. For linen storage, a minimum of six (6) square feet per bedroom is required. This can be provided as a closet, cabinet, or shelving within another closet (in addition to required shelving in that closet).
    ii. Do not locate more than 50% of required linen storage within full bathrooms due to moisture concerns.
d. Bathroom Storage:
    i. Bathrooms must have sufficient storage suitable for personal care, bathroom cleaning, and paper products, including:
        a. a medicine cabinet and
        b. a vanity or another cabinet.
e. Additional Storage:
    i. All units must have dedicated storage to accommodate specific needs based on resident demographics (e.g., Seniors, TAY, Families, etc.).
    ii. Typical units shall provide storage for cleaning equipment (brooms, vacuums, cleaning products, and pet supplies).
    iii. Senior or accessible units require storage or space with an outlet for equipment and durable medical goods (batteries, wheelchairs, prosthetics, etc.).
    iv. Multi-bedroom family units with three (3) or more bedrooms shall include general storage for items like suitcases, sporting goods, etc.

9. <u>Furniture Layout</u>
a. Provide complete furnished plans at each review phase that show all rooms can be reasonably furnished for the use intended. A furnishings schedule listing intended and required furnishings including furnishing dimensions shall be include within the plans.
b. Window and wall relationships, and room size and proportion shall be appropriate for furniture layout and circulation.
c. The dining area shall be of sufficient size to accommodate two (2) chairs per bedroom plus an additional two (2) chairs with an appropriately sized table in family units that provide three (3) or more bedrooms. In three- (3) and four (4)-bedroom units, table seating may accommodate six (6) persons, however, the dining area must sufficiently be able to accommodate with the ability to accommodate an additional two (2) guests through the use of a table leaf or a borrowed table. Furnished plans shall show this capability with dashed line showing additional table seating.
d. Provide furnishings for Homeless and Special Needs units, including at a minimum a bed, dresser, dining table with chairs, a lamp, and window coverings. Please note that No Place Like Home Assisted units shall also include a couch and a coffee table along with the minimum furnishings for Homeless and Special Needs

units. If a project combines No Place Like Home funds and other LACDA funds, the No Place Like Home furnishing requirements shall be required.

10. Finish Materials
    a. Provide low-maintenance, high-durability materials.
    b. Mill finish shall not be used for any exposed aluminum products.

11. Heating and Air Conditioning
    a. Central heating and cooling systems are required in all new construction projects and are strongly encouraged in all rehabs. Wall heaters shall not be used in new construction.
    b. Provide air conditioning throughout the building, in residential units, common areas, and offices.
    c. If the project includes ceiling fans in bedrooms or studio units, ENERGY STAR rated fans shall be used.

12. Water Heater
    a. For units with individual water heaters, minimum capacities are to be 30 gallons for one- and two-bedroom units and 40 gallons for three-bedroom units or larger.
    b. Locate water heater in a place where potential damage is controlled / minimized in case of a leak or rupture.

13. Communication Wiring
    a. Provide a telephone jack in all bedrooms and in one (1) common area.
    b. Provide infrastructure for broadband internet access to at least (1) location per unit or demonstrate that a broadband internet signal is provided to all areas in each unit. Broadband infrastructure is defined as cables, fiber optics, wiring, or other permanent (integral to the structure) infrastructure - including wireless infrastructure - as long as the installation results in broadband infrastructure in each dwelling unit meeting the Federal Communications Commission's (FCC's) definition in effect at the time the pre-construction estimates are generated.

14. Cable Television
    a. Provide at least one (1) jack in the living room for units with two (2) bedrooms or less.
    b. Provide a minimum of one (1) jack in at least one (1) bedroom plus one (1) jack in the living room for units of three (3) bedrooms or more.
    c. Provide Cable Television Service (CATV) for all developments with basic free service. If free basic service is not provided, a basic television connection must be provided.

E. Crime Prevention Through Environmental Design (CPTED)

The LACDA supports creating safe neighborhoods through the implementation of CPTED. The basic premise of CPTED is that the nature of buildings and layout of a community can attract offenders and make it easier for them to commit crimes and escape arrest. CPTED focuses on eliminating these features at the design stage to reduce crime

and the fear of crime. CPTED compliance is required of all projects. Project teams shall submit required documentation as outlined above.

The five (5) overlapping concepts or strategies incorporated in CPTED are:

1. Access Control
2. Surveillance
3. Territorial Reinforcement
4. Activity Support
5. Image and Maintenance

1. Project design teams shall:
   a. Provide clear border definitions of controlled space.
   b. Clearly mark transitional zones that indicate movement from public, to semi-public, to private space.
   c. Design and locate gathering areas that provide natural surveillance.
   d. Locate indoor and outdoor activity areas at safe locations where natural surveillance and access control is possible.
   e. Design spaces to increase natural surveillance.
   f. Carefully plan a reduced number of entry points.
   g. Place signage at each entry (pedestrian and vehicle) to advise visitors of access restrictions and where they must go if they are authorized to enter your territory (ex: “PRIVATE PROPERTY – Visitors must check in at front desk”).
   h. Eliminate blind spots around the project site where individuals approaching the site cannot be observed.
   i. Include vision glazing for occupant safety for common area spaces (trash rooms, stairwells, laundry rooms, storage) that provides a clear view to all areas of those rooms from adjacent circulation areas, landings, or rooms. This is a requirement that is not related to fire safety requirements and generally will require glazing areas that exceed the 100 sq. ft. in aperture door vision glazing that is typically specified at these locations. Minimum vision glazing width shall be 10” at designated locations with greater width required in some circumstances at the discretion of the LACDA. Where this glazing has fire rating requirements, note that rated assemblies are available that provide appropriate view into these spaces.
   j. Include fencing and landscaping to direct the circulation flow of persons to a select observable pathway.
   k. Make sure that landscape plant material will not block windows and eliminate opportunities for natural surveillance.
   l. Plant low vegetation with thorns or other repelling qualities adjacent to first floor windows to prevent non-tenants from approaching residential windows. Provide a buffer area of at least 2’ that prevents people (both tenants and non-tenants) from approaching bedroom windows of units adjacent to courtyards, corridors, and other similar paths.
   m. Provide good outdoor lighting standards that illuminate pathways evenly and without shadow pockets. Ensure that exterior lighting is uniformly designed. Exterior brightness ratios shall not exceed 10:1 and shall be clearly indicated on a photometric plan (non-egress) that shows all exterior and courtyard areas of the project. Design (non-egress) photometric plans of exterior areas (including the site

perimeter and exterior courtyards) shall be provided showing design light levels with a schedule of fixtures providing those light levels.

n. Pre-wire for future surveillance cameras and include, at a minimum, all exterior entries, parking garages, and areas used for public storage. The installation of digital closed-circuit television (CCTV) cameras and recording equipment is recommended. Facial recognition systems are not allowed.

III. STANDARD ACCESSIBILITY REQUIREMENTS

A. Mandatory Accessibility Requirements

Applicants are responsible for ensuring their project design team understands and adheres to all applicable accessibility requirements. The LACDA will require project teams to demonstrate adherence to all accessibility requirements as part of the comprehensive design review process to be completed prior to the start of construction. For more information on mandatory accessibility requirements and mandatory project certifications, see the LACDA's Fair Housing and Accessibility Requirements, which are included as a Supplemental Document to the NOFA.

B. Universal Design Requirements

The LACDA recognizes the need to create living spaces that do not disadvantage any group of residents, accommodates a wide range of resident preferences and abilities, and allow residents to age in place. Universal Design is not a code or standard, but a set of features that shall be integrated into the design of a unit to both meet the needs of residents that require accessibility features and to assist an aging population. The Universal Design Requirements incorporate TCAC Regulations Section 10325(c)(8)(B) – "Enhanced Accessibility and Visitability". For more information on Universal Design Requirements, see the LACDA's Fair Housing and Accessibility Requirements, which are included as a Supplemental Document to the NOFA.

IV. SENIOR HOUSING REQUIREMENTS

In addition to conforming to the Fundamental Design Requirements, CPTED, Universal Design Principles, and Sustainable Building Methods, applicants are required to integrate Senior Housing Requirements to respond to the specific needs of the senior population. These needs are based upon the recognition of the senior residents' changing physical conditions, the need for design clarity, and accommodation of the wide range of senior residents' mobility and visual perception capabilities. A well-designed Senior Housing development should also support the feeling of community and encourage interaction among its residents through thoughtful and creative design, enhancing the immediate neighborhood.

Senior Housing projects will be evaluated in three (3) basic categories (Mobility, Clarity, and Inclusiveness) that are outlined in the LACDA's Fair Housing and Accessibility Requirements, which are included as a Supplemental Document to the NOFA.

In addition to Mobility, Clarity, and Inclusiveness, design teams may also consider design that aims to optimize senior resident health and well-being with the presence of the novel Coronavirus 2019 (COVID-19), its variants, and other future pandemics or public health crises.

V. SUSTAINABLE BUILDING METHODS

The LACDA encourages sustainable building methods and efficient developments that take advantage of new renewable energy, energy efficiency, and water-saving technologies and practices. These efforts reduce a project's energy use, water use, and operational costs. All projects must incorporate the Required Sustainable Building Methods items identified below and design teams are encouraged to include additional sustainability measures, as permitted by project budgets.

Both the applicant and the project architect must certify in the initial NOFA application that the items have been included and/or that the sustainability goals have been met or exceeded. To guarantee the fulfillment of approved design and sustainability measures identified during the application scoring process, the LACDA may withhold loan funds until all issues are addressed to the reasonable satisfaction of staff.

A. Table of Required Sustainable Building Methods

REQUIRED SUSTAINABLE BUILDING METHODS
Minimum Energy Efficiency: All Rehabilitation projects must be designed to meet the minimum construction requirements as defined by current TCAC Regulations.
Outdoor water conservation measures shall include: 1) Specify native or drought-tolerant plants for a minimum of 75% of landscaped area with the exception of edible landscaping. Plants shall be selected from The Drought Tolerant Garden

Handbook for Los Angeles County[4] for the Project's appropriate climate zone. A table and calculations shall be included in the plans, by area. A plant material list, keyed to plans, using Latin and/or common names as found in the Drought Tolerant Garden Handbook shall also be clearly indicated. 2) Conventional grass/turf shall not exceed 25% of landscaped area. 3) Group plants with similar watering needs (hydrozones). 4) Install high efficiency irrigation system with smart irrigation controls for all landscaping.
The project shall divert a minimum of 70% of non-hazardous construction and demolition debris from landfill either by recycling or by salvage efforts. Note that daily cover at landfill is neither recycling nor salvage for the purpose of this requirement. Specifications shall include a construction waste management section that requires submittal of a construction waste management plan and monthly reports that confirm the target diversion is achieved.
All projects shall provide an easily accessible recycling area for tenant use that serves the entire building. Recycling area shall not create a nuisance for any tenant unit.

B. Table of Recommended Sustainable Building Methods

RECOMMENDED SUSTAINABLE BUILDING METHODS
HEAT SANCTUARIES The LACDA strongly encourages project designs that include features that mitigate the risk of overheating in individual units and that also provide sanctuary spaces (cooled community facility(ies)). These resilient design features shall be functional during power outages. Features may include external window shading incorporated in the architecture at south and west facing glazing (especially important for glazing at small rooms), cross (natural) ventilation at units and common areas, and emergency power for cooling community areas.

[4] *https://pw.lacounty.gov/wwd/web/Documents/DroughtTolerantGarden.pdf*