

Q&A Set 4: 9/16/2025-9/24/2025

Regulation Section	Question	Answer
Introduction		
Introduction	The regulations list eligible applicants as "Nonprofit developers, CLTs, LEHCs, public entities, LPs, LLCs." However the underwriting guidelines add the language that nonprofits "set up as Community Land Trusts, Limited Equity Cooperatives, Public Entities, Limited Partnerships or Limited Liability Company" would be eligible applicants. Can you confirm that special purpose entities like LPs and LLCs can be to be formed?	For the ULA Multifamily program, fully for-profit applicants are allowed to apply. For all other ULA programs, it is not sufficient to merely include nonprofits in the SPE. The SPE must have a nonprofit in the Managing General Partner (MGP) role, and this is not about competitiveness-- it is a basic eligibility requirement.
Introduction	To accurately report an applicant's background for the LAHD background check, what materials are required to be submitted with an application for H4LA funds?	Background checks will be performed upon award, after the project has already won competitive financing.
Introduction Table 1	ULA Multifamily and ULA Alt Models New Construction Term Sheets: Do all programs require state prevailing wage? The Term Sheets indicate that all programs do, but the Regulations and Underwriting Guidelines indicate the ULA Multifamily and ULA Alt Models New Construction programs don't.	The Alt Models Preservation can require only prevailing wage if the project is less than 40 units, but ULA Multifamily and Alt Models New Construction will always require PLA.
Section 1		
Section 1	Is any of the open funds available for the City to purchase either new construction or 100% vacant apartments?	All of the Homes for LA NOFA's preservation programs can only be used for buildings that already have affordability covenants. There is a separate ULA Acq/Rehab Small Naturally Occurring Affordable Housing (Small NOAH) program that can be used to purchase non-deed-restricted apartment buildings, but that program is not part of this NOFA. LAHD is in the process of procuring a Fund Administrator for the ULA Small NOAH Acq/Rehab Program.
Section 1.1	A total of up to \$77.6 million is available across the Pooled Sources Multifamily and Pooled Sources Preservation Funding Programs. However, it is not clear how much funding is specifically allocated to each program. Clarifying the funding availability for each program is important so that applicants can better assess how much to request in order to remain competitive.	Pooled Sources Preservation projects without acquisition have much lower costs than Pooled Sources Multifamily projects, and as such, would score much higher on Cost Effectiveness. This Cost Effectiveness scoring issue for acquisition vs non-acquisition projects is why LAHD is scoring the two programs separately, and also why LAHD chose to put resyndication projects (which include transfers of ownership) in the Pooled Sources Multifamily program, to avoid mixing of acquisition and non-acquisition projects in the same program. However, LAHD is using the same pot of funds for both programs and needs the discretion to determine program allocations based on factors like market demand, availability of tax credits, and availability of funds-- these variables are hard to predict until all the applications have been submitted.
Section 2		
Section 2	We have a small 3-unit project with an LAHD loan that has a fixed payment of \$5K/year. This payment is causing the 3-unit project to have negative cash flow. We would like to request that the minimum payment be converted to a residual receipts loan. It does not make sense to use limited ULA funds to pay off the existing LAHD loan, but it makes sense to restructure the loan as part of the Stabilization Plan so that it is a residual receipts loan. Can this be requested as part of the Operating Assistance program?	Applicants may request a restructuring as part of their application, however, the money hypothetically awarded by the Department should not be used to pay off a loan to LAHD.
Section 2 Table 3	Can project submit simultaneous Alt Model Preservation applications and Emergency Capital Needs (the \$250k max request) application in order to have the smaller request as a backup? (for reference, HCD's Portfolio Reinvestment Program did NOT require resident interviews in their relo assessment for the application)	Applicants may dual apply to the Alternative Models Preservation Program as well as the Operations Assistance Program.
Section 2.2	Per the Regulations, LAHD may waive construction loan interest to ensure the financial feasibility of a project. Can we request the waiver now or do we request post-award or closer to finance closing?	The latter. The waiver would need to be requested post-award.
Section 2.6	Please confirm that a project utilizing 4% tax credits can collect a developer fee in line with the 4% developer fee in the TCAC regulations.	Confirmed.
Section 2.9	Regulations state that as part of the Project Readiness evaluation process, applicants must submit a PMP no later than 120 days prior to opening for marketing date. This is confusing. Is a PMP needed for the application? Or can the PMP be submitted later?	No, a PMP is not needed for the application. The PMP needs to be submitted 120 prior to marketing the units for lease.

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Section 2.9	States all programs will use the HUD rent schedule, the Term Sheets state all programs will use the HUD/LIHTC rent schedule, and Q&A Part 2 Q#43 states all programs will use the HUD and/or TCAC rent schedules. However, LAHD has a HUD rent schedule (Schedule I) and a TCAC rent schedule (Schedule IX). Which one should applicants use?	The applicant should utilize the most restrictive rent schedules per the requirements of the most restrictive funding source in the project's capital stack. For ULA funding only, applicants may select schedules I or IX.
Section 5		
Section 5 Document 18	Is a CNA/PNA required for a project applying only for the operating assistance program and requesting \$250k for deferred building maintenance and repairs?	Projects are required to submit a CNA identifying all current and anticipated capital and/or maintenance needs within the next five (5) years.
Section 5	If we are applying for the ULA Operating Assistance funding and will be including a request for up to \$250,000 project-wide emergency capital needs, do we need to provide a CNA, SOW, lead-asbestos report and architectural plans or can we provide a bid from a qualified General Contractor who will perform the work. Would this work be subject to any wage rate?	A SOW is required, however a CNA will not be required. Prevailing wage requirements apply.
Section 5	If we are contemplating a business consolidation, do we need the documents of the "parent" company as well?	Yes.
Section 5	For the Operating Assistance Program, if the project is more than 40 units and we are doing emergency repairs or deferred maintenance with less than \$250,000, do we need to adhere to PLA?	No.
Section 5 Document 4	Where can the LAHD Project and Sponsor Underwriting Regulations be found? Are we supposed to refer to the LAHD AHMP Program Regulations, Policies, and Procedures (issued September 15, 2022) for underwriting Regulations for this NOFA?	Under "Exhibits" on the Homes for LA NOFA webpage.
Section 5 Document 4	One of the organizational documents requested is a List of Board of Directors. If the applicant is a Limited Partnership without a Board of Directors, what would be submitted for this item? Would we provide the Board of Directors of the non-profit Managing General Partner of the Limited Partnership?	Yes.
Section 5 Document 4	If an applicant is a Limited Partnership with only one property in its portfolio (the subject property of the application), would this be the only property in the REO Schedule? Or should the General Partners also complete an REO Schedule?	Limited Partners do not need to complete the REO Schedule. All General Partners must complete the REO Schedule.
Section 5 Document 4	If an applicant is a newly formed Limited Partnership with no audited financial statements, would the General Partners need to provide their audited financial statements?	Yes
Section 5 Document 1	In the Financial Proforma, can you please confirm that the intent of the "Status Quo" tabs are to show the current operating status of projects applying for Operating Assistance?	Confirmed. The Status Quo tab should show the current operating status of the applying project.
Section 5 Document 3	What is a "Proof of Voluntary Acquisition"? Is there a form for this?	This is a form required by HUD for the Pooled Sources programs. Please look on the HUD website.
Section 5 Document 4	Is there a specific template for the corporate resolution to apply for the Homes for LA NOFA?	No.
Section 5 Document 4	I'm reaching out as I represent a BIPOC/Emerging Developer Team with one 9% LIHTC project currently under construction and an award for a 4% LIHTC project which will start construction in January 2026. Both of the projects are owned by special purpose limited partnerships. In terms of financials, since I'm an entrepreneur, my business tax return is part of my personal tax return which is the only financial statement I personally have. For purposes of showing financials for the special purpose entity formed for the two projects we plan to submit in this NOFA, how should my business partner and I report our financials? Do we share our individual business tax returns for the last year since the special purpose entities formed for our LA projects have only incurred pre-development expenses to date? Please advise as we want to make sure we meet this requirement. Thank you.	Please provide the financials for the special purpose entity.
Section 5 Document 4	The published underwriting guidelines state that the minimum operating expenses for Permanent Supportive/Special Needs Housing is \$14,000. Can you confirm whether a project can blend operating expenses for a mixed population project that will house PSH and general affordable? Also, can you confirm that resident services funding that comes from a source other than project income can qualify?	Yes, a project may blend operating expenses for a mixed population project for both PSH and Affordable units, however, resident services funds cannot support building expenses.

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Section 5 Document 4	Does the applicant need to be a nonprofit developer? LLC history requirements?	"For the ULA Alternative Models New Construction, ULA Alternative Models Preservation, ULA Acquisition and Rehabilitation Preserving Affordability, and ULA Operating Assistance Programs, the applicant must either be a nonprofit or, if the applicant is a special-purpose entity (SPE), the SPE's Managing General Partner (MGP) must be a nonprofit. For the ULA Multifamily, the Pooled Sources Multifamily, and the Pooled Sources Preservation Program, there is not requirement that the applicant be a nonprofit or be managed by a nonprofit."
Section 5 Document 4	Can you please share if there is a board resolution template that we should be using for the Homes for LA NOFA?	This question was answered in Chron Q 110.
Section 5 Document 5	Our project is new construction, and we have not yet identified a general contractor. When listing our development team members, how do I address the fact that we haven't selected a GC yet?	State that a GC has not yet been identified.
Section 5 Document 5	<p>Hello- in preparing to submit an application for capital under the Alternatives Model Preservation we noticed a requirement for an appraisal. However, I believe this program summary specifically mentions that it is for preservation projects without an acquisition/ sale. If the rehab/ preservation project is fully owned by Abode Communities (or an LLC solely owned by AC) and no change is proposed to the ownership structure, is an appraisal required (if so, why?)?</p> <p>Language from Homes for LA regulations:</p> <p>All applicants shall provide an "as-is" appraisal and/or "as-built" appraisal with a date of valuation that is within 180 days before or after the execution of a purchase contract of the transfer of ownership by all the parties, or within one year of the application date if the latest purchase contract was executed within that year.</p> <p>Appraisals shall be prepared by a California certified general appraiser having no identity of interest with the development partner(s) or intended partner or general contractor. "As-is" appraised value means the estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date. "As-built" appraisal means the estimate of the market value of real property based on the proposed use considering proposed improvements and supportable income based on the improvements. For capital projects, LAHD will require both an "as-built" appraisal and an "as-is" appraisal. The appraisal must also meet the Uniform Relocation Act definition of an appraisal. Additional appraisal requirements are listed in the regulations, which at a minimum shall follow the LIHTC regulations if the project seeks to leverage tax credits.</p>	Yes, an appraisal as described in the regulations would still be required.
Section 5 Document 8	Are lead and asbestos tests required for projects with minimal rehabilitation, such as projects conducting less than \$250k under the Operating Assistance program?	For projects built prior to 1978, projects involving demolition must identify lead and asbestos hazards
Section 6		
Section 6	The Regulations state that Applicant can submit multiple Funding Sources. If we intend on submitting for Pool Sources Multifamily AND ULA Multifamily, we understand that we need to include two applications. However, how do we show the capital stack for each of the proformas?	The applicant would be required to complete two separate proformas for each separate application.
Section 6 Table 3	Additionally, we understand that if we pursue both of these sources we will be subject to BOTH BABA and PLA requirements. However, we want to confirm that LAHD will allow stacking of both sources.	No, a project will not be eligible to receive both ULA multifamily and Pooled Sources for the same project.
Section 7		
Section 7	I had one more question: will LAHD prioritize funding as many projects as possible, or will awards be based strictly on scoring? For example, if a single high-scoring project required 75% of available funds, would that still be allowed? My question is specifically in regard to new construction projects, since I assume rehabilitation requests will generally be smaller. Thank you again for your help.	Projects will be awarded funds based on their scoring competitiveness. Additionally, there are no caps on amount of funds awarded per project.

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Section 7.1 and 7.2	What is the best way for us to provide self-scores for Feasibility and Cost Effectiveness when these categories are based on several factors, some of which we will not know at the time of application (i.e. our rentable square footage relative to the median of the remaining applications)?	You may elect to give yourself full points for scoring elements where you could not be expected to have all the information necessary for scoring. Please be advised that LAHD will publish additional guidance for Cost Effectiveness, Feasibility, and Entitlement Readiness scoring methodologies to help applicants better estimate their projects's competitiveness.
Section 7.3	The Regulations state that "Maximum points for Entitlement Readiness is awarded to projects that have secured all necessary planning entitlements or that can demonstrate that the project can be approved by-right or through ministerial approval. A proposed project's readiness can be demonstrated by documents such as Preliminary Zoning Assessment, Zoning Letters, Letter of Compliance, or Determination Letter with approved entitlements." In lieu of the documents mentioned above, would a memo defining by-right/ministerial pathway from a certified planner will be sufficient to demonstrate entitlement readiness	Multifamily projects can be developed by-right. However, sometimes a by-right or ministerial approval may still require a planning process. A letter from a certified planner is not acceptable. Please be advised that LAHD will publish additional guidance for Cost Effectiveness, Feasibility, and Entitlement Readiness scoring methodologies to help applicants better estimate their projects's competitiveness.
Sections 7.2 and 7.4	Regulations Introduction and all capital program Term Sheets: Similarly, can you please clarify if (and which) "paper costs" will be excluded from TDC for the purpose of calculating % of TDC loan limits?	Already answered. (Set 3)
Term Sheet 7	For Operating Assistance, does the loan need to be still unpaid or will a regulatory agreement with LAHD suffice?	A regulatory agreement will suffice.
Term Sheets		
ULA Alternative Models: New Construction Term Sheet	ULA Alternative Model New Construction and Preservation Term Sheets: It's unclear what is meant by "AMI limits set at the project rather than unit level." Can you please elaborate on this requirement?	The provision being cited here is a very narrow piece of guidance that simply suggests that AMI averaging is a tool for balancing deep affordability needs with project cash flow realities. It should not be read as policy and will not be used to determine Threshold or Scoring for any application.
Pooled Sources Preservation and ULA Alt Models Preservation Term Sheets	Pooled Sources Preservation and ULA Alt Models Preservation Term Sheets: Can you please describe what kinds of projects "Capital Improvements without Acquisition" is meant to capture? Does it include or exclude resyndication projects?	These provisions exclude resyndication projects. Resyndications are transfers of ownership, or a large transfer of ownership interests, between investors. As such, resyndications are acquisitions for the purposes of this analysis.
Pooled Sources Preservation Program	Pooled Sources Preservation and ULA Alt Models Preservation Term Sheets: Can you please describe what kinds of projects "Capital Improvements without Acquisition" is meant to capture? Does it include or exclude resyndication projects?	These provisions exclude resyndication projects. Resyndications are transfers of ownership, or a large transfer of ownership interests, between investors. As such, resyndications are acquisitions for the purposes of this analysis.
Pooled Sources Preservation Program	I have one more question regarding pool eligibility. We are in the process of acquiring a portfolio with Kingdom Development (California's largest affordable housing nonprofit). This portfolio includes properties with existing LAHD loans, and the buildings are in need of rehabilitation. Our current plan is to apply under the Pooled Sources Multifamily pool since we are acquiring the sites and are unsure whether we qualify for other pools. The LIHTC covenants on these properties are not expiring within the next 10 years, so it seems we would not be eligible for the ULA Acquisition/Rehab Preservation pool. Before moving forward, I wanted to double-check whether these properties might be eligible under any other pool, as we believe it may be more advantageous to apply elsewhere, particularly if another pool has more available funding and would not place us in direct competition with new construction projects. Thank you very much for your guidance on this.	If you are planning to acquire and rehabilitate those projects through a LIHTC resyndication, the best program would be the Pooled Sources Multifamily. Without expiring covenants, your projects would not be eligible for ULA Acq/Rehab Preserving Affordability, and if you are proposing to use LAHD funding to pay for the acquisition, those acquisitions would not be competitive for the ULA Alternative Models Preservation Program.
Term Sheet United to House Los Angeles (ULA) - Operating Assistance	The Guidelines specify that ALL projects must provide: Document 5: an appraisal Document 13: Accessibility Self-Certification Form Document 21: For ULA funded projects of 40 units or more, a Letter of Assent to comply with a PLA program Section 9.4: Requirement for a CASp as a member of the team Elsewhere it appears that none of the above is required for a project seeking funds under the ULA Operating Assistance category including up to a maximum of \$250K for emergency repairs. Please confirm that these documents and requirements apply to the Operating Assistance program.	These requirements are not applicable to the Operations Assistance program.
Definition		
Definition	What does "in your portfolio" mean?	A project that has received LAHD financing
Technical Requests		

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Regulation Section	Question	Answer
Financial Proforma Excel Workbook	On the Financial Proforma Excel Workbook provided, under the A.5 Operating Expenses tab, I am unable to enter Utility Expenses amounts in lines 37–40, columns B–C. Could you please confirm whether a corrected workbook will be issued, or if there is a recommended workaround for entering these amounts?	Thank you for flagging this error. Those cells have been unlocked and the corrected pro forma workbook republished to the Homes for LA NOFA webpage and the UNOFA applications.
N/A	For projects seeking funding under the Operating Assistance program. If the Stabilization Plan is to do a resyndication in the coming 1-3 years, are we supposed to fill in the yellow tab A7, Resyndication & Preservation?	Yes.
N/A	For projects seeking Operating Assistance. The B6 15 year Op Assistance tab has two rows of yellow cells, row 10 and row 24. Yellow cells are input cells. Row 10 is for a COSR, which uses the Operating assistance over 15 years as a COSR. Row 24 is for the Operating assistance to flow in 2 years only. Is it required that we use the Operating Assistance in 2 years only? If the use of the Operating Assistance over 15 years solves the negative cash flow problem, can LAHD be flexible and allow us to use it over 15 years and so we input the Operating Assistance in row 10?	For this round, the requirement for this program is to model the infusion of cash for two years only. It should not be modeled as a 15 year assistance. If at the end of 2 years, there is a surplus, they can keep it in their operating reserve.
General		
General	Feasibility is a significant portion of the points in all programs, but the underwriting guidelines are vague and subjective. Can LAHD please provide more detail on what the requirements are to obtain full points? How will partial points be allocated?	LAHD published underwriting guidelines to our Homes for LA webpage on September 5. Additionally, guidance on partial points is forthcoming.
General	I have a property in an unincorporated area of LA, it is in a TOD and considered infill development for mixed use and affordable housing, what types of funding is available for developers of mixed use with affordable housing? I wanted to clarify this is a industrial zoned property with within a TOD	If it is not within the City of LA then it will not be eligible for any of the programs.
General Bidder's Conference	I missed the Bidder's Meeting- am I still able to apply for this NOFA?	Per Q&A set 1 Question 2: Attendance at the Bidder's Conference is highly recommended, particularly for people who have not applied for NOFAs on the unofa.org site before. Please see our webpage at https://housing.lacity.gov/ula/homes-for-la-nofa . You can also view the Bidder's Conference recording at the "Application Support" section on the webpage. Scroll to the bottom for the "Your Questions Answered" section to see updated Q&A responses
General Small NOAH	I was sent these inquiries from tenants interested in your programs-- please let me know what I should send back. Small NOAH: Do you know when the RFP for a fund administrator will be finalized, and whether tenant-led co-ops (with a 501(c)(3) partner like Union de Vecinos) will be eligible borrowers?	The Small NOAH Fund Administrator RFP was released on Monday September 1, 2025. LAHD will have an answer to the question about tenant-led co-op eligibility after an experienced Fund Administrator will have been selected.
General Small NOAH	Eligibility overlap: Can tenant groups pursue both the Homes for LA NOFA programs and the Small NOAH program, or do we need to prioritize one track?	The Small NOAH program is not yet close to launch, while the Homes for LA NOFA is receiving applications. There is no restriction against applying to one solicitation or the other, but the Small NOAH program fundamentally serves only the smallest projects, while the Homes for LA NOFA serves large multifamily projects. We do not believe there is any overlap between the Small NOAH projects and the Homes for LA projects.
General Small NOAH	Funding structure: For Small NOAH, will funds cover both acquisition and immediate rehab/reserves? Are pre-acquisition costs (legal, appraisal, option deposits) allowable?	Yes, however, the Small NOAH program is not part of the Homes for LA NOFA.
General	Also, what is LAHD's definition of a PSH project? At least 50% of units is PSH?	Regardless of the % of PSH units in a project, if a project has as little as a single PSH unit, services are required for that unit and any other unit deemed PSH.

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HOME Final Rule fact sheet	We are seeking clarification regarding the utility allowance requirements. Our project does not currently include HOME funds; however, we plan to apply for Pooled Resources, our project currently has 47 rental subsidy vouchers. Based on LAHD guidance, we understand that new construction projects with PBVs may use the respective agency's utility allowance for the entire project, unless HOME funds are committed after August 23, 2017. In this context, could you please confirm whether applying for Pooled Resources would trigger the requirement for a HUD waiver to use HACLA's utility allowance at application submittal, even though no HOME funding has been committed to date? Alternatively, if we do not have a HUD waiver to include, are we required to use a CUAC at application?	Please note a change regarding the HOME Final Rule: a waiver is no longer required to use HACLA's utility allowance. For more details, refer to the HOME Final Rule fact sheet. On page 2, under the Rental Housing section, you'll find the reference: "Permitting PJs to use PHA-established utility allowances for HOME rental projects." This rule has been in effect since April 20, 2025.
Los Angeles Housing Department Term Sheet Pooled Sources Preservation Program	For the Pooled Sources Preservation, if I am proposing a renovation project do I still need to provide an Appraisal, Phase I and Soils report?	An Appraisal and Phase I ESA are required. A soils report is not.
N/A	Can a project with under 10 units compete with larger projects?	Projects are competitively scored based on a list of criteria that are enumerated and defined in the NOFA Regulations.
N/A	We would like to know if there is a timeline for future rounds of ULA funding; can we expect similar opportunities to be released each year?	LAHD continues to study and evaluate options for timing of future NOFA rounds. Timing of rounds is a complex decision that must consider the availability of LAHD's many funding sources, the timing of tax credit rounds, the timing of other local and state funding sources, among other factors.
Project and Sponsor Underwriting Guidelines		
Project and Sponsor Underwriting Guidelines	Underwriting Guidelines: Thank you for publishing the Underwriting Guidelines! However, row heights are locked and some important information is being hidden (e.g., Project Underwriting Row 65). Can you please either unlock or reformat to ensure applicants can view all the underwriting guidelines?	This has been corrected. Thank you for flagging the issue.
Project and Sponsor Underwriting Guidelines	Underwriting Guidelines: In the Regulations, Threshold Item 1 (project demonstrates financial feasibility) states that "The proforma must show positive cash flow and Debt Service Coverage Ratio (DSCR) of 1.15 or more for at least 15 years." However, the Underwriting Guidelines state for all capital programs that "Projects must demonstrate a positive cash flow for 55 years." Please clarify the apparent conflict between the two requirements.	The underwriting standard -- which is a higher standard than the threshold requirements for submitting a complete application -- is that the applicant model 55 years of positive cash flow on the proforma.
Project and Sponsor Underwriting Guidelines	Underwriting Guidelines: Just to confirm, H4LA does not require a market study or any rental advantage (e.g., rents do not need to be at least 10% below market)?	Correct. H4LA does not require a market study.
Project and Sponsor Underwriting Guidelines	Where can we find the LAHD Project Underwriting Guidelines and the LAHD Sponsor Underwriting Guidelines referenced in the ULA Guidelines?	When you go to the Homes for LA NOFA webpage at https://housing.lacity.gov/ula/homes-for-la-nofa , you will see a section with Exhibits. Click on the Project and Sponsor Underwriting Guidelines link, and you will be able to download a workbook.