

Q&A Set 6: 10/02/2025-10/09/2025

Regulation Section	Question	Answer
Introduction		
Introduction	The Timeline on Page 8 of the 2025 Homes for LA NOFA Regulations say applications are due 11:59 on October 20, but the portal has a deadline of October 21. Which is the correct deadline?	The deadline is 11:59 pm on October 20, 2025.
Introduction	Hi, this is a question about projects that are eligible. So, if a project has started construction already and received tax credits already, are they still eligible to apply for this NOFA?	Yes. You can use this NOFA's funding to "unstick" a struggling project. However, LAHD will not allow projects to receive cumulative LAHD funding that exceeds 30% of TDC. Furthermore, the project must already be compliant with prevailing wage, PLA, or any wage requirements that would be triggered by the NOFA funds.
Introduction Table 1	Do we need to submit a concurrent LIHTC application, or is it only for future consideration?	Not all NOFA programs require tax credits, but the following do: Pooled Sources Multifamily, ULA AC Rehab (Preserving Affordability), ULA Multifamily Program. Applicants do not need to have a previously submitted tax credit application at the time of application to the NOFA. If funded, recipients are expected to apply for LIHTC in a future TCAC round. Additionally, as part of the required documents for the programs that require tax credit leveraging, projects will need to submit their TCAC self score.
Introduction Table 1	Please confirm that non-profit developers are indeed eligible to be a project's applicant and sponsor. The chart on page 4 of the NOFA seems to confirm this, but it is not stated elsewhere in the NOFA.	Yes.
Introduction Table 1	Do the H4LA funding limits include prior HHH or AHMP awards from LAHD? In other words, if the H4LA funding limit is 30% of TDC, can the H4LA request be sized up to 30% of TDC, or up to 30% of TDC less any prior LAHD awards?	LAHD will not allow projects to receive cumulative LAHD funding that exceeds 30% of TDC.
Introduction Table 1	For a 4-unit RSO building with tenants organizing, which NOFA program is most appropriate? Alternative models, preservation, or acquisition and rehab?	<p>The small NOAH program is administered outside of Homes for LA NOFA by a third-party fund administrator.</p> <p>For Homes for LA NOFA, the ULA Acquisition and Rehab program makes the most sense if you're pursuing acquisition and potential building upgrades. This program covers up to 30% of the total development cost, with the remaining 70% typically covered through tax credits. If you've never done this before, we encourage partnering with a mid-sized nonprofit developer.</p> <p>Alternatively, the ULA Alt Models Preservation Program provides up to 100% of total development costs but doesn't encourage ownership change. Both programs require a scope of work for the proposed use of funds. The pooled sources preservation program is also 30% of loan-to-value.</p>
Introduction Table 1 Section 7.2	Is there a maximum award amount for recapitalization programs?	The maximum award is based on a percentage of TDC, or loan-to-value. There isn't a specific per-unit cap however the Department will underwrite projects with benchmarks for cost reasonableness for TDC per unit.
Section 1		
Section 1	If the LAHD loan is intended to cover both construction and permanent financing, can you confirm whether it functions as a drawdown loan throughout the construction period, or if it is fully funded at the time of financing closing?	LAHD is able to provide funds in the form of construction draws. Construction draws can only be released to construction projects that are verified as compliant with prevailing wage requirements and as they meet the construction milestones as stipulated in the loan agreements.
Section 2		
Section 2	If there were changes to the unit mix that do not negatively impact density scoring or priority populations, would that risk losing funding?	We want awarded projects to have flexibility to complete their capital stack and remain competitive. However, we urge applicants to present the most fully baked version of unit mix and AMI levels at application. Major post-award changes could impact the competitiveness of your application.

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Section 2.4	Under the residual receipts loan. I believe I understand the concept and don't fully understand how it functions. Is all net cash flow considered a residual receipt? Is the city entitled to 50% of the net cash flow? Is this amount flexible?	<p>LAHD shall receive 50% share of the cash flow remaining after the Allowable Deductions unless, there are multiple government agencies funding the same project. In this case, LAHD shall receive a pro rata share of the residual receipts based on the amount of funds LAHD has awarded to the project. This amount is typically not flexible as this is how the loans are structured.</p> <p>The Allowable Deductions from the cash flow shall be as follow:</p> <ul style="list-style-type: none"> - Operating expenses calculated on an accrual basis - Debt service on senior project debt; - Payments to the operating reserve fund; - Payments to the replacement reserve fund; - Actual deposits to the supportive services reserve fund; - Repayment of General Partner Operating loan(s); - Payment of deferred developer fees excluding any interest; and - \$25,000 for projects that LAHD does not allow any other fees to be deducted prior to payment of residual receipts to the LAHD.
Section 2.12	Looking for the definition of special needs for ULA new construction.	Refer to TCAC definitions.
Section 2.13	We have a bare lot that used to hold a hospital. It is not demolished. Is it necessary to do the RUD form when there was nothing residential to demolish? Are there steps we need to take to explain that the RUD is not required?	If there were no residential units within the last 5 years, they should be able to complete the No Net Loss Declaration in lieu of a RUD.
Section 2.13	For an existing project that is applying for Operating Assistance only and is conducting emergency repairs that don't involve any displacement of tenants, is a relocation project summary assessment required and/or a relocation plan required from a relocation consultant?	A relocation project summary assessment must be provided. It does not have to be from a 3rd party. It may be internally produced.
Section 2.13	For an existing project that is applying for Operating Assistance only and is conducting emergency repairs that don't involve any displacement of tenants, BUT is pursuing a longer-term capital funding source (Pathway B) so that it can pay for additional (non-emergency) capital needs improvements that may involve temporary displacement of tenants, is a relocation project summary assessment and/or relocation plan required at time of LAHD ULA application? Or can the relocation project summary assessment and/or relocation plan be provided at the time the project applies for the longer-term capital funding source?	A Relocation Project Summary Assessment, a Relocation Plan (created by a 3rd party) must be provided if the project has current occupants. This means that it needs to be reflected in the project budget.
Section 2.13 Section 5 Document 11	For occupied RSO properties, are there additional requirements?	Properties that are regulated by the City's Rent Stabilization Ordinance (RSO) or Just Cause Ordinance (JCO) and that will be demolished require that the owner file either the Ellis forms for RSO units or a Declaration of Intent to Evict for JCO units. The owner must also pay the tenant relocation assistance under the local rules. LAHD has a relocation consultant to determine the relocation amount under RSO or JCO. If the project is subject to the Resident Protections Ordinance (RPO) the relocation amounts are different for lower income tenants and described in the RPO Relocation Bulletin. The RPO relocation requirements would be met if the owner applies for a relocation process a required by the Department's relocation unit using the state law relocation rules. If the RPO does not apply then LAHD's relocation consultant would make the determination on the RSO/JCO relocation amount due.
Section 5		
Section 5	The threshold checklist mentions a "variance analysis." There's no specific form — where is this captured?	The variance analysis is demonstrated within the "B" pro forma tabs, which display your current cash flow, expenses, and variances. No separate form is required.
Section 5	I was just hoping that you could expand on that entitlement and readiness threshold document. I know in the regs, you list there's a list of documents, and I was just wondering if there are other examples of how we can show entitlement readiness, especially with the existence of, like, AHEP and the ability to go straight to LADBS. With PlanCheck.	Please refer to the Technical Corrections Memo issued by LAHD on October 8, 2025.

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Regulation Section	Question	Answer
Section 5 Document 1	Document 1 - Cash Flow tab, shows GP and LP Management fees being paid for the full 55 years. The LAHD underwriting guidelines state that these fees should be paid only during the 15 year tax credit compliance period. This is leading to inaccurate cash flow projections in years 16-55. If easier, I can send our document 1 in to LAHD by email to be corrected. Please provide the email address that these should go to.	The LP management fee is only paid while the investor is in the project, which is typically 15-16 years. The GP fees usually go for the 55 year compliance period unless the GP also leaves the project when the investor leaves in year 15-16. I would put a \$0 in Year 16 for the LP Asset Management Fee in the cash flow tab. I would leave the GP fee as it is. These fees, which are limited to \$25,000/year shouldn't have a detrimental impact on the project either way.
Section 5 Document 3	What forms of site control are accepted, and how long must it be in place before an application?	Fully executed purchase and sale agreements, development/disposition agreements or a clean title report demonstrate site control. Other examples can be found on page 31 of the regulations. Regarding timing, a title report must be prepared 90 days from the application deadline. And for the PSA, it must be provided 60 post application deadline.
Section 5 Document 3	For site control documentation, can we submit tax bills or similar documents instead of title reports? We have multiple properties and may not obtain all title reports in time.	For sites under longtime ownership by the owner/operator, a grant deed or current tax bill can be used to demonstrate Site Control under Threshold Document 3.
Section 5 Document 4	Our organization is on a 6/30 fiscal year. The audit is not complete. Is LAHD really going to hold that against us or any other organization that is on a fiscal year?	Submit your three most recent audited fiscal year financial statements.
Section 5 Document 4	On the REO schedule are you looking for projects in pre-development and construction as well, or just active projects?	Active. But we do ask about projects in your pipeline in the UNOFA application narrative section.
Section 5 Document 4	Are CASp consultants required to be identified by the time of the application submission?	The NOFA Regs require, as a threshold item, that a state-certified CASp consultant at least be identified with their license number as part of the application.
Section 5 Document 4	Our new entity, LFH Builds, will apply. LA Family Housing has experience, but Builds itself is new. Who should be the applicant/sponsor?	Apply as LFH Builds, but include LA Family Housing's experience, projects, and team. Clarify ownership structures to show capacity.
Section 5 Document 4	For the project ownership entity: does it need to be formally created at the time of application, or can we just show intent with an organizational chart?	The ownership entity does not need to be incorporated at the time of the application but needs to be described in some detail within the completed application.
Section 5 Document 4	Regarding the REO schedules. Some of the applicants we have are for limited partnerships or special purpose, they only have the proposed project in their portfolio, do you want the REO schedule just for that LP, or are we expecting the REO schedule for also the general partners?	We're generally not interested in the special purpose entities beyond how it's structured. When we are asking about experience, portfolios, we are almost always talking about the general partners and any other members of the development team who have the experience and the capacity to provide guarantees to that special purpose entity.
Section 5 Document 4	2.) If a project's applicant/sponsor is a non-profit developer, does the Homes for LA NOFA application require LP-1 and LLC-1 certificates to be submitted at the time of application? Page 32 of the NOFA doesn't specify and Threshold Document 4e has sections for tax ID numbers and tax certificate names. -LP-1: Certificate of Limited Partnership (LP) -LLC-1: Articles of Organization Limited Liability Company (LLC)	The special-purpose entity (SPE) owning the project does not need to be incorporated at the time of submission to the Homes for LA NOFA, but our forms ask for that information in the event that it is already available.
Section 5 Document 4	3.) If a project's applicant/sponsor is a non-profit developer, does the Homes for LA NOFA application require that the Limited Partnership and Limited Liability Company be formed with tax ID numbers at the time of application? For example, if the LP and LLC have not been formed at the time of the Homes for LA NOFA application, can non-profit developer applicants/sponsors write in "To Be Formed" in the LP/LLC tax ID number and tax certificate name cells on the Threshold Document 4e spreadsheet?	See Chron 573 above.
Section 5 Document 4 and 24	Does the applicant need to be a nonprofit developer? What about LLCs?	Eligible applicants can include LLCs and Nonprofits. However, please be aware that an LLC sponsor may expose your project to tax liability under the ULA Measure and Ordinance, which assesses the Homelessness and Housing Solutions Tax on real estate transactions over a certain monetary threshold. The ULA Measure and Ordinance has a tax exemption for nonprofit acquirers, but an LLC sponsor would not be regarded as a nonprofit sponsor.
Section 5 Document 4	If an organization meets the federal requirements to be exempt from doing an audit will tax filings be accepted in lieu of an audit. For context, the non-profit organization's revenue is below the amount that requires an audit, which our tax filings reflect.	The applicant should engage with their legal counsel to prove that the organization should be exempt from submitting an audit, however, the audited annual financial statement submittal is a condition of the loan agreement. Failing to submit one should be considered a breach of the loan agreement.

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Section 5 Document 5	Please confirm that only the "as-is" appraisal and not both the "as-is" and "as-built" appraisal needs to be dated 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.	The Homes For LA regulations state that "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." Confirmed.
Section 5 Document 5	I have a follow up to an answer received in office hours related to appraisals required for non-transaction rehab projects funded by the Alternative Models Preservation program. The response indicated that appraisals were required for such applications in order to provide some level of security to the lender (you) of the proposed funds. Since projects most in need of these funds are often currently cash flow challenged, appraised value is likely to be low. The question is: how will appraised value limit or affect the evaluation of a request for rehabilitation funding? Particularly for projects that have substantial upgrades related to achieving accessibility compliance, cost of rehab will easily exceed appraised value. Given that appraised values for such properties are very low, most would not benefit adequately from loans tied to value. Could you confirm whether program requests are tied to appraised value?	The as-is appraised value of a property will be factored into the cost effectiveness score of all preservation projects as well as the amount of loan requested by the project. Please review the technical corrections memo issued by the Department on October 8, 2025 for more details on feasibility and cost effectiveness scoring.
Section 5 Document 5	Our project would be pool sources new construction Multifamily. For the appraiser, do we just do as is, or do we have to do any extra appraisal besides as-is?	As-built appraisals have the potential to artificially inflate the valuation of the land acquisition, because we're usually funding developers to by a property with a small building in order to build a much bigger building. So even though our Regs, for some reason, say we want both the as-is and as-built, we suggest that applicants submit an as-is unless there are extenuating circumstances (such as an extremely aggressive seller who wants a very high asking price).
Section 5 Document 5	Our project is shovel-ready and permitted. Should the appraisal be as-is or as-built?	LAHD prefers as-is appraisals, as they reflect the current acquisition price and prevent inflated valuations. As-built appraisals are discouraged but may be considered on a case-by-case basis with strong justification. Since your property was acquired in 2015, an as-is appraisal is fully appropriate.
Section 5 Document 5	I have a question about the appraisal requirement for "Pooled Sources Multifamily", for a new construction multifamily with 20 units or more. Could you clarify if there is a requirement for both "As-Is", and "As-Built", or just only "As-Is". In the "REGULATIONS AND TERM SHEETS" document, page 33, Document 5: Appraisal, it states: "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." However, our situation is that we are effectively dealing with a vacant lot, and our project is going to be ground-up new construction. To have an "As-built" appraisal performed by the appraiser, means that they have to go through the project evaluation using their pro-forma. Is that what needs to take place?	No, LAHD prefers as-is appraisals. As-built appraisals are only acceptable in extreme situations where requested by the applicant.
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? Also a few more questions I had: Is the ESA Phase 1 required for rehabilitation projects?	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. If there is major rehab taking place on a project, an ESA phase I is required.
Section 5 Document 7	In the UNOFA portal for soils reports, can we submit an affidavit from partners stating they could provide a report, or do we need an actual soils report?	We can accept affidavit signed by the managing general partner(s) of the project stating that the soils report will be submitted at least 120 days prior to closing of the LAHD loan.
Section 5 Document 8	Will lead/asbestos assessments be required for a preservation project where only stairs are being demolished? There are no walls (and therefore no asbestos insulation) being disturbed.	There could be lead in the paint anywhere even if the walls aren't disturbed. As such, the lead/asbestos assessment with sampling is still required.

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Section 5 Document 11	We have residents who have a lease and vacant units to temporarily move the tenants into while we do very minor repairs for about a week. Do we still need to do a relocation assessment and/or relocation plan?	Yes. If your tenants are being relocated even temporarily, you need to provide that in the relocation reassessment and prepare a relocation Scope of Work addressing this by the time of application submission. For example, if the tenants are in a unit that accommodates disability, that needs to be considered. If there are costs for the temporary move such as movers, that also needs to be factored in.
Section 5 Document 11	Could you please clarify what a relocation project summary assessment should include?	This summary assessment must include a description of any tenants in need of relocation due to work on the project. This would also need to include a budget line item for a relocation consultant if in fact tenants will be relocated temporarily.
Section 5 Document 14	Is there a template for the "Milestones Commitment Letter"?	No template is provided. Applicants should include key project milestones. For Operating Assistance: provide relevant activities such as repair start and completion dates, occupancy/vacancy improvement timelines, and operational performance goals. Capital Projects: anticipated dates for leverage source commitments, entitlement approvals, and permit issuance.
Section 5 Document 15	Will LAHD require a bond and insurance for GC contracts less than or equal to \$250k, as associated with the Operating Assistance program.	Yes.
Section 5 Document 16	Are you issuing tiebreaker letters for 4% applications?	Yes. You may use our commitment letter as evidence of LAHD's support for your application, however, LAHD will not be identifying specific projects for each TCAC/CDLAC funding round and managing which applicants apply to which rounds.
Section 5 Document 16	If we're submitting a 9% application. Do we have to select a set-aside, or will the housing department provide a support letter for a geographic region.	Make your project as competitive as possible at TCAC. LAHD intends to award projects that score very competitively at TCAC. LAHD will not be identifying specific projects for each TCAC/CDLAC funding round and managing which applicants apply to which rounds.
Section 5 Document 17	Regarding for permanent supportive housing projects, we had a question on threshold item 17. 20% of the units will be special needs. For the specific supporting document, would PSH refer to 100% be permanent supportive housing or to be qualified as permanent supportive housing? Will we have to show a commitment for vouchers already? How are you defining permanent supportive housing? Is it 100%?	LAHD will use the same definition for Special Needs as TCAC.
Section 5 Document 17 Section 9.8	As I understand it, HACLA provides Emergency Housing PBV commitments to Special Needs Set-Aside projects once they are accepted into the LAHD Managed Pipeline—or now, with the pipeline discontinued, upon receiving a LAHD funding award. For this NOFA application, is a formal PBV commitment required in order to apply Section 8 payment standards and utility allowances to the Special Needs units in our underwriting?	A formal PBV commitment letter is required to apply the Section 8 payment standards and utility allowances to the Special Needs units, and that commitment needs to be in place at the time of the submission of your application for LAHD's Homes for LA NOFA. If the Emergency Housing Vouchers provide at least 15 years of operating/rental subsidies to the project, like a Housing Choice Voucher, then that will be acceptable.
Section 5 Document 21	Please confirm that a recently acquired project that has not yet received a Homes for LA award, but has some construction ongoing that will be completed by Dec/Jan, will not be subject to PLA wages until AFTER it receives an award	This is an incorrect interpretation of the PLA requirement.
Section 5 Document 21	For the letter of assent for PLA, is there specific language required?	The Letter of Assent template, which is Attachment A of the Department of Public Works Project Labor Agreement (DPW-PLA), must be submitted by every project contractor on a DPW-PLA covered ULA project, on the contractor's official letterhead and not altered beyond the specific (and obvious) entries of dates, names and signatures.
Section 5 Document 24	On the tenant governance, is there a specific guidelines you are looking for when you're looking to meet the tenant governance threshold requirement?	Tenant governance is described in the ULA guidelines, which are linked on our Homes for LA NOFA website. And some examples of demonstrating tenant governance experience include: meeting minutes among tenants, bylaws, agenda packets, or organizing events for tenant led engagement.
Section 5 Document 24	What documentation is expected for tenant-led organizations?	We want evidence of experience in tenant organizing or governance. Examples can include meeting minutes, bylaws, agenda packets, or organizing events. The goal is to show good faith collaboration toward a collective goal.

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Regulation Section	Question	Answer
Section 5 Document 24	If we are purchasing the building and have not yet become the owner, how can we provide tenant history or demonstrate how tenant engagement has been conducted?	<p>Applicants are not being asked to provide a history of tenant engagement on the specific site of the project. Applicants are being asked to demonstrate experience engaging tenants in project governance.</p> <p>Developers that do not have capacity themselves to support tenant governance should partner with a locally-based Nonprofit organization that has a demonstrated history of managing residential properties under tenant governance models.</p> <p>Partnerships may take the form of General Partnerships, Limited Partnerships, Limited Liability Companies, or other Special-Purpose Entities (SPEs) where the experienced nonprofit has an ownership stake in the SPE, or fee-for-service contractual agreements with a nonprofit demonstrating experience in tenant governance. Partnership documents must provide an outline of roles and responsibilities between developer and partner organization(s).</p>
Section 6		
Section 6 Table 3	Regarding the Alternative Models Program — can projects using this program also request additional capital funds through the Preservation Pool?	No. Projects will receive awards under one capital program only. You can't combine or layer capital requests across programs within the same project. However, if your project includes distinct scopes of work or separate sites, you may submit separate applications — one per program — as long as each meets the individual eligibility criteria.
Section 6.1	Can H4LA funds be used to fill gaps for projects already under construction (as long as the projects meet all other requirements)?	You can use this NOFA's funding to "unstick" a struggling project in construction. However, LAHD will not allow projects to receive cumulative LAHD funding that exceeds 30% of TDC. Furthermore, the project must already be compliant with prevailing wage, PLA, or any wage requirements that would be triggered by the NOFA funds..
Section 6.1	Can we cross-apply between alternative models, preservation, and pooled sources?	You may apply to both programs with the same project. Keep in mind that you must submit two separate proposals; one application cannot cover for both programs.
Section 7		
Section 7	How do we go about getting the full entitlement points for a preservation deal (ULA Acq/Rehab Preservation)	LAHD has published a technical corrections addendum which outlines the scoring methodology for entitlement readiness for preservation and new construction projects. This technical memo has been published on the LAHD page as of 10/9/2025.
Section 7	Should Preservation projects be held to the same entitlement readiness standard in the Technical memo as the New Construction projects? Some Preservation projects only have the Preliminary Zoning Assessment but believe they will need no other documentation of entitlements	There are a few instances where rehabilitations could trigger an entitlement, but most preservation projects should not trigger a need for additional entitlement approvals. Specifically for Preservation projects, LAHD will provide full points if LAHD staff review the project's Preliminary Zoning Assessment (PZA) Form and determine that no additional entitlement approvals are needed.
Section 7	I saw on the NOFA, that there's a first priority pool within the ULA alt model for CLT and CLT partnership applications. Is that only for the ULA model, and does not pertain to ULA multifamily and pooled sources?	Correct. This CLT priority pool is only for ULA Alternative Models New Construction and ULA Alternative Models Preservation.
Section 7	The Preservation Base Scoring includes 20 points for "Retrofit/Rehabilitation Work that Provides Certified Accessible Units" and 5 points for the EAP. Can you clarify how submissions would receive the 20 points? Based on NOFA Section 5, Threshold Requirements, Documents, and Definitions, rehabilitation projects are required to ensure that 4% percent of the total number of units in each development will be accessible for persons with sensory impairment and 10% of the total number of units in each development will be accessible to persons with mobility impairments.	In order to receive the full 20 points, the project needs to demonstrate compliance with the 4% sensory units and 11% mobility units as well as all of the elements of the EAP.
Section 7	Regarding audited financials: if an organization's revenue is under the \$2 million threshold and they're not federally required to do audits, will they still be docked underwriting points for not submitting audits?	Sponsors not submitting three years of audited financials will not receive full underwriting points.
Section 7.1	Please confirm whether, similar to TCAC and CDLAC, AHP loans may be treated as an uncommitted source—secured after the tax credit reservation—without negatively affecting the project's feasibility scoring.	AHP loans in the capital stack would not affect a project's feasibility scoring unless LAHD's underwriting staff see other reasons to believe that the funding source is not dependable or at risk.

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Regulation Section	Question	Answer
Section 7.1	7.1 / Feasibility is a more complex case. And at 30 points, it is the single most weighty point category. The first component concerns cost reasonableness based on LAHD's tolerance ranges. However, the published underwriting guidelines do not contain ranges and say almost nothing about costs. For the second component, there is no information on how stress testing will be performed and what a top-scoring project will look like. For this very weighty point category, it seems like applicants will be firing blindly.	Please refer to the Technical Corrections Memo issued by LAHD on October 8, 2025.
Section 7.1	What assumptions will LAHD apply when conducting cash flow stress testing? What is LAHD's definition of "strong cash flow"? The Regulations state such tests may simulate scenarios such as changes in prevailing interest rates (by how much?), increases in construction input costs (by what %) (also, how does this affect cash flow?), and increases in various operational costs (what particular costs and by how much)? We need to understand the criteria LAHD is using so that we can align our stress tests accordingly.	The partial points methodology related to feasibility and cost effectiveness described in the technical corrections memo provide details on how the Department intends to evaluate the health of a Sponsor as well as measuring cost effectiveness. The Department's stress tests will be in line with the indicators described in the memo.
Section 7.1	Can you please explain or provide guidance on how projects will be judged relative to "stress testing"?	Answered in Chron Q 204.
Section 7.2	How will Cost Effectiveness be evaluated? It appears that is will disadvantage smaller projects.	Please refer to the Technical Corrections Memo issued by LAHD on October 8, 2025.
Section 7.2	Will having funds from the previous HHH + ULA 2023 round count towards the 30% TDC for this new NOFA?	Yes. It does count toward the 30% TDC cap.
Section 7.2	Take 7.2 / Cost Effectiveness, which is probably the simplest case. The second component awards zero points for requesting the maximum assistance (30% of TDC, 80% of TDC, etc). But how does the scale work? If a quotient of 1 yields no points, does a quotient of zero yield max points such that no applicant will receive the full 5 points? If so, that's fine, but it's not crystal clear.	Please refer to the Technical Corrections Memo issued by LAHD on October 8, 2025.
Section 7.3	To receive entitlement readiness points, can you confirm how best to demonstrate that a project can be approved by-right or through a ministerial approval process?	Please refer to the Technical Corrections Memo issued by LAHD on October 8, 2025.
Section 7.3	In the guidelines, it states that you're able to provide a Zoning letter or Letter of Compliance. What are the requirements for those letters? Who can draft the respective letter?	Please refer to the Technical Corrections Memo issued by LAHD on October 8, 2025.
Section 7.3	Are you able to share the breakdown of points for this (entitlement readiness) section?	Please refer to the Technical Corrections Memo issued by LAHD on October 8, 2025.
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 accordance with the documents mentioned above, would a Zoning Letter attesting to the project's by-right status signed by a certified planner (AICP) or attorney be sufficient to demonstrate entitlement readiness?	Please refer to the Technical Corrections Memo issued by LAHD on October 8, 2025.
Section 7.3	Our entitlement letter allows more units than we plan to build. The building remains in substantial conformance. Is that acceptable, and should we include an explanation?	Yes, that's acceptable. Entitlements generally define a maximum number of units, so constructing fewer is fine. Include a brief explanation clarifying the reduction in units , This is a common occurrence and should not create issues.
Section 7.4	Can you please clarify this question: Is the site(s) on land contributed below fair market value?	This question is asking if the project is located on land, including public land, city-acquired sites, or land owned by faith-based organizations, that has been or will be contributed at a discount of 50% or more below Fair Market Value. Discounted sales and/or long-term ground leases will be considered valid contributions of land for this scoring criterion.
Section 7.6	2. Are the affordability requirements and potential for additional points calculated at the project level or the building level? For example, could the 30% AMI units all be in one building?	While LAHD generally interprets our affordability requirements to apply at the project level for scattered-sites projects rather than at the site level, LAHD strongly discourages practices that could be seen as segregating lower-income households into lower-opportunity areas.
Section 7.14	Is the scoring of previous commitment of funds points awarded on a sliding scale based on % of TDC, or do you only have to have more than 10% of funding committed to get the points?	Please refer to the Technical Corrections Memo issued by LAHD on October 8, 2025.

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Regulation Section	Question	Answer
Section 7.18	Is there a strict definition of "significant financial distress"?	Answered in Set 3
Section 9		
Section 9.3	For ULA - Alt. Models New Construction, (adaptive reuse) is the PNA required to be completed within a certain time frame?	The report must be completed within the past 12 months.
Section 9.4	The NOFA lists 4% sensory and 10% mobility units, but the VCA indicates 11%. Which applies?	There was an error in the NOFA Regulations and LAHD has published a Technical Addendum Memo correcting this on the Homes for LA webpage. The correct Preservation requirement for accessible units is 4% sensory and 11% mobility. Thank you for raising this flag.
Section 9.4	Section 9.4 of the NOFA states that rehabilitation projects must ensure a total of 4% of the total units in the project are accessible to persons with sensory impairments and that 10% of the total units in the project are accessible to persons with mobility impairments. Would any projects be required to ensure a total of 11% of the units are mobility units as noted in Section III(15) of the Voluntary Compliance Agreement between HUD and the City?	See technical correction issued by the Housing Department as of October 8, 2025 - For Rehabilitation Projects, 11% of the total number of units shall be for mobility and 4% shall be for hearing/vision. For New Constructions/ Adaptive Reuse Projects, 15% of the total number of units shall be for mobility and 10% for hearing/vision.
Term Sheets		
Term Sheet United to House Los Angeles (ULA) - Alternative Models: Preservation	If we're applying to the Alternative Models Program, can we include operating subsidy requests as part of that same application?	The ULA Alternative Models Preservation Program and ULA Operating Assistance Program allow for a combined capital and operating assistance request within one application. You may not apply for ULA Operating Assistance in conjunction with the ULA Alternative Models New Construction funding. All ULA Alternative Models New Construction projects must cash flow without additional operating subsidies from LAHD.
Term Sheet United to House Los Angeles (ULA) - Alternative Models: Preservation	According to the term sheet for Alternative Models New Construction, eligible applicants may include "Partnerships such as General Partnerships, Limited Partnerships, and Limited Liability Companies (LLCs)... provided that the Managing General Partner is an eligible entity." To apply, must the partnership already be legally formed, or is it sufficient to designate the Managing General Partner?	It is sufficient to designate a Managing General Partner whom we will underwrite as the Sponsor.
Term Sheet United to House Los Angeles (ULA) - Alternative Models: Preservation	For ALT models preservation, do funding requests tie to property value (loan-to-value)? These properties won't appraise well—so is loan sizing linked to appraised value?	No, ULA Alternative Models Preservation loan sizing is based on Total Development Cost. Appraisals are for acquisition costs, and LAHD does not expect to fund much, if any, acquisition costs under this program. LAHD expects TDC to primarily be comprised of the cost for capital improvements in this program. The appraisals are needed, instead, to provide a valuation for your collateral -- the property -- against which the LAHD loan would be secured.
Term Sheet United to House Los Angeles (ULA) - Alternative Models: Preservation	For Preservation applications, there is no score attached to Cost Effectiveness under Application Scoring in the NOFO. However there are points for Cost Effectiveness for New Construction. Are any points attributed to Cost Effectiveness for Preservation and Rehabilitation projects?	No.
Term Sheet United to House Los Angeles (ULA) - Operating Assistance	7.18 appears to limit funding to projects that have been in operations for three or more years. Will you accept applications for projects that have been in service for less than three years that have that are experiencing acute financial hardship? The 619 Westlake project, for which you are the lessor, is such a project.	Applicants are allowed to submit Audited Financial Statements reflecting fewer than three years. However, applicants that do not show negative cash flow for two out of the last three years, insufficient operating reserves, and exhaustion of past efforts to resolve the issues will not receive full points.
Term Sheet United to House Los Angeles (ULA) - Operating Assistance	Would elevator modernization (~\$100K) qualify as an emergency capital need?	Yes. Elevator modernization qualifies under emergency capital repair work, provided it is at or below the \$250,000 figure.
Term Sheet United to House Los Angeles (ULA) - Operating Assistance	Does the \$250,000 cap apply to the total award or just capital repairs?	The \$250,000 limit applies only to capital repair costs — not to the total operating assistance award.
Term Sheet United to House Los Angeles (ULA) - Operating Assistance	We are a small community-based nonprofit that has not developed new housing in 20+ years. In the 1990s/early 2000s we developed and rehabilitated several properties for which we are currently only applying for operating assistance under ULA. How should we complete the development team experience tab on the ULA portal considering no new sites have been developed in 20 years and the projects are only applying for operating assistance?	You should indicate who you are and your last time developing like-projects. While LAHD does not regard new construction experience as a vital scoring element for the ULA Operating Assistance Program, LAHD reserves the right to preferentially award highly oversubscribed funds to development teams that are better situated to navigate complex capital and financing strategies, which may be needed to preserve struggling projects.

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Regulation Section	Question	Answer
Term Sheet United to House Los Angeles (ULA) - Operating Assistance	In the operating assistance application, they have a development team and development team experience in the pipeline. As well as something we have to certify about architects saying we did something, and we're not using architects. So, what do I do for all of that?	You may answer "N/A" in these sections of a ULA Operating Assistance Program application, if you are not applying for any other LAHD capital funds through this NOFA. As far as the development experience section, the Department needs to understand the experience of the applying Sponsor as well as the number of other projects in the Sponsor's current pipeline. Sponsor is defined in the technical corrections memo dated 10/8/2025.
Term Sheet United to House Los Angeles (ULA) - Operating Assistance	In the first Q&A, there was a question that had to do with architectural plans and especially for projects in the operating assistance group. There's a handy exception that you don't need plans if you're gonna do a cosmetic rehabilitation. But in the application, it also says that you still need an architect to certify that the project is going to meet accessibility standards. Do we need that?	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 Accessible Housing Program (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. 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.
ULA Alt Model - New Construction Term Sheet	We have been through all the materials and we are working on the NOFA Application for ULA Alternative Models: New Construction. Under the loan assistance and term limits is Type: Predevelopment, construction (including reimbursement of acquisition and predevelopment costs) and Permanent financing. Permanent loans will allow for transfer of ownership to a legal entity owned and/or controlled by residents. The loan will be structured as a residual receipts loan. When it states permanent loans will allow for transfer of ownership to a legal entity owned and/or controlled by residents, does this mean current ownership is deeding the property to another group? If we do not need any equity do we have to transfer ownership?	No. It means the permanent loans must allow for the possibility and/or eventuality of transferring ownership to a legal entity controlled by the project's future residents.
Technical Requests		
Excel Workbook	We have a few workbook questions that will need resolving. On A.2 Funding Sources: Cell H62, not correctly pulling the requested LAHD loan amount as a construction source Cell H77, we cannot enter a GP equity amount. Will you please be able to reconcile this? I'm attaching our working workbook I believe the issue is that these cells are locked.	You are utilizing an outdated version of the pro forma workbook. A new template pro forma workbook has been published to the Homes for LA webpage as of Oct. 8 2025.
Pro forma Excel	Should we start with the "B" tabs in the Excel pro forma? Are the "A" tabs only for capital programs?	Correct. Use only "B" tabs for Operating Assistance Program applications. If submitting both preservation/capital and operating assistance requests, begin with the preservation program forms — they contain the broader requirements — then complete the "B" sections for operating.
Pro forma Excel	When we fill out the NOFA Excel proforma for Alternative Models, should we include both capital and operating assistance requests, or separate them?	Use the capital tabs first, then include the relevant operating tabs within the same workbook. The "A" tabs cover the core development sources and uses; the "B" tabs handle the operating assistance portion. Make sure both are complete so we can evaluate the total financing structure.
Pro forma Excel	On the pro forma, if we're going for operating subsidies and the emergency capital. What tabs are there, because, like development budget and all that doesn't seem to apply?	Applicants applying solely to the ULA Operating Assistance Program (e.g., not cross-applying to an additional recapitalization program under this NOFA) are not required to fill out the Pro Forma workbook sheets with prefix "A," but are required to fill in the ProForma with prefix "B."
Excel Workbook	I downloaded the latest ULA NOFA model template dated 9/4/25 from your website. Cells H24 and I24 in B.6 15 Yr CF are still locked. Could you please unlock and provide an updated version?	The latest version on website and NOFA Round descriptions have these cells resolved.
Excel Workbook	On the UNOFA. In the site information tab, where we fill out information about the parcel number. It asks for a year built. If it's currently vacant land, could we leave it blank, although we did demolish a building a few years ago?	Since you demolished the building a couple years ago, please note that along with what it was prior to demolition.
General		

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Regulation Section	Question	Answer
General	When does the Small NOAH program start?	LAHD does not have guidance on timing of the Small NOAH Program at this time. This question is not related to this NOFA.
General	Is technical assistance available for tenant-led groups?	These office hours are the main support or inquiring with us via Email through the group address on the website.
General	How soon can funds be dispersed if awarded?	The NOFA closes October 20th. Recommendations to City Council will be made in the late 2025 and, pending Council approval, the Department intends to issue award letters in February 2026.
General	Regarding the threshold document for entitlement readiness, once it's posted, will it be updated if there are changes in the planning or DBS requirements?	LAHD published a technical corrections memo that describes the scoring methodology and the needed documents for Entitlement Readiness on October 8, please review this memo on our web page as it provides the most up-to-date information about this scoring criterion.
General	If we are a minority owner, but other partners want to sell, we may use ULA funds to preserve affordability—though you'll confirm the legality?	LAHD does not understand this question. The sale of a deed-restricted affordable housing project would not end the affordability protections on that property, since those protections remain on the covenant. LAHD's Preservation Programs are aimed at preserving/extending the affordability of projects that are at risk of losing those protections.
General	Are letters from city planning sufficient for demonstrating readiness, or is DBS approval also mandatory?	Both may be necessary, depending on the project. LAHD published a technical corrections memo that describes the scoring methodology and the needed documents for Entitlement Readiness on October 8, please review this memo on our web page for further information.
General	When are we going to know about the award, will it be in time to submit for round one?	Our goal is to submit for consideration to the LA City Council no later than December 15th. Then, hopefully by the beginning 2026, we will start issuing the award letters.
General	For things that seem like not applicable, can just provide a brief explanation saying why it's not applicable, and that should cover?	There are the narrative sections and the upload sections in the UNOFA application. If you have items that are not applicable, mark as N/A.
General	Regarding the funding structure, the NOFA states up to \$100,000 can be a grant and anything above becomes a loan at 3%. Can we split the request — e.g., \$100K as a grant, remainder as a loan?	No. If your total request exceeds \$100,000, the entire amount must be modeled as a 3% residual receipts loan.
General	When will the NOFA addendum be available?	LAHD published the Technical Addendum Memorandum to the Homes for LA webpage on October 8th, 2025.
General	How do I shared My Applications with a colleague so we can work on it together?	You can share a single log-in to access the application. Alternatively, as an Admin of an Organization, you can assign an application to members of your Organization with these steps: 1. sign into your account 2. click on the My Applications tab to navigate to that page 3. click on the three vertical dots in the top right hand corner of the application you want to assign 4. click Assign 5. a pop-up window will appear where you can select which staff can be assigned to the application
General	Are pre-acquisition costs like legal and appraisal allowable?	Answered in set 4.
General	Can very small sites under 10 units realistically compete?	Answered in set 4.
General	We have a unique NOAA deal done without LAHD assistance. Could NOAA projects be included?	There's a separate Small NOAH program that administered outside of the main NOFA can be an option. The same requirement about prior loans doesn't apply.
General	What does it mean for a project to be "in your portfolio"?	The project must have a loan agreement with the Department.
General	Are reserves considered capital dollars or operating dollars?	We would consider reserves to be operating dollars.
General	Regarding preservation, is there a minimum per-unit capital improvement required? If improvements were done last year, can those costs be allocated to recapitalization?	For work that has already been completed, LAHD funds from this NOFA may not be used to reimburse costs.
General	I have a building with a regulatory agreement from another public agency, not the City of LA. Rehab is complete, but the building isn't cash flowing and can't cover its mortgage. Are any loan programs able to help it?	For the Operations Assistance Program, projects must already be in the LAHD portfolio which means it must have a regulatory agreement with LAHD or an active loan agreement.
General	For the ULA Alt Models Preservation Program, ownership doesn't change. Would we need to work with the current property holder?	The applying sponsor needs to have site control of the property. If the current property owner has site control, the developer either needs to purchase the property and demonstrate ownership with a purchase and sale agreement or one of the other qualifying site control documents named on page 31 of the Homes For LA NOFA.

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Regulation Section	Question	Answer
General	The ULA alternative models preservation is the budget of capital, where my question lies. We have 3 development sites here in LA. One's completed and stabilized. Two of them are under construction or about to be nearing construction in the next 2 or 3 weeks. And starting free leasing. These are all affordable properties, with some supportive services. We are one of three partners in those developments. The other partners want to sell the developments. We do not want to sell it, and we own roughly 6% of each of those developments today. Is ULA all models preservation bucket of capital would allow us capital to buy out our other investors to preserve these properties? As affordable?	There is nothing precluding applicants from pursuing this, however, this project may not be as competitive as other projects because other projects may not be spending as much money on acquisition costs.
General	For cosmetic rehab situations such as a new roof or flooring replacements, a RUD is not required. Correct?	Correct, cosmetic capital improvements like painting, flooring, or a roof do not trigger RUD requirements. Relocation assessments would only apply if temporary relocation is necessary.
General	Assuming the awards result come out in early January of 2026. In the application, it asks for the date of when we expect to submit for a tax credits. Can we just assume we can go in the first round? Or would it be better to be more conservative to say that we're applying the second round for the 9%?	LAHD is working hard to ensure that funding recommendations are submitted to City Council for consideration ahead of its December recess, in order to obtain Council approval in January and in time for applicants to submit first round TCAC applications in winter 2026.
General	4.) The Homes for LA NOFA portal asks for information on contractor's last projects, etc. Are applicants required to name a general contractor on the application, or can an applicant note "To Be Determined" for the contractor?	LAHD is aware the projects in early predevelopment will not have GCs identified. It is acceptable to indicate that this information is forthcoming. However, for LAHD underwriting, it is useful to know that the overall development team has experience working on complex projects and/or working together with other members of the team.
General	Hi - thank you for putting out the Q&As but what does it mean when you say refer to or answered in "Chron Q ##"? what does that mean?	Answered in Chron 603.
General - Eligibility	We have a project which received a COO earlier this year but is still in need of funds to complete the capital stack and ensure the project remains financially feasible. We financed it using hard debt, 4% LIHTC bonds, and developer guarantees anticipating we would be able to secure other soft money. We have not yet secured the additional soft money needed for the project and the developer guarantees are not a long term sustainable source for the project. In light of that, would this project be eligible for this funding; I could not find anything in the NOFA that would specifically allow for or preclude the project. It is an acq rehab with a change of use from office to residential.	See Chron 321.
General / Technical	Instead of using the 24 x 36 minimum, our architect would like to use a 30 x 42 format to allow them to match the site/building plan/unit plan scales required in the guidelines. Please confirm a 30 x 42 format is acceptable.	Yes, this is acceptable.
General / Technical	Since there will be varying sizes submitted, our architect may end up with smaller scales than the minimum. Please confirm it's OK if our plans don't match (and are lower than) the exact scales noted in the Guidelines below.	Yes as long as there is a standard scale noted on the plans.
General / Technical	Document 1. Please confirm that if we're applying for ULA – Operating Assistance only, the following tabs in Document 1: ULA NOFA Model Template are Not Applicable – all Tabs labeled A. Summary through A. 7 Resyndication. Document 1. Threshold Requirements for Document 1 states that “applicants must also provide a variance analysis as part of the proforma showing causes of operating gaps”. I don't see a tab in the excel proforma for this. What format should we use?	Confirmed. If a project is only applying to the Operations Assistance Program, the ProForma "B" tabs are required but not the ProForma "A" tabs. The variance analysis is demonstrated within the "B" pro forma tabs, which display your current cash flow, expenses, and variances. No separate form is required.
General / Technical	How do I add another user to my portal	If you are an Admin of an Organization, you should have access to add a user with these steps: 1. log into account 2. click on My Organizations 3. click on the organization you want to add a user to (shown in the Active tab of the Organizations section) 4. scroll down to Approved Members and click on it 5. inside the dropdown that appears, click the Add User button on right hand side

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Regulation Section	Question	Answer
General / Sec. 2.13	We are filling out the online portal for a ULA multifamily application, and the portal directs as such: "You indicated on the Project Information page that your proposed project will not result in at least temporary dislocation of existing residents. Please ensure this is accurate. If so, upload blank documents in the fields below." The third set of Q&As states, however, that "The relocation assessment is document number 11 and is a required threshold item regardless of the project." Can you please confirm whether the Blank Pages that the portal directs us to provide is sufficient if we attest to there not being any relocation required for the project? Thank you.	Answered in Chron Q 271 set 5
General / ULA Acq. Term Sheet	For the ULA Acquisition program, we get up to 30% and have to cover 70% through tax credits. Can any of that 70% be a loan from a CDFI?	Yes, we can verify those commitments as long as the full funding stack is documented.
General / Introduction	All of these are loans tenants need to repay, not grants, correct?	Correct. The only program that may transition to a grant in the future is the Operations Program. Currently, all seven programs are loan programs. And tenants are not repaying the loans, the loans get repaid by the sponsor borrowing the funds.
General / Underwriting Guideline	The LAHD underwriting guidelines state that a project must have a DSCR of 1.15 to 1.20 in year 1 and that a minimum DSCR of 1.15 for the full 15 year compliance period. The guidelines also state that the project must show positive cashflow for 55 years. Most projects will undergo a refinancing or resyndication within that 55 year period, leading to reduced operating costs over the long run, however, there is no way to show this transaction in the workbook. Moreso, the timing and terms of said refinance or resyndication are roughly two decades in the future from the time of this application, and to accurately represent that transaction would be academic at best. Please confirm that the 55 year feasibility requirement is actually a requirement or a guideline that can be negotiated.	The 55 year positive cash flow is a goal. The 15 year positive cash flow is a requirement. Projects unable to demonstrate 15 years of positive cash flow will be eliminated from consideration.
Application		
Application	The Application requires the Sponsor to submit Franchise Tax Board Form 100. We're a nonprofit corporation and file Form 199. Would you be able to confirm that Form 199 will suffice?	Consult your legal counsel on whether a Form 199 for your organization is acceptable in lieu of a Form 100.