



The Los Angeles Housing Department (LAHD) is posting the following Questions & Answers (Q&A – Part 1) regarding the 2025 Homes for LA Notice of Funding Availability (NOFA). Additional information can be found online at <https://housing.lacity.gov/ula/homes-for-la-nofa>.

2025 Homes for LA Notice of Funding Availability Q&A Part 1 (8/26/2025)

Q#	Reg Sec	Question	Answer
General			
1	General	I was hoping to inquire about when LAHD will be publishing the application materials for the Homes for LA NOFA.	These materials will be finalized on Sept. 5, when the NOFA opens.
2	General	I hope all is well and thanks for all the helpful information your office has put out regarding the NOFA. I'm wondering whether developers will still be able to apply even if they are not able to attend the Aug 27th Virtual Bidders Conference? Thanks!	Attendance at the Bidder's Conference is <i>highly</i> recommended, particularly for people who have not applied for NOFAs on the unofa.org site before.
3	General	Is a scattered-site application allowed?	Yes so long as it is explained in the application.
4	General	I'm looking for "Document 10 – Self-Score Form for Homes for LA NOFA Competitive Criteria." Did I miss it on the website?	Document 10 is available as a downloaded form under the supporting docs section of the UNOFA portal.
Term Sheets			
5	Refer to term sheets for ULA Acquisition + Rehabilitation and ULA Preservation	Can you apply for "Preservation" pool if you have one covenant expiring, but you will still have other covenants on?	Projects that have expiring covenants will get more points for preservation programs because they demonstrate a higher risk of affordability loss.
6	Refer to the Alternative Models Preservation term sheet	NOFA says that Alt Models-Preserv. cannot be used for Acquisition, BUT the termsheet says it can be. The NOFA does not explicitly state the "eligible uses" for the programs, so which rule here prevails?	Acquisition is an allowable use under the Alternative Models Preservation program. LAHD will correct the term sheet.

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7	Refer to the ULA Alternative Models new construction term sheet	ULA Alt Models units above 80% AMI. What are the lease-up and occupancy monitoring requirements for moderate-income units?	LAHD will require that any deed-restricted units above 80% AMI be RENT-restricted rather than INCOME-restricted. LAHD Occupancy Monitoring lacks the capacity to means-test middle-class households, and instead prefers to monitor the rent levels on moderate-income units.
8	Refer to the Operations Assistance term sheet	Can you apply to the Operating Assistance program with a scattered-site project? If not - confirming you can submit a one-off application for Op. Assistance, for a project that is part of a separate scattered-site application?	Yes, as long as the project is already in the LAHD portfolio. Meaning, it has, at some point obtained competitive financing from LAHD.
Section 1: General Provisions			
9	1.4	Section 1.4 states that awarded projects under the Pooled Sources Multifamily, ULA Multifamily NC, and ULA Acq/Rehab Preserving Affordability programs will be tentatively assigned a tax credit round. More clarification is needed on this as the LAHD Managed Pipeline currently only determines when applicants can submit for 9% CTCAC rounds, note 4% rounds.	LAHD will provide tiebreaker support letters for projects that demonstrate readiness and competitiveness for the CTCAC 9% Los Angeles Geographic Pool. LAHD has little additional influence over the 4% rounds, and recommends submission of 4% credit applications as soon as possible.
Section 2: Loan Terms and Requirements			
10	2.6	Section 2.6 Is an applicant able to switch between a 9% vs. 4% executions after LAHD award, and revise the developer fee calculation to be consistent with the TCAC execution?	Yes, applicants are allowed to switch between TCAC 9% and 4% LIHTCs after LAHD award, and revise the developer fee calculation to be consistent with CTCAC execution.
11	2.8	Section 2.8 requires a Temporary Certificate of Occupancy or final sign off to come from the Los Angeles Department of Building & Safety. Will this requirement allow for alternate jurisdiction for approval? For an example, a County-owned site would be permitted through the County rather than through the City.	LAHD will accept permits from whichever agency has jurisdiction over the site.
12	2.8	CASp / Accessibility: For small multifamily properties, how are the accessibility requirements under this NOFA applied?	There is no special consideration for small multifamily properties with regard to the accessibility requirements. Furthermore, this NOFA is structured around new construction,

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			preservation, recapitalization, and acquisition of large multifamily projects.
13	2.8	CASp / Accessibility: Specifically, does LAHD require a CASp report for these smaller properties, or is there an alternative pathway for compliance or exception?	No, there is not an alternative pathway to CASp/Accessibility compliance.
Section 5: Threshold Requirements, Documents and Definitions			
14	5 Doc 4	Audited Financial Statements: The NOFA specifies three years of audited financial statements. For the most recent year, will LAHD accept a draft audit, or is a finalized version required at the time of application?	Finalized Audited Financial Statements are required at the time of application.
15	5 Doc 4 and Section 6.1	Partnership Structure Duration: Under this NOFA, how long are development or ownership partners required to remain members of the LLC or other project ownership entity?	The members of the LLC or other project ownership entity cannot change before closing. After the loan agreement is signed, the members/partners may change in accordance with the agreement. The agreement will be more flexible for member/partner changes after 15 years. Any changes before the 15 year mark must be approved by LAHD.
16	5 Doc 5	Appraisals: If a project involves a \$0 acquisition cost (such as through donation or a no-cost transfer), is an appraisal still required under this NOFA?	Yes, if the project sponsor wishes to access extra points for discounted contributions of land, then the appraisal would be necessary to establish the value of the discount.
17	5 Doc 5	Appraisal: Threshold requirements list that “an as-built appraisal is required for capital projects” - what is the definition of a capital project?	A capital project is any project that contains an element of new construction, rehabilitation or retrofit work.
18	5 Doc 6	Phase I / Environmental: For existing structures (not vacant land or calling for demo/construction), is a full Phase I ESA required, or would lead and asbestos surveys alone suffice for meeting the program’s environmental due diligence requirements?	A full Phase I ESA is not required for Single Family Housing Rehab but is required for Multi-family Housing Rehab (5 units or more) and non-residential properties per 24 CFR 58.5(i)(2)(ii). Lead and asbestos surveys are mandatory for buildings built prior to 1978.

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19	5 Doc 6	Phase I / Environmental: For how long are environmental reports, such as the phase I and soil samples considered current?	From the NOFA regulations: if the Phase I and/or Phase II reports were completed, but the completion date is more than 24 months prior to the application date, an updated Phase I and/or Phase II report, or a technical memorandum from an independent consultant is required confirming that the findings and conditions as indicated in the report are still the same. The original reports including the memorandum are required at the application submission. For an environmental review, Phase I Report is considered current if completed within the last six months and Soil Sample Reports are generally valid for up to five years.
20	5 Doc 6 and 7	Phase I ESA: If a project is determined to be located within a liquefaction zone area, will a Phase II also be required?	A Phase II Report is required when a Phase I Report recommends one. If a project is found to be within a liquefaction zone, a Geotechnical Investigation Report (also known as a Soil Report) approved by the Building and Safety Department is mandatory.
21	5 Doc 9	Conceptual Plans What are the requirements for rehabs? Per architectural guidelines what is required is: PNA, SOV, and “plans” that indicate proposed improvements. Per NOFA, it says “preliminary architectural plans”	<p>Per LAHD architectural guidelines (page 15 under “Conceptual Review”) and ULA NOFA requirements (Section 5, Document 9 at page 35), all rehab projects must submit the following required documents during Conceptual Review:</p> <p>Preliminary Architectural Plans: These should clearly indicate proposed improvements to the existing structure.</p> <p>Property Needs Assessment (PNA): A detailed evaluation of the current condition of the property used to identify required improvements and deficiencies.</p> <p>Schedule of Values (SOV): A line-item breakdown of anticipated rehab costs.</p> <p>These three components are necessary to complete a comprehensive plans’ review for compliance with our current set of guidelines, and a cost estimate to evaluate the project’s financial feasibility.</p> <p>Exceptions – Cosmetic Rehabilitation Only, Projects limited to superficial updates (e.g., painting, flooring).</p>

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22	5 Doc 11	Where can we find the “Relocation Assessment” and “Project Summary Assessment Form”?	LAHD does not have a Relocation Assessment form or Summary Assessment Form. This is something that the applicant will need to procure through a relocation consultant.
23	5 Doc 19	ULA Affordability Covenants: How do the new ULA affordability covenant requirements interact with properties that already have covenants that are pending expiration or soon to expire (e.g. prev CRA-LA)? Would the new ULA covenant layer on, replace, or extend these existing covenants? For example, prev CRA funding has imposed rent/AMI restrictions that are much lower than what ULA is expecting.	If the CRA covenant is expiring then yes, ULA covenant terms will take over and the new rents will phase in. If the CRA covenant is not expiring, then the project may benefit from AB846. However, guidance on this is forthcoming. As always, the most restrictive requirements will prevail.
24	5 Doc 21	Projects applying to ULA funds will be required to adhere to the City of Los Angeles Project Labor Agreement. What is the requirement for projects on County-owned land with requirement to adhere to LA County Community Workforce Agreement?	All projects receiving ULA capital funds for new construction or major rehabilitation must comply with the City of Los Angeles Board of Public Works PLA. In the event that a Measure-wide PLA is agreed by the Construction Trades and approved by the City Council, then that PLA will apply instead.
25	5 Doc 24	Can we include tenant governance in the Operating Expenses guidelines? If so, what are the current LAHD Project Underwriting Guidelines for Tenant Governance costs?	Applicants should budget for costs associated with Tenant Governance compliance. However, the costs need to be reasonable and account for the fact that LAHD is launching a Capacity Building Hub to support tenants and project managers with Tenant Governance. The Hub will provide training and template materials, so LAHD does not expect sponsors to budget for training or template materials.
Section 6: Application Process			
26	6.1	Award Limits For those planning to apply to more than one program as the lead project sponsor, has there been any thought to award limits per organization or per program?	There are not proposed to be specific limits on awarding funds to one lead project sponsor, but LAHD will use our discretion to avoid concentrating awards in a way that would overextend sponsor capacity.
27	6.c	Site control 6.c on page 31. Please confirm the only deal term(s) required as a part of the ENA are those that demonstrate the project will be able to meet the proposed project timeline as shown in the project’s application.	Confirmed.

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Section 7: Scoring of Applications			
28	7.2	Section 7.2 uses total development costs to calculate cost effectiveness. Will the application calculation remove “paper costs” from this calculation, which includes, but is not limited to, contributed developer fee, value of donated land, and accrued/deferred interest. This will allow for a more clear calculation of effectiveness.	No. All costs will remain in the TDC.
29	7.2	Regarding the proposed LAHD Super NOFA I have two questions: First, how does the second part of the Cost Effectiveness scoring category work? It seems that a project requesting \$0 from LAHD would be eligible for 5 points, while a project requesting the maximum allowable would be eligible for 0 points. Is there a different sliding scale?	LAHD is aware that many applicants will prefer to receive no points from the second half of the Cost Effectiveness criterion rather than sacrifice any available subsidy.
30	7.4	Section 7.4 defines points for discounted land, including those contributed by public, City-acquired sites, or land owned by faith-based organizations. Does this include privately donated land, such as those donated by a private foundation, as long as the fair market value discount is valid. We expect this to be the case since it meets the same objective of developing on below market land, and rewarding institutions for providing land for housing.	Yes.
31	7.7	Secondly, can you confirm the required three bedroom and Special Need and/or the ALI ELI requirements for each program. The requirements don't seem to be very clear. Thank you!	It helps to answer this with an example. Both the ULA Alternative Models programs require 20% of units at ALI/ELI. For an applicant in those programs to access priority points, they would have to provide more than 20% of units at ALI/ELI.