



**COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles**

700 W. Main Street • Alhambra, CA 91801

Tel: 626.262.4511 • TDD: 626.943.3898 • www.lacdc.org

Hilda L. Solis
Mark Ridley-Thomas
Sheila Kuehl
Don Knabe
Michael D. Antonovich
Commissioners

Sean Rogan
Executive Director

September 1, 2015

**NOFA 21 VOLUNTARY SUSTAINABLE BUILDING
AND
HEALTHY DESIGN ELEMENT INCENTIVES**

This announcement is being issued to inform potential applicants of incentives related to Notice of Funding Availability Round 21, to be issued by the Community Development Commission (Commission). The following information is intended to assist in development planning. Please note that identified elements, points, and/or incentive amounts are subject to change or further refinement.

Voluntary Sustainable Building Methods – Maximum of 40 Points Awarded

Up to 40 bonus points will be awarded for Sustainable Building Methods to projects that incorporate the following voluntary measures:

1. Graywater Reuse – 15 Points and up to \$100,000

Projects that incorporate graywater reuse within the building will receive 15 points and up to \$100,000. Projects earning this incentive shall:

- a. Capture all available graywater.
- b. Filter, treat, store as allowed, and recirculate all treated graywater for reuse within the building as allowed by the plumbing code (flush toilets and wash clothes – if clothes washing use is allowed by the jurisdiction having authority).
- c. Operate and maintain the graywater filtering and water treatment system as required to satisfy the testing requirements established by the plumbing code, the County health code, or whichever is most stringent.
- d. Pay for periodic testing and reporting to the Los Angeles County Health Department, as required as a condition for operation.
- e. Include the costs for maintenance, testing, and reporting in the project Operating Budget and Operating Budget Notes and Assumptions.

Projects must provide the following at the time of the NOFA application:

- a. Provide proposed design and details on the size of the system.
- b. Provide cost estimate of system components and associated soft costs to justify the maximum incentive.

2. Graywater Irrigation Incentive – 10 points

Projects that incorporate graywater irrigation will receive 10 points. An eligible project must have a minimum of 3,000 square feet of landscaping on grade, and must include at a minimum all front, rear, and side yards, courtyards, and parking lot landscape areas.

Projects requesting this incentive for irrigation agree to comply with the following requirements:

- a. Use washing machine laundry water.
- b. Complete the local jurisdiction's construction permit process.
- c. Graywater irrigation design must use appropriate emitters for use with graywater as required by the California Graywater Standards.
- d. Provide soils samples at no less than four (4) unique conditions. No sample area shall exceed 1,000 sq. ft. To avoid contamination of tested soils, samples shall be taken once site work and exterior building work has been completed. Soils shall be amended as recommended by the testing laboratory to ensure the viability of a healthy landscape.
- e. Property Management Plan must reference ongoing education for residents and staff.
- f. Include the costs for maintenance, testing, and reporting in Operating Budget and Operating Budget Notes and Assumptions.

Projects must provide the following at the time of the NOFA application:

- a. Provide proposed design and details on size of system.
- b. Provide cost estimate of system components.

3. Quality Insulation Installation – 3 Points and up to \$350/unit

Projects that incorporate Quality Insulation Installation will be eligible for three (3) points and up to \$350 per unit. Project teams shall utilize Quality Insulation Installation, meeting the 2013 Energy Code Standard as a HERS-verified energy feature. This incentive requires the use of blown-in insulation to achieve contact with the air barrier on six sides with no gaps, voids, or compressions. This incentive also requires the use of rigid roof insulation to achieve full contact with the air barrier on five sides with no gaps, voids, or compressions. A cost estimate must be provided to justify the maximum incentive.

4. DOE Zero Energy Ready Home (California Requirements) – 10 Points

Projects that incorporate DOE Zero Energy Ready Home requirements will receive 10 points. Projects shall certify to using the DOE Zero Energy Ready Homes criteria (which includes ENERGY STAR Homes and portions of the EPA WaterSense specifications as prerequisites). At the time of the funding application, project teams shall provide a Zero Energy Homes checklist signed to acknowledge understanding and intent to fully certify, and shall indicate who the DOE Zero Energy Rater will be for the project. At the time of Loan Committee review, project teams shall submit progress checklists (prepared by the

ENERGY STAR Homes/Zero Energy Ready Home Rater), drawings, specifications, and the plan check-ready energy model for LA County review.

5. ENERGY STAR Homes – 10 Points

Projects that incorporate ENERGY STAR Homes certification will receive 10 points. Project teams not using HOME funds shall certify to using ENERGY STAR Homes v.3. At the time of application, project teams shall acknowledge this requirement, and shall identify the ENERGY STAR Rater who will work on the project. Progress ENERGY STAR v.3 checklists, prepared and signed by the ENERGY STAR Rater, shall be submitted to the Commission at the time of the Loan Committee review (as early as five months after the award).

6. Green Building Certification Incentive – 5 points

Projects that seek at least one (1) green building certification will receive five (5) points. New Construction projects shall commit to develop the project according to the requirements of a qualifying green building certification program: Leadership in Energy & Environmental Design (LEED) for Homes (minimum of Silver), Green Communities Criteria (for rehabilitation only), or GreenPoint Rated Multifamily Guidelines (minimum Silver).

Rehabilitation projects shall commit to develop the project in accordance with the minimum requirements of any one of the following programs: LEED; GreenPoint Rated Existing Home Multifamily Program; or 2015 Enterprise Green Communities, to the extent it can be applied to an existing multifamily building.

To receive points, the green building certification submittals required must include the following:

- Proof of registration with one (1) of the above green building programs.
- Preliminary checklist for green building program must:
 - Demonstrate project will meet one (1) of the above certification levels,
 - Correspond to drawing submittals, and
 - Be signed by the green building consultant.
- Green building consultant contract with scope of work for predevelopment and construction phases.

7. Reduce Domestic Hot Water Energy Use – 5 Points

Projects that reduce domestic hot water energy use will receive five (5) points. Projects shall reduce energy use (as measured in kTDV/Ft²-year using the 2013 Energy Code) associated with domestic hot water heating by a minimum of 40%. Projects shall submit a conceptual energy analysis prepared by a qualified CEPE or CEA demonstrating minimum compliance and a conceptual narrative of the approach that will be taken. Detailed energy analyses and energy models are not required for the application phase.

8. Zero Net Energy Solar Offset – up to 5 Points

Projects that incorporate renewable energy that provides the following percentages of project tenants' energy loads will receive up to five (5) points:

Offset of Tenants' Load	Low-Rise Multifamily (less than 4 stories)	High-Rise Multifamily (4 or more stories)
20 percent	3 points	4 points
30 percent	4 points	5 points (30% or greater)
40 percent	5 points	

The percentage Zero Net Energy (ZNE) solar offset of a project's tenant energy loads is to be calculated using the California Utility Allowance Calculator (CUAC) with kilowatt hours (kWh) consumed to be balanced by kilowatts generated on-site. Gas use is to be converted to kWh for percentage ZNE offset calculations, assuming 1 Therm = 29.3 kWh, and 100,100 BTUs = 29.3 kWh. Residential energy loads modeled by the CUAC shall include all energy used by tenants, both gas and electric, regardless of whether the energy load is billed to the owner or the tenants. This calculation excludes non-residential energy uses associated with the community building, elevators, parking lot lighting, and similar end uses, but includes domestic hot water and heating, ventilation, and air conditioning (HVAC) loads, regardless of whether they are central or distributed.

9. EPA WaterSense Specification – 5 Points

Projects that incorporate EPA WaterSense Specification will receive five (5) points. Project teams shall incorporate the EPA WaterSense Specification into the project documents, and shall ensure that these requirements are clearly understood and adopted by the architect, the plumbing engineer, and the landscape irrigation designer at the time of the design charrette. In order to qualify for the incentive, the project team shall submit drawings and specifications for Commission review at the Loan Committee phase.

Voluntary Healthy Design Elements – Maximum of 20 Points Awarded

Up to 20 bonus points will be awarded to projects that incorporate the below voluntary Healthy Design Elements:

1. Onsite Gym Incentive – 5 points

Projects that provide a fully-equipped workout room with gym equipment will receive five (5) points. Applicants must include at least three (3) varieties of cardio equipment as well as strength training equipment. The gym must be open at convenient times (before and after work hours and at lunch, and a minimum of 10 hours per day). Applicants must provide the proposed design and details on the size of the gym, types of fitness equipment to be provided and the reasoning behind the selections, planned hours of operation, and how the gym will be accessed by the residents. Special care shall be given to the location

of the gym within the overall development, so residents are encouraged to use the facility (inclusion of windows and natural lighting, easy accessibility, etc.) The cost estimate of the gym, which should include fitness equipment and construction materials/labor, must be provided. Applicants are encouraged to seek the advice of fitness professionals, physical therapists, or kinesiologists in selecting fitness equipment.

2. Designated Exercise Room – 5 points

Projects that provide residents with designated exercise space will receive five (5) points. The room must be open at convenient times (before and after work hours and at lunch, and a minimum of 10 hours per day). Capacity and class offerings should allow at least 10% of building occupants to take one (1) class weekly. The exercise room must be set aside for its own use and cannot be part of a community room or other dual-use space. Applicants must provide a plan for fitness/exercise programming and are encouraged to contact local community service/non-profit organizations for such programming.

3. Edible Garden Program Incentive – 5 points

Projects that include an Edible Garden Program will be awarded five (5) points. The program must include the initial services of a Master Gardener, education, on-site garden space, a composting area or tumbler, a water source, tools, a simple seating area with shade, a tool shed/storage area, and any other necessary resources for a successful garden program. The garden must be located on an accessible pathway and must be a raised-bed type, with individual plots for participants separated by pathways. The developer must coordinate the program through the University of California Cooperative Extension, which will provide information on the assistance of a Master Gardener, proper siting of the garden, required elements, and potential associated programming. The Cooperative Extension contact is:

Rachel Surls, Ph.D.
Sustainable Food Systems Advisor
University of California Cooperative Extension
Phone: (626) 586-1982
Email: ramabie@ucanr.edu
Web: <http://celosangeles.ucanr.edu/>

The design team shall clearly identify garden space on the site plan that will provide six (6) hours of sun for 75% of the garden on March 21st and September 21st. Raised beds shall be 30-40 square feet in size (a dimension of 4' x 8', or 4' x 10' for instance, works well, as participants shall be able to reach to the middle of the plot from either side) and there shall be a minimum of five (5) raised beds for every 20 units, so that 25% of residents could be reasonably accommodated with a plot. The minimum garden size shall be 10-sq. ft./unit, and shall accommodate pathways, compost area, etc. The applicant must perform all due diligence and find that the soil, through testing, is acceptable for gardening food for human consumption. Applicants can contact Dr. Surls

for more information on acceptable soils and testing methods. Also, visit: [http://ucanr.edu/sites/UrbanAg/Production/Soils/Soil Contaminants and Soil Testing/](http://ucanr.edu/sites/UrbanAg/Production/Soils/Soil_Contaminants_and_Soil_Testing/).

The Supportive Services Plan must reference how the Edible Garden Program will be integrated into the provision of supportive services.

4. Container Garden and Edible Landscaping Program – 3 Points

Projects that do not have enough space to fully integrate an Edible Garden Program into the site plan may propose a Container Garden and Edible Landscaping Program and be awarded three (3) points. This program would involve the use of edible landscape components, which could include fruit trees, culinary herbs, and shrubs such as berries that could be put in containers and designated areas of the landscape (e.g. along walls, fences, and walkways). The proposal must include items such as a description of the types of edible landscape components to be used, the placement of the components, and how the fruit or vegetables will be harvested and distributed to residents. Since some of these may be landscape items, the overall landscape plan must conform to the percentages of drought-tolerant landscape items.

The Supportive Services Plan must reference how the Container Garden and Edible Landscaping Program will be integrated into the provision of supportive services.

5. Bicycle Parking/Secure Storage – 3 Points

Projects that provide bicycle parking and a secure bicycle storage room will receive (3) points. Two types of bicycle parking are required: long-term and short-term. Long-term parking includes bicycle parking intended for a period of two hours or longer. Short-term bicycle parking is intended for a period of two hours or less, appropriate for persons making short visits to the housing site.

The long-term requirement is satisfied by a secure, interior bicycle storage room, with access only permitted to those residents storing bicycles. The short-term requirement is satisfied by exterior bicycle parking that is located near the main entrance to the housing site. Bicycle parking spaces may be provided in the form of lockers or racks.

According to the Los Angeles County Municipal Code, a bicycle parking space is an area at least six feet in length by at least two feet in width to accommodate secured storage for one bicycle. Therefore, all bicycle lockers or racks shall provide a 2 x 6 foot space for each bicycle.

More information on location, clearances, signage, lighting, etc. can be found in the Los Angeles County Bicycle Parking Guidelines: Volume 1, which is available from the Commission's Point of Contact.

6. Design for Increased Stair Use – 15 Points

Projects that provide the required elements will receive five (5) base points. Applicants are then able to receive up to 10 additional points by choosing optional elements, for a maximum of 15 points. The following tables identify the design requirements and implementation methods for each item and the required and scoring methodology.

DESIGN FOR INCREASED STAIR USE

Item	Design	Implementation Method
Stair Location		
Visibility	Position at least one (1) stair to be visible from the building's main lobby. A maximum of 25 feet travel and no turns should be required to reach stairs from the building's main entry.	Plan drawing highlighting lobby and stair.
Location with respect to elevators - priority	Position at least one (1) stair before access to elevators from the main building lobby, along the principal path of travel.	Plan drawing highlighting lobby, stair, and elevator.
Location with respect to elevators - visibility	Position at least one (1) stair within view of the elevator.	Plan drawing highlighting elevator and stair.
Location - principal path of travel	At least one (1) stair shall be located on, and visible from, the principal path of travel on each floor.	Plan drawing highlighting the principal path of travel and the stair location.
Circulation Signage		
Signage prompts at stairs	Include permanent signage encouraging stair use, to be integrated with the building's way-finding program.	Drawings of signs.
Signage prompts at elevators	Include permanent signage encouraging stair use, to be integrated with the building's way-finding program.	Drawings of signs.
Stair Design and Aesthetics		
Electrical lighting	Incorporate a professionally designed lighting program utilizing architectural fixtures that provide the light level and quality mandated by code and consistent with lighting in the building corridors.	Lighting product cut sheets and calculations.
Natural lighting	Provide windows or skylight at each level.	Drawings of windows.
Music	Provide music system within the stairs.	Drawings of music system.
Artwork	Include permanent non-combustible artwork to increase visual interest within the stairs.	Drawings of photos or artwork.
Finishes	Provide similar or better quality finishes as building corridors.	Finish schedule, elevation drawings.
Ventilation	Provide same heat and air-conditioning level as building corridors.	HVAC drawings.
Security	Provide closed-caption television monitoring or similar system as provided in building corridors, or better.	Security system drawings.
Size	Provide stair width that is at least 20% greater than the minimum required by code.	Plan drawing.

DESIGN FOR INCREASED STAIR USE	
A maximum of 15 points are available. If this option is selected, 5 base points are given for Required Design Items. A maximum of 10 additional points are then available from the Optional Design Items section below.	
Required Design Items - 5 Base Points	
VISIBILITY: Position at least one (1) stair to be visible from the building's main lobby. A maximum of 25 feet travel and no turns should be required to reach stairs from the building's main entry.	
LOCATION WITH RESPECT TO ELEVATORS PRIORITY - Position at least one (1) stair before access to elevators from the main building lobby, along the principal path of travel.	
SIGNAGE PROMPTS AT STAIRS - Include permanent signage encouraging stair use, to be integrated with the building's way-finding program.	
SIGNAGE PROMPTS AT ELEVATORS - Include permanent signage encouraging stair use, to be integrated with the building's way-finding program.	
ELECTRICAL LIGHTING - Incorporate a professionally designed lighting program utilizing architectural fixtures that provide the light level and quality mandated by code and consistent with lighting in the building corridors.	
VENTILATION - Provide same heat and air-conditioning level as building corridors.	
SECURITY - Provide closed-caption television monitoring or similar system as provided in building corridors, or better.	
Optional Design Items (Up to 10 Additional Points)	Points
LOCATION WITH RESPECT TO ELEVATORS VISIBILITY - Position at least one (1) stair within view of the elevator.	2
LOCATION ON PRINCIPAL PATH OF TRAVEL - At least one (1) stair shall be located on, and visible from, the principal path of travel on each floor.	2
NATURAL LIGHTING - Provide windows or skylight at each level.	3
MUSIC - Provide music system within the stairs.	1
ARTWORK - Include permanent artwork to increase visual interest within the stairs.	3
FINISHES - Provide similar or better quality finishes as building corridors.	1
SIZE - Provide stair width that is at least 20% greater than the minimum required by code.	3