YSA Architecture
Young & de la Sota Architects

1-2022

To: Puerto Rico Housing Finance
Authority PO Box 71361
San Juan, Puerto Rico 00936-8461

RE: 2020-002 EGIDA 837
Project Name: Egida 837
Project Owner: 837 Senior Living LLC

Gentlemen:

The undersigned, an Architect duly licensed and registered in Puerto Rico, will provide full design services, including without limitation, preparing for **837 Senior Living LLC** plans and specifications, in connection with the proposed construction of a 192 unit project on certain real property known as Egida 837 (the Premises).

The undersigned hereby certifies that:

1. The plans and specifications will be in compliance with the requirements of all Municipal, Local, State, and Federal Government authorities having jurisdiction there over.
2. The condition of the Premises and the Project, after completion of the construction in accordance with plans and specifications, will be in compliance with:
    a. All Government and Municipal Authorities having jurisdiction there over;
    b. All applicable zoning, building, fire and other Federal, State, Local Laws, Ordinances, Rules, Regulations, Restrictions;
    c. Other Requirements, including without limitations:
        i. Fair Housing Act and Design Manual;
        ii. HUD Section 504;
        iii. American with Disabilities Act (ADA);
        iv. ADA Accessibility Guidelines (ADAAG);
        v. Uniform Federal Accessibility Standards (UFAS);
        vi. Housing Quality Standards (HQS);
        vii. Energy Conservation Code [International Code Council]
        viii. Lead-Based Paint Standard (Only for buildings were built prior 1978);

ix. Life Safety Code;

x. Applicable Joint Regulation for Project Evaluation and Permitting, regarding Land Development and Use, and Business Operations *(In this case at this moment "Reglamento conjunto de Permisos para Obras de Construccion y* uso de terrenos 2010").

xi. Puerto Rico Building Code 2018, as amended from the 2018 International Building Code ®, as adopted on November 2018;

xii. Voluntary Compliance Agreement (VCA)[1];

1. Twelve percent (12%) of the total ground floor and/or elevator-serviced unit inventory must be made fully-mobility-accessible under the 2010 ADA Standards and, wherever applicable, the Uniform Federal Accessibility Standards (UFAS).
2. Three percent (3%) of the total unit inventory must be made sensory- accessible under the 2010 ADA Standards and, wherever applicable, the Uniform Federal Accessibility Standards.
3. Compliance with the accessibility requirements of the Fair Housing Act (FHA) and, wherever applicable the 2010 ADA standards, and the Uniform Federal Accessibility Standards (UFAS).

xiii. Implementation of Green Building Standards;

1. As required by Federal Register Vol. 83, No. 28 (February 09, 2018), 83 FR 5844 and amended by Federal Notice Vol. 84 No. 33 (February 19, 2019), 84 FR 4836, all new construction of residential buildings and all replacement of substantially damaged residential buildings must comply with a HUD-approved Green Building Standard. In this case, the project will comply with ICC-700 certification as reviewed by Architect Bienvenido Pichardo.

xiv. Standard or Professional Practices

xv. Any other applicable zoning, construction, assessment or energy efficiency codes; and

xvi. Broadband Infrastructure Requirements;

1. Requirements, under Federal Register Vol. 83, No. 28 (February 09, 2018), 83 FR 5844: Projects are required to include installation of broadband infrastructure requirements, into the Project plans and specifications, at the time of new construction or substantial rehabilitation for multi-family rental housing that is funded or supported by HUD and/or CDBG-DR funds.

In addition, the plans and specifications will be in compliance with the following requirements:

1. An accessible and dedicated pedestrian network within the project site to connect the building(s) main pedestrian walkways(s) with egress points by the accesses adjoining the public street PR 837.

2. The construction or rehabilitation of non-conforming sidewalks in the front of the project site adjoining PR 837, in compliance with applicable accessibility standards and local codes, in order to allow connectivity to at least one side of the block.

3. Parking spaces and service areas will be screened from any public sidewalk or roadway by green hedges, fences or walls with a void-to-solid area ratio of 1 or less.

4. Building's main entrance connects through a sidewalk from the public plaza to an adjoining public roadway.

5. The project dedicates an open plaza to public use adjoining a sidewalk to a public roadway.

6. The open balcony in each unit has an area of no less than 24 sq. ft.

7. The equipped exercise room has an area or aggregate area of no less than 300 sq. ft.

8. Common laundry is equipped with at least a washer-dryer pair per 15 units or washer/dryer combo provided in each unit.

9. Common laundry is equipped with at least a washer-dryer pair per 15 units or washer/dryer combo provided in each unit.

10. Storm windows or shutters are specified for all units.

11. Ceiling fans are specified for all bedrooms and living room areas.

Respectfully,



Rosa de la Sota, Architect LIC 12049

Young & de la Sota Architects, PSC

Prepared for **837 Senior Living, LLC** *by:*
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1. Conciliation Agreement and Voluntary Compliance Agreement between HUD and Alicea Cruz, Wanda L. and Égida Vistas del Río, et. al. Section 18(a) (2016).