

Q&A Set 5: 9/25/2025-10/01/2025

Regulation Section	Question	Answer
Introduction		
Intro Table Section 1.1 Section 8.2	20234 Roscoe Blvd - Expiring Covenant - We are preparing to apply for a preservation deal in the ULA – Acquisition and Rehabilitation: Preserving Affordability Pool. The project is a 25-unit building with a covenant expiring in 2027. Could you please confirm whether prevailing wage requirements would apply for a building of this size?	Prevailing wage requirements apply in this case but for projects with 40 or more units, a project labor agreement is required.
Introduction Table 1	1) We are a for profit private Affordable developer that is a social impact company (double bottom line, profit and purpose). All of our developments have two 501c3 non-profit partners in our organization structure. One is for the CA Welfare Tax Exemption qualification, and the second is a local church in Los Angeles through their existing 501c3. Our church partners own between 20% and 40% of each of our assets. Does this structure qualify for either the ULA Alt new construction or ULA alt preservation funds?	All Homes for LA NOFA programs, including the ULA Alternative Models New Construction and Preservation programs, allow partnerships such as LLCs and LPs to apply. However, for all ULA Alternative Models and Acquisition/Rehabilitation Programs, for-profits cannot be in the partnership as Managing General Partners. The Managing General Partner must be an eligible entity type as provided in the ULA Measure and Ordinance, and further elaborated in the ULA Permanent Program Guidelines. Eligible applicants are public entities, local housing authorities, Community Land Trusts (CLTs), Limited Equity Housing Cooperatives (LEHCs), and Nonprofits.
Section 1		
Section 1.1	What is the total amount of funds that will be available for this round of the program?	The amount available for allocation will be determined by the availability of federal, state, and/or local funding. Pooled Sources Multifamily and Preservation: Up to \$77.6M. ULA Multifamily: \$97.5M. ULA Acq/Rehab Preserving Affordability: \$30.4M. ULA Alt New Models: \$101.5M. ULA Alt Preservation: \$52.9M. ULA Operating Assistance: \$34.3M.
Section 1.4	For the ULA award, it's strictly one year with a one-year extension. Could you talk more about what the city would look for in granting an extension?	Our rationale for shortening the award term is to fund projects closer to completing their capital stack. Previously, we funded very early pre-development projects with smaller commitments. Now, we fund up to 30% of total development cost, even for leveraged tax credit projects. This approach gives a two-year period to complete the capital stack. The one-year extension is usually granted if a competitive tax credit project hasn't fully secured equity by the end of the year. Beyond two years, any extension would require a program policy evaluation.
Section 1.4	So if LAHD sees progress at year one, they would grant an extension, or would they need to see a TCAC application?	We strongly prefer that the TCAC application is submitted within a year. That's our benchmark for granting the one-year extension.
Section 1.5	For ULA Alternative Models New Construction, does LAHD expect applicants to already have most funding sources committed, with LAHD funds as the final piece?	Yes. The goal is for projects to be ready to start construction quickly, with LAHD as the last piece in the stack. Because ULA covers up to 80% of TDC, projects should be able to finalize capital quickly. Projects with equity in the stack may also get a scoring boost.
Section 2		
Section 2	The regulation currently excludes interest and loan fees from related-party lenders, even if they can demonstrate measurable project savings. Would LAHD consider revisiting this policy to allow loans from nonprofit affiliates of the borrower, provided that: (1) the loan carries no fees, (2) the interest rate is below market and demonstrably reduces total project costs compared to a commercial loan, and (3) standard loan documentation (loan agreement and promissory note) is still provided? This would preserve protections against inflated costs while allowing projects to benefit from lower-cost, mission-driven financing.	Although not specifically prohibited in the regulations, payoff of GP loans with LAHD funds requires documentation of individual expenditures for reimbursement.
Section 2	We have an existing Century loan for the residential building that we are proposing to rehabilitate under the ULA Alternative Models Preservation pool of funding. Would we be able to use the ULA Alternative Models Preservation loan funds to also pay off that existing Century loan?	The use of loans was answered in Chron Q 261.
Section 2.6	For the ALT Models Preservation, is a developer fee allowed? Do you have a standard amount per unit for the developer fee?	Yes, developer fee is allowed. The developer fee uses the TCAC calculation for 9% credits.

Q&A Set 5: 9/25/2025-10/01/2025

Regulation Section	Question	Answer
Section 2.6	<p>The Operating Expense application requests information on the general contractor, presumably the contractor who will be doing the work involved in the emergency repairs. Since the amount of this work is maximum \$250K, this will not likely be a large contractor that typically builds affordable housing developments; so all of the questions about their last 5 projects, the population they served, the funding sources, the time to get to TCO – don't seem very relevant. Is this truly expected for general contractors performing "emergency repairs" or "delayed operating and maintenance repairs" ? Or are we misinterpreting that the general contractor must be identified already and will be judged based on the information that is asked for about the general contractor? These would typically be smaller contractors with some experience with prevailing wages; larger contractors would not be interested in such small jobs. Please clarify what you are expecting here.</p>	<p>A smaller contractor with valid GC license and insurance and with previous experience with prevailing wage would be sufficient for projects applying to the Operations Assistance Program so long as references from a previous job are provided.</p>
Section 2.11	<p>Also, for a scattered site rehab (preservation) project, if it's infeasible to provide mobility units at one of the sites, can those requirements be met via the remaining sites in the development? Per CBC 11-B233.4.3.2, where facilities contain 15 units or fewer residential dwelling units, the requirements of Sections 11B-233.3.1.1 and 11B-233.3.1.3 shall apply to the total number of residential dwelling units that are altered under a single contract, or are developed as a whole, whether or not located on a common site.</p>	<p>Our primary objective is ensuring that the required number of accessible units throughout the project. We strive to ensure that the accessible units are spread evenly throughout the project. We are aware of situation where certain unit types cannot be introduced to an existing structure and we will look at those situations more closely during our review.</p>
Section 2.11	<p>It would be ok to do the NAC work at the same time that we do our ULA work, but since it is not ready, I am thinking that we do not include accessibility updates in our ULA scope because they need to be done later via the ACHP department with the NAC. Therefore the ULA application scope of work will not include NAC accessibility work. Am I thinking about this correctly?</p>	<p>The NAC work should be done as part of the ULA-funded scope of work. For rehabilitation projects that do not have a NAC inspection, we require a CASp consultant to be contracted by the developer to review the plans and scope of work, ensuring the project complies with all applicable accessibility standards upon completion of the rehabilitation work. The rehabilitation scope of work should include all work necessary to bring the project into compliance with all applicable accessibility standards. The Certification regarding the hiring of a CASp consultant is used for both rehabilitation and new construction projects.</p>
Section 2.11	<p>Existing projects not undergoing rehabilitation, or only minimal rehabilitation, that do not already meet the ACHP and LAHD architectural guidelines will not be able to meet them if funded. Please confirm that this is LAHD's understanding as well. Do these requirements apply to acquisition only projects and projects receiving funding under the Operating Assistance Program as well?</p>	<p>ACHP improvements are not intended to apply for Operations Assistance Projects. ACHP requirements will apply to the ULA acquisition and Rehabilitation Projects.</p>
Section 2.13	<p>For smaller-scale renovations, can we combine projects under one RUD or relocation assessment?</p>	<p>No, RUDs and relocation assessments are both required as standalone threshold documents.</p>
Section 2.13	<p>Are relocation assessments required if there is no existing tenants will be relocated?</p>	<p>All projects require a relocation assessment that describes what type of relocation the project needs, if any. This relocation assessment does not have to be done by a 3rd party. Projects that are relocating tenants need to have a relocation assessment and a relocation plan. This relocation plan needs to be done by a 3rd party.</p>
Section 2.13	<p>Relocation assessments—are they required even for vacant sites with no tenants? Portal grays out the box when "no relocation" is selected.</p>	<p>All projects require a relocation assessment that describes what type of relocation the project needs, if any. This relocation assessment does not have to be done by a 3rd party. Projects that are relocating tenants need to have a relocation assessment and a relocation plan. This relocation plan needs to be done by a 3rd party.</p>
Section 2.13 Section 5 Document 11	<p>On relocation — if the lot is vacant land with no buildings or occupants, how far back must the relocation consultant look to confirm no relocation is needed?</p>	<p>A 5-year lookback is required. All projects require a relocation assessment that describes what type of relocation the project needs, if any. This relocation assessment does not have to be done by a 3rd party. Projects that are relocating tenants need to have a relocation assessment and a relocation plan. This relocation plan needs to be done by a 3rd party.</p>

Q&A Set 5: 9/25/2025-10/01/2025

Regulation Section	Question	Answer
Section 2.13 Section 5 Document 12	The Homes for LA Regulations reference the requirement for a Rental Unit Demonstration determination. Is this required for projects on sites where there are no existing structures or existing rental units? Would a letter attesting to the vacant nature of the site suffice?	If residential units existed on the site within the last 5 years, a RUD would likely be required. If no residential units existed within the last 5 years, you should be able to submit the No Net Loss Declaration (NNLD) to Building/Safety and Planning in lieu of a RUD. Also, RUD stands for Replacement Unit Determination. Link to NNLD: https://planning.lacity.gov/odocument/cd5999b4-9810-4ab2-9a49-35b4b7bc231e/No%20Net%20Loss%20Declaration
Section 3		
Section 3.2	The application requests that we list the unit numbers and unit type for mobility and communication units. However, since our project is new construction, we have not identified the units yet. How do we answer this question in the UNOFA portal?	Applicants can simply provide the number of units that will be built with the required mobility features and communication features. Please be sure to provide two separate figures; one for the number of units with mobility features and the other for the number of units with communication features.
Section 4		
Section 4	Are BABA waivers available for projects seeking funding in the Pooled Sources program? To clarify, the question revolves around the exemptions for BABA completely which I believe were part of the HOME reform act introduced by Mike Flood of Nebraska.	Answered in Chron 205.
Section 4.2	<p>We would like to apply for LAHD-funds in a “de minimis.” Based on State Law, we believe an application that fits the below criteria – less than 2% of projects costs and less than \$600K – should qualify for relief from Prevailing Wage and the imposition of a PLA. See below.</p> <p>On September 30, 2020, Governor Newsom signed into law AB 2231, which limits the “de minimis” exception to California prevailing wage laws to all but the smallest projects. Specifically, the new law limits the de minimis contribution of a public entity to an amount less than \$600,000 and less than 2% of the total project cost. The law will take effect on July 1, 2021.</p> <p>California prevailing wage laws generally require the payment of prevailing wages to workers employed on public works projects. Public works projects include construction, alteration, demolition, installation, repair work and other work paid for in whole or in part from public funds. However, the law has historically included an exception from the prevailing wage requirements where the contribution of a public agency to the project was de minimis “in the context of the project.” The exact meaning of that de minimis exemption was not statutorily defined and was therefore left to interpretation by the Department of Industrial Relations (DIR).</p> <p>The new definition of the de minimis is clearly defined. The 2% threshold for the de minimis exemption enacted by the legislation is consistent with previous DIR decisions, and AB2231 codifies that 2% threshold with the addition of the \$600,000 limit. We would be applying for \$475K here, which is less than 2% of the overall project budget.</p>	<p>We've worked with the City Attorney's office for a legal analysis of the AB 2231 process, which provides exemptions to prevailing wage requirements for projects receiving "de minimis" contributions of public funds.</p> <p>However, the way that the AB 2231 process provides the exemption is by allowing an analysis to find that the project does not constitute a "public work." We've determined that Section 22.618.7 of the ULA Measure sort of "short circuits" that AB 2231 analysis because the Measure actually states that "Any construction or rehabilitation project receiving funding or financing from this measure shall constitute a public work for which prevailing wages shall be paid."</p> <p>As such, a reading of the ULA Measure together with AB 2231 still results in the ULA-funded projects constituting public works for the purposes of AB 2231, which still triggers prevailing wage.</p>
Section 5		
Section 5	Can you confirm neither a survey nor market study are required for this NOFA application? Thank you.	Answered in set 4
Section 5	Regarding the Sponsor Underwriting section of the Underwriting Guidelines, are there additional items required at time of application that are not included in the published NOFA?	All items required for sponsor underwriting are listed in the threshold documents section of the regulations and in the scoring matrices in the exhibit sections on the website.
Section 5	The LAHD Sponsor Guidelines list items that LAHD will be reviewing during their underwriting. If the LAHD checklists don't request specific information that's also listed in the guidelines like resumes or list of board of directors' expertise, will we still need to submit as part of the application? If, as part of which documents?	See Chron 272.

Q&A Set 5: 9/25/2025-10/01/2025

Regulation Section	Question	Answer
Section 5	<p>Please confirm the following: For items that are not applicable, does LAHD want a PDF stating why an attachment is marked N/A? OR do you prefer we leave those items blank in the portal. Sec 4 – we want to confirm that you are requesting an organizational chart and not a narrative description of the ownership and management structure of the project. Sec 39—Does LAHD want a letter from a potential investor, or would a financial consultant letter used in a TCAC application be acceptable? Sec 40—Confirming that Capital Stabilization Plan is only applicable to rehab projects and not new construction.</p>	<p>Please attach a document or PDF stating the reasoning for an N/A attachment. More information is better. For Document 4, relating to information about the project sponsor, there is a form attached in the UNOFA application portal that you can fill out to satisfy this requirement.</p>
Section 5	<p>The application for Replacement Unit Determination RPO lists a per unit fee on page one. Is this fee due at the time of application submission, which is requested by September 27th, OR is it due once funding is approved and before project implementation?</p>	<p>The per unit fee (based on existing units, not the proposed amount) is due upon application for the RUD. I'm not sure if the intent is to make them ineligible for the funds if they haven't paid the RUD fee by 9/27.</p>
Section 5	<p>Documents 22, 23, and 24 The term sheet for the Multifamily Affordable Housing pool does not include documents 22, 23, and 24 as threshold requirements. However, the NOFA doesn't specify that these items do or do not apply to certain pools or project types. We intend to apply for a new construction project under the Multifamily Affordable Housing funds. Are these items required?</p>	<p>Documents 22, 23, and 24 are not required for ULA Multifamily Affordable Housing. Please check the term sheet on our website for ULA Multifamily Affordable Housing for more details.</p>
Section 5	<p>If we have supportive services agreements in place, do those need to be submitted as part of the NOFA package?</p>	<p>Yes, any agreements that demonstrate services tied to the affordable units should be included.</p>
Section 5	<p>Do PLA requirements apply to Operating Assistance projects with more than 40 units?</p>	<p>Previously answered in Set 4 ChonQ 252. No. PLA applies only to capital-funded ULA projects. Operating Assistance does not trigger PLA.</p>
Section 5	<p>What organizational documents and team experience are required at this stage?</p>	<p>As much documentation as possible should be provided for sponsors, co-sponsors, and team members. Not all are mandatory at this stage, but stronger applications include narratives about GC and property manager experience, and the selection process, even if contracts aren't finalized yet.</p>
Section 5 Document 1	<p>The financial proforma requirement is geared toward new LIHTC deals, including new construction and rehabilitation. We are not applying in conjunction with a LIHTC transaction. Is there a simplified version of the proforma that takes into account operating properties that have already received LIHTCs and LAHD loans in the last decade, but are now firmly in operating mode?</p>	<p>No, there is not a simplified proforma, however, if you are purely applying to the Operating Assistance program, you can fill out only the proforma sheets with the prefix "B."</p>
Section 5 Document 1	<p>For operating projects: do they need to show positive cash flow for 15 years, or is that just evaluated as part of scoring? Also, can we lower vacancy loss to 2% based on historic performance?</p>	<p>Projects are required to show positive cash flow for all 15 years. What we're looking for is a sustainable operating plan that demonstrates the project can remain viable. As for vacancy loss: no, you must use the 5% assumption in the template for underwriting consistency. You can provide a note about your historic performance at lower vacancy loss, but the 5% assumption is mandatory for scoring purposes.</p>
Section 5 Document 2	<p>Document 2 - Conflicts and Liabilities Cert. Form seems to be protected and will not allow us to make many changes to the requested fields</p>	<p>The unlocked file has now been uploaded to the Round descriptions and the H4LA webpage. The file inside the application itself on the Supporting Docs page cannot be updated.</p>
Section 5 Document 2	<p>Can you explain what LAHD is looking for with Applicant Underwriting Question 10 - "Does your organization have any audit findings? If yes, provide explanation."? What findings are you referring to?</p>	<p>The Department wants to understand if the Sponsor has had negative findings in any of their audits.</p>

Q&A Set 5: 9/25/2025-10/01/2025

Regulation Section	Question	Answer
Section 5 Document 2	For document 2, Conflicts of interest, is a full list of properties owned by an entity required along with the disclosure provided by LAHD?	This information is required and collected via the Real Estate Owned (REO) Schedule. LAHD will conduct sponsor underwriting as part of its review of NOFA applicants. If a project is receiving financial guarantees from multiple entities, LAHD recommends that applicants provide the REO for all members of the development team and project sponsors whose financial capabilities, experience, and asset portfolio are useful for underwriting the project. And yes, LAHD provides the project disclosure form on the website under the exhibit section.
Section 5 Document 3	Another question regarding Operating Assistance ULA NOFA: Document 3 requires evidence that Project must have site control and clean title. How old can the title reports be dated from time of application? And is there any other document we can provide instead to prove site control for older properties? Such as grant deed, current tax bill?	Either a grant deed or current tax bill will satisfy the requirements under document 3 for the Operations Assistance Program.
Section 5 Document 4	Do audits from 2021-2023 meet the "three consecutive years of audits" threshold requirement?	No. That is only two years, the requirement is 3 years.
Section 5 Document 4	If the organization's REO form includes all the information required by the LAHD REO template form, could we submit the organization's version of the REO instead of using LAHD's template form?	No, please use the LAHD template provided.
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.	Although LAHD welcomes emerging developers, our sponsor underwriting strongly emphasizes experience and financial strength of the entities backing the project. We advise that you submit whatever financial statements you have available, but LAHD has implemented a policy that maximum sponsor underwriting ratings will be reserved for large, experienced organizations that are able to provide three years of audited financial statements.
Section 5 Document 4	What type of project examples should be included for Development Team Experience and Development Team Pipeline? Do they have to match the project type, location, population, AMI mix and/or size of the proposed project? Do they have to be 100% affordable (below 80% AMI)?	The Department needs to see the applicant demonstrate that they have worked on projects similar to the types of projects described in the NOFA regulations.
Section 5 Document 4	If an applicant is a special purpose limited partnership with only the proposed project in its real estate portfolio, is LAHD looking for the REO Schedule to be completed for this LP/Applicant, or are each of the general partners of the limited partnership also expected to complete the REO Schedule for the GP portfolio?	LAHD would like to see the REO schedule for the Sponsor/Lead Applicant.
Section 5 Document 4	For a project applying for operating assistance – if the Project or Sponsor doesn't have their 2024 audit completed yet, will they be disqualified from consideration or dinged points in any way?	Answered in Set 1.
Section 5 Document 4 and 24	What about projects partnering with multiple nonprofit organizations? How do we show compliance with ULA ownership requirements?	You need to document that nonprofit partners are included in the ownership structure in a way that aligns with ULA fund requirements. If partial ownership is held, be sure to show how it meets the program guidelines.
Section 5 Document 5	For the Alternative Models Preservation Program, if the project is already in our portfolio with no acquisition or internal transaction, and we're only doing renovation (deferred maintenance, accessibility), do we still need an appraisal?	Yes. Even for preservation projects, an appraisal is required. LAHD needs to secure loans against collateral that reflects an accurate valuation. We've received feedback suggesting this requirement adds unnecessary cost, but at this time the appraisal is still required.
Section 5 Document 6	If the Phase 1 covered the entire site but only a portion will be developed, is a new report needed?	No. A report covering the entire parcel is acceptable, even if only a portion is being developed.
Section 5 Document 6	If we have a recent Phase 2, can we use that instead of Phase 1?	Yes. A Phase 2 is more comprehensive than a Phase 1 and acceptable.

Q&A Set 5: 9/25/2025-10/01/2025

Regulation Section	Question	Answer
Section 5 Document 6	I saw that the Phase 2 needs to meet a 24-month period for a technical memorandum. Just wanted to confirm—you're looking for a 24-month period for that?	We allow for an older Phase 2 if it's within 24 months. If it's older, we will still accept it, but we require a technical conformance memorandum from a consultant confirming that the conditions remain the same.
Section 5 Document 6	I just wanted to follow up on my asbestos question for if preservation projects built before 1978 will need a report even though we will just be doing a remodel and no demolition of the building?	For occupied sites, assessment must include minimally invasive sampling of readily accessible surfaces. Testing for asbestos shall be subject to AQMD standards. If the assessment determines that lead and/or asbestos is present, (except for new construction with complete demolition of the existing structure demolition as indicated above), a Lead and/or Asbestos Abatement Plan must be submitted. The applicant must include a cost estimate for any required abatement. This is needed to determine the project scope reasonableness.
Section 5 Document 6 and 7	The H4LA NOFA states that Phase I's "must indicate if the site falls within an area of the City that requires special investigations or analysis on LIQUEFACTION, EARTHQUAKE-INDUCED LANDSLIDE, AND FAULT-RUPTURE HAZARD". These areas are usually noted in our soils tests. Is it acceptable to make reference to the soils report to meet these requirements rather than folding them into the phase I, which is not typically where we would find this distinction.	If the project is located within a liquefaction zone area, we do require that a Soil Report, which is approved by the Building & Safety be submitted to us. Building & Safety may require additional measures for the structure to be built. You may make reference to this in the Phase I ESA.
Section 5 Document 7	The Appendix I Checklist lists Document 7 as "Soils Report, or, Affidavit from General Partners Pertaining to Soils Report." Can you explain what the affidavit is? I couldn't find a detailed description in the regulations.	When a project is not ready to conduct a Geotechnical Investigation, project sponsors may, in lieu of a soils report, submit an affidavit signed by the authorized representative of all general partners stating that: 1. The general partners acknowledge that NEPA Clearance will not be issued within ninety (90) days of the project's admittance into the Homes For LA NOFA Program; and 2. The soils report will be submitted to LAHD at least ninety (90) days prior to the CTCAC Bond Issuance Deadline. For programs under this NOFA that do not involve HUD funding, NEPA requirements do not apply; therefore, neither a soils report nor an affidavit will be required by the Environmental Services Unit.
Section 5 Document 7	Document 7 – Soils Report Page 34 of the NOFA states: "If a Soils Report was completed but the completion date is more than 24 months prior to the application date, an updated Soils Report, or a technical conformance memorandum from an independent consultant is required to confirm that the findings and conditions as indicated in the report are still the same." Can you please define independent consultant? Would an update letter from the geotechnical consultant that prepared the report be acceptable to satisfy this requirement?	Yes, an update from the original consultant (if it was an independent third party) would be sufficient. You may use the same consultant as the one who produced the original report.
Section 5 Document 7	Is a soils report needed at the time of application, or can the applicant provide an affidavit certifying that a Soils Report would be provided as a condition of award as in past AHMP rounds?	Refer to Chron 148.
Section 5 Document 8	For Document 8 Lead/Asbestos, the guidance notes that for new construction projects with complete demolition of all existing structures, an applicant may submit a letter in lieu of a lead and/or asbestos assessment report. In our case, the existing structures were demolished by the current owner prior to our acquisition. At this stage, we have site control through a purchase and sale agreement but have not yet taken ownership. Could you please confirm: 1. Whether a letter in lieu is still acceptable in this situation; 2. Whether documentation from the current owner's demolition/abatement process will be required; or 3. Whether our project would be considered exempt from this requirement altogether, since no structures remain on site.	Number 3, because at the time of taking ownership, there are no structures present.
Section 5 Document 8	If we are acquiring an existing building that will undergo rehabilitation, is an asbestos report required for the application?	Lead and asbestos surveys are mandatory for buildings built prior to 1978.

Q&A Set 5: 9/25/2025-10/01/2025

Regulation Section	Question	Answer
Section 5 Document 8	If a home is being demolished to allow for new construction, will we also need to provide an asbestos report on that home?	All rehabilitation and new construction projects that involve demolition of existing structures in advance of the rehabilitation or new construction, must submit an asbestos assessment and lead-based paint report completed within the twelve (12) months prior to the date of the application deadline.
Section 5 Document 8	Document 8 - Lead/Asbestos Report If the lead and asbestos report was completed prior to 12 months before the application deadline, would an update letter from the vendor who prepared the report be acceptable to satisfy this requirement?	If a lead/asbestos assessment was completed more than 12 months prior to the application deadline, an update later is acceptable.
Section 5 Document 8	We have a historic building that has some lead and asbestos that was encapsulated when we completed the substantial rehab 20+ years ago. 1. Do we need to submit lead and asbestos reports as part of the application? and if so 2. will our existing reports and O&M plan be sufficient to upload, or does LAHD require new lead and asbestos reports?	If a lead/asbestos assessment was completed more than 12 months prior to the application deadline, an update later is acceptable.
Section 5 Document 8	It was said today that lead and asbestos reports are needed if structures being demolished were built before 1978, but the below verbiage from the regs makes it very clear that a report is not needed. "For new construction projects where there is complete demolition of all existing structures, the applicant may submit a letter in lieu of a lead test and/or asbestos assessment report indicating that the presence of lead and/or asbestos is/are assumed and the appropriate federal, state, and local lead and/or asbestos hazard abatement protocols will be followed." Can you please confirm?	If the building was built before 1978 and the intent is to completely demolish the building, the applicant may submit a letter in lieu of a lead test and/or asbestos report, as described in the regulations.
Section 5 Document 8	For projects only applying for ULA operating assistance, is a LBP and Asbestos assessment required if the sponsor is just completing minor repairs with the \$250k including in the operating assistance funding? Thank you.	Lead and asbestos reports are required for all NOFA programs if repair or rehabilitation work is part of the project scope.
Section 5 Document 8	I'm preparing the ULA Alternate Models: Preservation application for Lorena Terrace. Our scope includes no demolition and no major rehabilitation inside residential dwelling units, and there is no work on any pre-1978 structures. The portal is currently flagging the Asbestos Assessment & Lead-Based Paint Report as required. My understanding is that for post-1978 construction with no material-disturbing work, these reports are not required at application. Lorena Terrace was constructed in 2006 (proof of year built can be provided). Could you please confirm whether Document 8 is required in this circumstance, or if it is acceptable to upload an "Not Applicable" attestation along with proof of year built (and our Phase I ESA under the environmental item)? If the scope changes in the future to include demolition or material-disturbing renovation, we will obtain the appropriate surveys and comply with all applicable regulations.	In this case, since the building was built after 1978, and since your scope does not include demolition, please state N/A along with attestation of year built. However, LAHD intends for the ULA Alternative Models Preservation funds to be used for major capital improvements.
Section 5 Document 9 Document 13	The Notice of Funding Availability (NOFA) mandates that developers participating in the Enhanced Accessibility Program (EAP) incorporate the required accessibility design features into their building plans. However, if the project is currently at the entitlement stage—where architectural plans are typically less detailed than full construction documents—can this requirement be satisfied by including the executed two-page EAP Certification within the entitlement plan set? Specifically, does the inclusion of this certification fulfill the NOFA's intent at this preliminary phase, or will more detailed documentation of accessibility features be required before final approval?	Providing the checklist in the plan set does not provide sufficient detail for our review. Please review Section 7.10 of the NOFA Regulations and Terms for detailed information on what applicants need to provide to opt-in to the Enhanced Accessibility Program and potentially receive those points.

Q&A Set 5: 9/25/2025-10/01/2025

Regulation Section	Question	Answer
Section 5 Document 10	Section 5 Doc 10 and Self Score Form: LAHD's scoring worksheets ask applicants to provide self-scores, but neither the worksheets nor the NOFA provide detail on how points will be assigned in most categories. Therefore, there effectively is no ability to self score. We strongly encourage LAHD to publish details on the scoring methodology, particularly how points will be assessed for financial feasibility and stress testing.	LAHD is publishing more guidance on this topic imminently.
Section 5 Document 11	For the Relocation Project Summary Assessment, are resident interviews required as part of that assessment?	Yes, they are required as part of that assessment.
Section 5 Document 11	Relocation assessments must be done even if no one is displaced, right?	All projects require a relocation assessment that describes what type of relocation the project needs, if any. This relocation assessment does not have to be done by a 3rd party. Projects that are relocating tenants need to have a relocation assessment and a relocation plan. The relocation plan needs to be done by a 3rd party.
Section 5 Document 12	Could you please confirm if we are required to obtain a Replacement Unit Determination to support an application for ULA funds under the current NOFA? The project has approved entitlements 2022, including an approved zone change and approved vesting tentative tract map. The associated case numbers are CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-SPR-PHP and Council File 21-0829-S1. The project also has an approved AB 2556 Affordable Unit Determination (attached) which specifies the replacement unit obligations. However we still need our City approvals amended to incorporate our Coastal Commission conditions of approval, so not sure if any amendment would trigger compliance with the Resident Protections Ordinance, which went into effect on Feb 11, 2025.	If the project has vested prior to the Housing Crisis Act or Resident Protections Ordinance, there will be no need to apply for/obtain a RPO RUD.
Section 5 Document 12	For major rehab projects, if a unit is being partially renovated but not fully demolished, do we still need a RUD?	No, RUDs are only required if units are being demolished. Relocation assessments are still needed if anyone must be temporarily relocated during renovations.
Section 5 Document 13	For rehab projects, if there are limits to the existing building's structure & type that would not allow for a project to meet the ten percent (10%) mobility units requirement (e.g. lack of ADA compliant elevator due to historical building), could these minimum % requirements be waived?	No, there is no waiver for these requirements. The LAHD will not be able to clear building permits until the ACHP improvements have been completed.
Section 5 Document 13 & ULA Operating Assistance Program Term Sheet	Does a project applying for the operating assistance program have to comply with LAHD accessibility requirements? For instance if the building is older and the project is requesting \$250k for building maintenance and repairs does the building also have to be upgraded to comply with LAHD accessibility requirements?	No.
Section 5 Document 13 Section 7.10	If electing EAP, what is the minimum % of EAP units for rehab projects? In the guidelines, there is a note that 50% of mobility units must have roll-in showers. But Exhibit 6 does not state how many of the 10% and 4% accessible units must be designated as EAP. On 9/23 more context added to the question by sender ... Adding a bit more context to Question #2. Our consultant went through the various points on the EAP requirement checklist. Are the assumptions we're making where essentially EAP applies to all 10% and 4% units correct? Are there partial points for providing EAP for some of the accessible units but not all?	All mobility units and communication units must include the corresponding requirements of the Enhanced Accessibility Program. There are no partial points for only providing the EAP features to some of the units.
Section 5 Document 15	In the Applicant Underwriting section of the ULA Operating Assistance application, Item 9 requests a description of guarantees to be provided (Construction completion from the contractor, operating deficit coverage, etc.). Will any guarantees be required by LAHD for ULA operating expenses and \$250K capital repairs? Otherwise please explain what you are looking for here.	This section should not be applicable to the Operating Assistance Program. Operating Assistance projects only need to meet the existing insurance requirements (in their current LAHD agreement).The requirements listed in your question are for new construction/substantial rehab projects.

Q&A Set 5: 9/25/2025-10/01/2025

Regulation Section	Question	Answer
Section 5 Document 16	Section 5 Doc 16:How will LAHD determine competitiveness for tax-exempt bonds/4% LIHTC for projects given the recent change from 50% test to 25% test? The last round of bond awards were made to projects with bonds sized to meet the 50% test, but new projects will be applying with bonds sized to meet the 25% test, and thus have tiebreakers that skew higher (because smaller bond requests have higher tiebreakers).	This is an issue that cannot be resolved without more guidance from CDLAC. LAHD will do its best to establish a clear standard for fairly evaluating applicants in light of changes to the 50% test.
Section 5 Document 17	Section 5 Doc 17: Q&A Part 2 Q#44 states that Homes for LA funds cannot be used to capitalize a COSR and that third-party commitments to fund a COSR are acceptable. Will LAHD accept COSRs capitalized from fungible sources, such as LIHTC equity or permanent loan proceeds?	We will accept COSRs from other funding sources but projects need to cash flow throughout the underwriting period without the COSR.
Section 5 Document 17	Section 5 Document 17 and Q&A Set 2 #44 Per Regulations and Q&A, all PSH projects must have some form of rental subsidy/long-term COSR. However, what if a Project is NOT a PSH project but does have some PSH units, no rental subsidy/COSR, the PSH unit are underwritten at 0%AMI and the Project is financially feasible per the 15-year CF, is a rental subsidy required?	Answered in Set 2. Chron Q 46.
Section 5 Document 18	The ULA Alternative Models Preservation Term Sheet states: For Preservation projects only, Sponsors must assess deferred maintenance and capital needs. Document 18: Sponsor must submit a Capital Needs Assessment (CNA) and a Scope of Work (SOW) for capital improvements.". Our project is eligible in that it is an existing residential building that is under significant financial distress requiring major capital improvements. Our existing residential building is currently under an affordable housing covenant, and the proposed project does not technically meet the traditional definition of "preservation", which usually means extending an existing covenant. Do rehabilitation projects under the ULA Alternative Models Preservation funding pool need a CNA as part of the application?	Yes, projects from the Preservation funding pool are required to submit a Capital Needs Assessment identifying all current and anticipated capital and or maintenance needs within the next five years.
Section 5 Document 18	We have a PCNA dated in 2022 with a site visit in 2021. The PCNA report projects the cost/repairs for 20 years. Would we need an update for the application?	For Preservation projects, a PCNA is required to identify all current and anticipated capital and/pr maintenance needs within the next five (5) years.
Section 5 Document 18	About the Operating Assistance program: there's the \$250,000 for emergency capital needs, do we need to provide a CNA or scope of work for that? Because I only saw that for the Preservation-Only apps, and I'm not sure whether we are going to be submitting a preservation app.	We would like to see the CNA. It's not only to justify the \$250K and your use of it, but also to understand the capital needs of the project. If there are serious capital needs and you're only requesting operating assistance dollars without a clear pathway for funding improvements, that could be an issue. Even for minor repairs under \$250K, we need the CNA to establish that capital needs are represented accurately.
Section 5 Document 19	I have another question about the "United to House Los Angeles (ULA) - Alternative Models: Preservation" pool. We have a property that we want to acquire and is in extreme distress and fully vacant but is not a LIHTC project it is just a vacant distressed apartment building, would this kind of project work for the "United to House Los Angeles (ULA) - Alternative Models: Preservation" pool or any other other pools? Thank you	The project must already have an affordability covenant on it if you're applying for the ULA Alt. Models Preservation funding.
Section 5 Document 24	Question regarding Development Team Experience: Can a project currently in permanent conversion be counted toward the 5 most recently developed projects by the Lead Developer? As far as projects in the pipeline, does this count projects only in Pre-development, or does it count projects in Lease Up & In Construction?	No, because the project is not actually completed but we are also underwriting sponsors based on the development pipeline and you should count this project toward your upcoming projects.
Section 5 Document 24	Can tenant governance experience from prior firms count toward experience requirements?	Yes. Experience of principals at prior firms counts. LAHD takes a holistic approach. Applicants should flag prior leadership roles and include resumes.

Section 6

Q&A Set 5: 9/25/2025-10/01/2025

Regulation Section	Question	Answer
Section 6 Table 3	Are we able to request both \$250,000 for emergency repairs and \$4,000 per unit of operating assistance? Or can we only request one or the other?	You can request both.
Section 7		
Section 7	How do we go about getting the full entitlement points for a preservation deal (ULA Acq/Rehab Preservation)	LAHD will publish an addendum to the NOFA Regulations specifying how partial and full points will be accounted.
Section 7	Section 7.2: Can you please clarify whether "paper costs" will be excluded from TDC for the purpose of Cost Effectiveness scoring? The answer was "Yes" during the bidder conference and "No" in Q&A Part 1 Q#28. Further, during the bidder conference, LAHD indicated that decisions on what paper costs could be excluded would be made on a case-by-case basis, but certain paper costs should be definable across the board/in advance, such as: Donated land value / below-market ground lease value Any portion of developer fee that is recontributed as GP capital Acquisition costs that are offset by a seller note or assumed debt	As a general rule, paper costs are included in the TDC. There are instances where it may be beneficial to a developer to include more paper costs in the TDC, and there are instances where it may be punitive to a developer to include more paper costs in the TDC. In the interest of assisting as many projects as possible, LAHD will not pre-commit to categorizing costs as in or out of TDC at this time.
Section 7	The scoring for the Pooled Sources Multifamily has a section for providing 10% more than the required Priority populations but the guidelines and the term sheet do not seem to designate a priority population for this program. Can you please clarify what those priority populations are for this program specifically?	Priority populations for Pooled Sources Multifamily includes: 3BR units or Special Needs or ALI/ELI or Seniors. The scoring criteria awards full points for projects that provide at least 10% of units for any of these priority populations.
Section 7	Will scoring consider geographic distribution across Los Angeles?	There is no allocation goal across City council districts or other political boundaries. However, some programs have amenity scores and prioritization for TCAC Opportunity Map areas.
Section 7.2	What assumptions does LAHD plan to use when evaluating hard costs for Pool Source Multifamily applications, given that BABA is a relatively new requirement and its cost impacts remain largely unknown? Additionally, what tolerance ranges will LAHD apply to projects with BABA requirements?	Tolerance range is usually 10% plus or minus. BABA might increase the total construction cost by 4%-5% and is still in place under the current Presidential administration.
Section 7.2	Section 7.2 For Pool Source Multifamily applications, how is LAHD intending on comparing the cost effectiveness between applications given the uncertainty of BABA cost implications? Is LAHD willing to work with Developer to obtain a BABA waiver if project is awarded Pool Source Multifamily funds?	We don't generally award waivers for HUD dollars, it is not easy to apply for a waiver. It requires a long time and a complex process to get a waiver. If the projects demonstrates a legitimate need, then we would consider a waiver in talking to HUD. There are many thresholds for attaining a waiver.
Section 7.5	The requirements for the Site Efficiency scoring section, as clarified by Q&A set 3, are that a project exceed the density allowed by base zoning. However, for projects being built on sites with already extremely generous density, a developer may not be able to get a project funded that exceeds this density. For instance, sites in the downtown area can build at extremely high FARs and heights, and if we were to build at those densities, the size of the project would be unfundable under traditional financing plans. We would recommend that if a project builds at at least 100 du/ac, then this should also be acceptable to garner these points.	The Department cannot provide a clearer scoring guide for this criteria. The Department wants to ensure that sites are not being underdeveloped. For example, if the base zoning allows for 100 units then a project proposing only 40 units would likely score lower than a project proposing 80 units on the same site.
Section 7.18	For the ULA Operating Assistance application, the Demonstrated Financial Hardship criterion awards points for negative financial cash flow for 2 of the last 3 years. Is there a specification of how how expect cash flow to be calculated and what it should include? Secondly, is anticipated negative cash flow in this current 2025 year included in awarding these points?	Revenue less Operating Expenses as defined in the governing agreements and project audit. 2025 is not a complete year and would be discounted (no audit).
Section 7.21	For family projects, if the minimum required 25% of units are 3 bedrooms, are you asking for an additional 10% or 10% of the 25%?	There are no programs in the NOFA with a minimum 25% requirement of units set aside for 3 bedroom units. However, to stick with this example, if you propose 10% of your project's units as 3 bedroom units, you will satisfy this scoring criterion by providing 10 percentage points of your project's units above the minimum requirement.
Section 8		

Q&A Set 5: 9/25/2025-10/01/2025

Regulation Section	Question	Answer
Section 8	<p>Hello. We have a question regarding the applicability of Prevailing Wage and PLA where the requested funding is a “de minimis” portion of overall costs.</p> <p>Based on State Law, we believe an application that fits the below criteria – less than 2% of projects costs and less than \$600K – should qualify for relief from Prevailing Wage and the imposition of a PLA. See below.</p> <p>On September 30, 2020, Governor Newsom signed into law AB 2231, which limits the “de minimis” exception to California prevailing wage laws to all but the smallest projects. Specifically, the new law limits the de minimis contribution of a public entity to an amount less than \$600,000 and less than 2% of the total project cost.</p> <p>California prevailing wage laws generally require the payment of prevailing wages to workers employed on public works projects. Public works projects include construction, alteration, demolition, installation, repair work and other work paid for in whole or in part from public funds. However, the law has historically included an exception from the prevailing wage requirements where the contribution of a public agency to the project was de minimis “in the context of the project.” The exact meaning of that de minimis exemption was not statutorily defined and was therefore left to interpretation by the Department of Industrial Relations (DIR).</p> <p>The definition of de minimis is now clearly defined. The 2% threshold for the de minimis exemption enacted by the legislation is consistent with previous DIR decisions, and AB2231 codifies that 2% threshold with the addition of the \$600,000 limit. Our request would fall within these guidelines with the funds intended to fill a gap on our new construction project. We believe that a request falling below these limits should be exempt from the PLA and Prevailing Wage requirements, as imposing these requirements on a small request would make a project economically infeasible.</p>	<p>We've worked with the City Attorney's office for a legal analysis of the AB 2231 process, which provides exemptions to prevailing wage requirements for projects receiving "de minimis" contributions of public funds.</p> <p>However, the way that the AB 2231 process provides the exemption is by allowing an analysis to find that the project does not constitute a "public work." We've determined that Section 22.618.7 of the ULA Measure sort of "short circuits" that AB 2231 analysis because the Measure actually states that "Any construction or rehabilitation project receiving funding or financing from this measure shall constitute a public work for which prevailing wages shall be paid".</p> <p>As such, a reading of the ULA Measure together with AB 2231 still results in the ULA-funded projects constituting public works for the purposes of AB 2231, which still triggers prevailing wage.</p>
Section 9		
Section 9.4	For alternative models, new construction, the architect is not listed as the architect on record to demonstrate their experience with previous projects; however was involved as an "architect lead" or "lead designer." Would a letter from their previous firm clarifying their role in each affordable housing project be sufficient to demonstrate experience?	Yes, a letter from the previous employer clarifying the role is acceptable.
Section 9.8	Can projects that have not yet completed a CUAC commit to conducting a CUAC in time for closing, but for application purposes underwrite to HACLA's Utility Allowance schedule?	Newly constructed projects must use CUAC. Rehabilitation or projects with section 8 vouchers from HACLA, LACDA, FHSP shall use the respective utility allowance.
Term Sheets		
Table 1: Summary of the Term Sheets	We're a small cooperative (29 units). Are we eligible for ULA funding?	At this time, LAHD has not implemented any regulatory framework to limit equity growth or share in the appreciation upon resale. Moreover, without knowing what you are using the funding for, LAHD cannot advise that you are eligible for any funding.
Term Sheet United to House Los Angeles (ULA) - Alternative Models: Preservation	For Alt Models Preservation, should we assume that no construction loan will be required- i.e. that LAHD funds will be available during construction to pay for rehab hard and soft costs?	Yes.
Term Sheet United to House Los Angeles (ULA) - Alternative Models: Preservation	We would like to confirm that for non-special needs projects that do not currently offer resident services, do Alt Model Preservation capital funds trigger any resident services requirements? This is a concern for cash flow challenged projects.	Confirmed - supportive housing services are not required for general affordable units under an Alternative Models Preservation application.

Q&A Set 5: 9/25/2025-10/01/2025

Regulation Section	Question	Answer
Term Sheet United to House Los Angeles (ULA) - Operating Assistance	If a building water heater needs replacement, can we assume we can add it as a replacement request	If the project is applying for the operations assistance program this would be an allowable cost as a minor repair.
Term Sheet United to House Los Angeles (ULA) - Operating Assistance	For the Operating Assistance application, there are two uploads requested regarding Stabilization Plans: Document 20a: Detailed Stabilization Plan (followed by Document 20b: Exit Strategy) as well as Document 40: Capital Stabilization Plan. Please explain the difference between these two stabilization plans.	Document 20a should demonstrate which pathway to stabilization the project will pursue, either A, B or C as defined in the regulations. Document 40 should include the scope of work for the capital improvements detailed in the application.
Term Sheet United to House Los Angeles (ULA) - Operating Assistance	In the Development Team section of the ULA Operating Assistance application, Section 2 asks for information about the General Contractor. Does the General Contractor have to have been selected? If not, can we answer TBD?	A TBD answer is OK for the emergency repairs allowable under the Operations Assistance program.
Term Sheet United to House Los Angeles (ULA) - Operating Assistance	Is there a specific required documents list for the ULA Operating Assistance grant?	Per term sheet, Threshold Items: 1, 2, 3, 4, 8, 10, 11, 12, 13, 14, 15, 17, 18, 20
Term Sheet United to House Los Angeles (ULA) - Operating Assistance	Is there a single checklist for the Operating Assistance application? All I see is the threshold requirements and the items attached to the Round Details – Homes for LA – ULA Operating Assistance page (such as Assurances and Conditions form, Conflicts and Liabilities Certification form, etc.), but no comprehensive checklist.	Please check our website " https://housing.lacity.gov/ula/homes-for-la-nofa " for the United to House Los Angeles (ULA) - Operating Assistance Term Sheet.
Term Sheet United to House Los Angeles (ULA) - Operating Assistance	In the Applicant Certification section of the ULA Operating Expense application, items 17, 18, 19, and 20 do not appear to apply to projects involving minimal rehabilitation. Item 17 requires a statement from the architect certifying ADA compliance, whereas there is not an architect involved. Item 18 requires certification of ADA compliance for rehab projects of 10% mobility accessible units and 4% audio-visual accessible units. Several of these existing projects were developed at the time when 5% and 2% were the required numbers and the emergency/deferred maintenance repairs for the \$250K capital expenditures do not require accessibility compliance as we understand it. Item 18 also requires ADA certification from a CASp; however, no CASp is anticipated to be required for the \$250K emergency/deferred maintenance repairs. Item 20 requires certification that prevailing wages, Davis-Bacon or in the case of a project with 40 units compliance is required. Given the small size of the budget for Operating Assistance projects, this would be prohibitive. Please clarify if these items are required for Operating Assistance projects.	<p>LAHD is aware that the repair funding in the ULA Operating Assistance Program is insufficient to pay for ADA compliance retrofits. However, whether or not ACHP requirements are triggered depends on the project scope of work. Work that requires pulling permits will trigger ACHP requirements. For projects pairing Operating Assistance funding with a non-LAHD capital funds, the scope of work may be extensive enough for LAHD's Operating Assistance funding to still trigger ACHP requirements. For projects applying to LAHD capital funds in addition to the Operating Assistance Program, ACHP compliance is required.</p> <p>If the project's scope has no substantial capital work at all, then ACHP does not apply. LAHD has made a policy decision to not apply ACHP compliance to projects receiving only the \$250,000 minor repair funds from the ULA Operating Assistance Program and no other capital funds.</p>
Term Sheet United to House Los Angeles (ULA) - Alternative Models: New Construction	We're a for-profit developer but have a nonprofit fiscal sponsor. Can they be the applicant for ALT ULA new construction?	For the ULA Alternative Models Programs, as long as the Managing General Partner of the LP or LLC is a nonprofit, LEHC, CLT, public entity, LAHD will consider the ownership structure compliant with the nonprofit ownership requirement.
Term Sheet United to House Los Angeles (ULA) - Alternative Models: New Construction	For ULA ALT new construction, we'll partner with a CLT who will own land, and we'll ground lease. But we don't own land yet—how do we document this?	Describe the planned structure in your application. If available, include a draft option to lease as an attachment to demonstrate the arrangement
Term Sheet United to House Los Angeles (ULA) - Operating Assistance	For the operating assistance pool, the spreadsheet allows me to spread funds over 15 years instead of 2. Can I do that?	No, funds (\$2,000/unit/year for 2 years) must be spent in those two years. However, they can fund an operating reserve that draw down over time.
Term Sheet Pooled Sources Multifamily	If I have an existing project that has never had tax credits (so there would be no resyndication component) but it does have an expiring HAP contract (within 5-years) on the majority of the units, would the project be eligible to apply for the Pooled Sources Multifamily funding? Assume we would also be leveraging tax credits as well for the rehab of the building.	The project would need to demonstrate another source of operating funds if the HAP contract will expire for any of the funding programs.

Q&A Set 5: 9/25/2025-10/01/2025

Regulation Section	Question	Answer
Term Sheet United to House Los Angeles (ULA) - Alternative Models: New Construction	<p>We are hoping to clarify our understanding of the Alt Model New Construction ULA AMI requirements. We read this section below and have conformed our unit mix to meet the thresholds.</p> <ul style="list-style-type: none"> Up to 20% of the total project units may be unrestricted with respect to rents and household incomes if necessary to make the project financially feasible in accordance with Los Angeles Administrative Code Section 22.618.3(d)(1)(ii)(b)(4), but all other units must be restricted to be affordable Lower Income Households (80% AMI and below). <p>Our project adheres to the parameters listed above and results in an average AMI of 67%. However, our team also read this portion of the NOFA below. We would like to clarify that our project is still eligible to apply under this NOFA given that our average AMI is slightly above the suggestion.</p> <ul style="list-style-type: none"> All deed restricted affordable units must be affordable in perpetuity with exceptions for projects needing 55-year covenants for underwriting feasibility, with AMI limits set at the project rather than unit level, and with a suggested average of 60% AMI across each project, subject to City Attorney approval of the regulatory covenant. 	<p>This average AMI of 67% is acceptable. Please be advised that ULA Alternative Models New Construction projects are partly scored based on depth of affordability. This criterion looks separately at the 80% of units that are deed-restricted, and the 20% of units that can be unrestricted. There are two options for receiving 5 points for affordability:</p> <p>Option A with Deeper Affordability with 50% Average AMI for the Deed-Restricted Units Only; this option requires projects to keep their deed-restricted units averaging below 50% AMI in order to receive 5 points.</p> <p>Option B with Moderate Income (80-120% AMI) Deed-Restricted in Lieu of Market Rate; this option requires projects to record a covenant even on its 20% unrestricted units, restricting them to rents affordable to moderate income households between 80% and 120% AMI.</p>
Term Sheet United to House Los Angeles (ULA) - Acquisition and Rehabilitation: Preserving Affordability	<p>We have a project with an expiring rental covenant at 50% and 120% AMI. We are proposing to use ULA funding to save the AH and to create new restrictions. Do we fill in the proforma, unit rent tab with current rents or future rents, assuming the application is approved?</p>	<p>If LAHD is understanding this question correctly, the question is about applying for the ULA Acq/Rehab Preserving Affordability Program to extend the affordability covenants. The pro forma contains one set of tabs with the prefix "B" for Operating Assistance applicants, as that is the only program where applicants are being asked to show current trendlines instead of "as-built" trendlines. For applicants seeking capital funds, LAHD uses the prefix "A" worksheets of the pro forma to look at the cash flow projections on the project that you will build using our funds.</p>
ULA Operating Assistance Program Term Sheet & Section 6.1	<p>We are preparing a submission for the ULA Operating Assistance NOFA. The NOFA indicates that "major replacement, upgrades... of systems" are ineligible activities under the Operating Assistance program. Our property will require Operating Assistance and is projected to need approximately \$100K-\$120K for elevator modernization. We would like to clarify whether: Elevator modernization can be included within the Operating Assistance request, provided that the total requested amount for the property remains under \$250K, or We are required to apply separately for ULA Preservation funds to cover the elevator work in addition to the Operating Assistance application.</p>	<p>Cross-Submission of application is allowed between Operating Assistance Program and Alt Preservation Program. Applicants must submit an application that meets eligibility and threshold requirements for both programs.</p>
Standard Requirements Across All Funding Sources (pg 6)	<p>Does the ULA Operating Assistance application require submission of a relocation assessment?</p>	<p>All projects require a relocation assessment that describes what type of relocation the project needs, if any. This relocation assessment does not have to be done by a 3rd party. Projects that are relocating tenants need to have a relocation assessment and a relocation plan. This relocation plan needs to be done by a 3rd party.</p>
Technical Requests		
Proforma Excel Workbook	<p>Which application form is correct for the ULA Operating Assistance. There is an excel workbook with several tabs. It appears that the proforma is on the last tab in Green. Can you please specify which tabs on the excel workbook will be required with the Operating Assistance applications</p>	<p>All "B" tabs.</p>

Q&A Set 5: 9/25/2025-10/01/2025

Regulation Section	Question	Answer
Proforma Excel Workbook	Proforma: I am unable to edit certain cells of the Financial Pro Forma. Some cells I can edit, but others prompt me to an Excel response that it is a protected sheet. When trying to unprotect the sheet, it requests a passcode. Can LAHD provide that passcode, or is there another version that can be edited? The proforma was downloaded from the Supporting Documents section of the UNOFA App.	The file linked in the H4LA webpage should resolve this. If the applicant already did a lot of work in the file, and does not wish to restart with a new template, you may email your working draft to LAHD and we will unlock the problematic cells for you.
Proforma Excel Workbook	It appears that there are some issues with the Financial Pro Forma, B1 and B2 of the Tab A summary and sections of the operating budget are password protected. I haven't finished my workbook but there may be other corrections to make. Please advise if a new workbook will be send out and/or if we can submit our workbooks for LAHD to fix. Thank you.	As of 10/1, this is addressed, but only via the files accessible on the H4LA webpage and the Round descriptions on the UNOFA homepage. The proforma workbook attached to the application will still be bugged, because the application forms have already gone live and LAHD can no longer edit attachments. Applicants should instead download and use the versions of the proforma workbook linked on the H4LA webpage and Round description (i. e., the page before starting an application).
General		
General	Are there published FAQs available for the Operating Assistance Applications?	Please check our website " https://housing.lacity.gov/ula/homes-for-la-nofa " for our posted Q&As.
General	For operating assistance projects with minimal rehabilitation scopes (\$250k or less), will LAHD follow the same disbursement procedures for draw requests, which can sometimes be very lengthy processes, or would LAHD consider an upfront disbursement with carveouts for recapture if the scope is not completed?	LAHD is aware that the reimbursement model is problematic for draw requests and are exploring all options for improving feasibility
General	Per LAHD's answers, we can indicate that the contractor has not yet been selected; however, in the contractor experience section, one must input data about completed developments in order for the application to be complete. How would you like us to handle this, given the contractor will not yet be selected?	In those responses, if your contractor has not yet been selected, please write N/A.
General	For documentation from LADBS, is there a specific format or form we should use?	LAHD will publish guidance on this imminently.
General	Will these office hours or Q&A recordings be publicly accessible?	Yes, all sessions are recorded and will be posted on the NOFA portal for reference.
General	For projects across multiple sites, do we submit a consolidated application or separate applications per site?	If this is for a scattered site project, please submit a single application and indicate that the project is Scattered Site. Please note that for all the due diligence reports need to be specific to that site, in other words, there will be multiple of the same report but for different sites.
General	Is there a deadline for submitting questions to the NOFA portal after these office hours?	At our Bidders Conference, there is a slide specifying that LAHD may not be able to respond to questions submitted after October 14. This is because complex questions require analysis and deliberation. As such, LAHD cannot commit to answering questions posted after that date.
General	If there's a change in ownership before funding is awarded, do we need to notify LAHD immediately?	Yes, any changes in ownership or project control must be reported immediately, as it can affect eligibility.
General	One of the application questions asks for all developments in the pipeline for the lead developer, GC, etc. How do you define "pipeline"? Is it just LAHD projects, just affordable projects, or any type of development?	The intent is to capture all affordable housing developments the sponsor has worked on. We've heard concerns from developers who have affiliates or projects outside Southern California, or work in other typologies like single-family or commercial. Officially, we intended a broad definition: all multifamily affordable housing projects, including those in predevelopment. This helps us assess financial strength, track record, and sponsor underwriting. Feedback is welcome, and we may consider limiting to Southern California or California projects.
General	For GC experience, does the general contractor need ground-up construction experience, or is rehab experience sufficient?	Rehab experience is acceptable. We look holistically at the development team. Lack of direct experience may lose a few points but won't disqualify an application. Ideally, the GC's experience should match the project type (rehab vs. new construction).
General	Do we need to have our contractor selected or can we indicate TBD?	Previously answered in Chron Q 256.

Q&A Set 5: 9/25/2025-10/01/2025

Regulation Section	Question	Answer
General	We have spent funds to make necessary building repairs in 2023 (adjust year as appropriate). The repairs were made necessary to address storm related impacts that created uninhabitable conditions for tenants. These expended funds included dollars from the Capital Replacement Reserves, Operating Cash and General Partner advances provided by the project sponsor. Are any of the expenditures undertaken prior to the NOFA application available for reimbursement under the Operating Assistance program for the ULA NOFA?	No, the Department will not award funds to pay back expenditures undertaken prior to the NOFA application.
General	Are there limits on how much funding can be awarded per project? If so, what are those limits?	Previously answered in ChronQ 18 in Set 1.
General	Is there an application fee?	No, there is no application fee.
General	Can applicants combine Alternative Models Preservation and Operating Assistance in a single application?	Yes. They can be combined, but LAHD will award separately.
General	What qualifies as a major system? Individual units (HVAC, water heaters... vs building wide)	In buildings, "major systems" usually refers to the essential structural, mechanical, and safety systems that allow the property to function and remain habitable. 1. Structural System: Foundation (slab, piers, footings), Load-bearing walls, Beams, columns, framing, and roof structure 2. Roofing System: Roof covering (shingles, tiles, membrane), Roof deck and underlayment, Drainage, flashing, and insulation 3. Plumbing System: Supply lines (water pipes, shutoff valves), Waste and vent lines (sewer connections), Water heaters and major fixtures (toilets, sinks, tubs, showers) 4. Electrical System: Service panel, circuit breakers, wiring, Outlets, switches, lighting circuits, Safety devices (GFCI, AFCI) 5. HVAC (Heating, Ventilation, Air Conditioning): Furnace, boiler, or heat pump, Air conditioning unit(s), Ductwork, thermostats, ventilation systems 6. Other Building Safety Systems: Fire suppression (sprinklers, standpipes), Fire alarms and smoke detectors, Elevators and vertical transportation (in larger buildings)
General	We have in the past structure structured a Single Asset Entity LLC with a 501c3 non profit owning 100% of that entity and behind the 501c3 non profit a bifurcated 60% ownership to us (Logos Faith Development, a for profit company) and 40% to a church partner through their 501c3 non profit corporation. Would this structure qualify for either the ULA Alt new construction or ULA alt preservation funds?	A single asset entity (also known as a special-purpose entity) such as an LLC or LP can qualify for the ULA Alternative Models New Construction, ULA Alternative Models Preservation, or the ULA Acquisition/Rehabilitation Preserving Affordability Program if the Managing General Partner is a 501(c)(3) nonprofit entity, or another eligible entity as defined by the ULA Measure and Ordinance and further elaborated in the ULA Permanent Program Guidelines. The Managing General Partner must be an eligible entity type as provided in the ULA Measure and Ordinance, and further elaborated in the ULA Permanent Program Guidelines. Eligible applicants are public entities, local housing authorities, Community Land Trusts (CLTs), Limited Equity Housing Cooperatives (LEHCs), and Nonprofits.
General - Bidders Conference	I only learned of this funding opportunity this week and therefore I was not able to attend the mandatory video conference on 8/27. I have registered for it so my information is in the system and I see there is a reply available which I will watch. Will this suffice for meeting that requirement, if not am I still able to apply for this competitive funding opportunity?	Please scroll to the bottom of the Homes for LA NOFA page. You will see an "Application Support" section which has a link to the Bidder's Conference. You will also see Office Hours, which will give you the opportunity to ask questions and get guidance on Tuesdays and Thursdays until October 20. Lastly, please read the Q&A that was posted earlier. We are continuing to include more answers, so please check back often for subsequent batches of answered questions. Please note that we may not be able to answer Q&A questions submitted after October 14, 2025.
Underwriting Guidelines	Q&A Set 4 states that 55 years of positive cash flow isn't a threshold requirement. If that's the case, is it then just a factor in Feasibility scoring such that projects that don't achieve 55-yr positive cash flow simply get a slightly lower score?	Correct. Projects that do not meet 55 year cash flow will not be eliminated via threshold review. However, LAHD is implementing at a Project Underwriting goal of 55 year cash flow and will effectuate Project Underwriting, in part, via the Feasibility Scoring Criterion.

Q&A Set 5: 9/25/2025-10/01/2025

Regulation Section	Question	Answer
Unofa.org website	Can you please provide a link to the LAHD underwriting guidelines?	The LAHD website has a Homes for LA webpage. The Homes for LA web page lists several resources in the Exhibits section, and the Project and Sponsor Underwriting Guidelines are published there. Please note that some webpage updates have not been showing up to all users, and this may be because users recently accessed our site before an update. It may help to clear your browser's cache if you are not seeing updates and resources that we told you to expect.