

Q&A Set 7: 10/10/2025-10/14/2025

Chron Q	Regulation Section	Question	Answer
Introduction			
417	Introduction	For Operating Assistance Projects, are sponsor/applicants with projects that are governed by a Land Use and or a CRA/LA covenant with the City of Los Angeles eligible to pursue funds from this program?	Yes.
505	Introduction Table 1	We have a project that we'd like to submit for the multifamily and new construction funding. The project has HHH and also received ULA monies from the last round. Can we apply to receive 30%? Or, are we only allowed to request the balance of the 30% of the ULA monies that we already have from the last round?	You will only be able to request the balance of the 30% you have already been awarded from other LAHD sources.
Section 1			
373	Section 1	There was one of the programs required that the construction start within a month, which program was that?	None of our programs provide specific requirements stating that construction must start in one month from the time of application. However, scoring criterion for entitlement readiness for new construction projects will be assigned to projects based on their readiness level with the planning department. Additionally, points are assigned to projects across all programs that depend on how much of a given project's capital stack has been assembled, therefore indicating how close they are to having enough funding to begin construction.
476	Section 1.1	Also, how quickly are you allocating funds once applications are processed?	LAHD will take roughly one month to score and underwrite the applications. We target to publish the scoring around November 25th. By December 15th, the department will make funding recommendations to the City Council. The goal is to have the funding recommendation approved in January 2026.
Section 2			
563	Section 2.5	Our project includes a retail space at the ground floor. How should we reflect the commercial component in the financials?	You'll need to show the commercial space separately in the Sources and Uses — including both construction costs and projected income. Commercial income must be underwritten conservatively (typically no more than 75% of stabilized rent). Also, LAHD funds cannot be used to finance commercial components, so you'll need to identify a separate funding source for that portion.
564	Section 2.5	Would a lease letter of intent be sufficient to document commercial income?	Yes, a signed Letter of Intent (LOI) or comparable market rent analysis will suffice for underwriting at the application stage. A formal executed lease isn't required yet.
565	Section 2.10	For the senior housing project — since it's age-restricted, do we still need to meet the 3-bedroom family unit minimum?	No, senior projects are exempt from the family-unit minimum requirement. However, you'll still need to comply with accessibility and priority-population requirements as applicable to your chosen program.
452	Section 2.11	We have an existing building that is City funded. It is expected that the LAHD ACHP team will be bringing out a NAC team and going through the whole building and finding a scope of work for accessibility updates as part of the litigation and funded by the City in a process that is separate from ULA funding ("the NAC work"). 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? For rehabs, we have been asked to sign a certification regarding coordination with Casp. The certificate is more for new construction than rehabs and does not really apply if your building will eventually go through a NAC process. Do you have a different certificate for projects that will eventually go through a NAC work process.	Answered in order: 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.
468	Section 2.11	We need some clarity please on the coordination between the ACHP work, that is reviewed by NAC and is part of the VCA. I have three projects that have already gone through most of this process. Soon, we will be finalizing pricing for the work, and more importantly, processing the temporary relocation needed to do this work, if needed, in occupied units. I have two projects going into ULA that are also part of the VCA. For project A, we have gone through the full NAC process and there is a complete scope of work ready for pricing by our GC. For project B, the NAC has not yet been scheduled, but I assume this is coming in 2025 or 2026. I have been told that NAC work that is part of the VCA is funded by the City Council via a separate funding source, approved by CC. Is this correct? We need some clarity please that the ULA funding application is not supposed to include the NAC/VCA work? We are ok to sign the threshold documents that commit to completing and coordinating with LAHD to compete the NAC/VCA work.	The City is responsible for the NACs services regardless of its constructions status (new, substantial alteration, retrofit). The developer does not pay for any ETA inspections. However, the owner may have to pay to have non-compliant items corrected. Regarding whether to include NAC services in the application, we recommend it is best to be more conservative and include it in the application. Although the inspection has not taken place for project B, you may mirror project A for reference. There is a narrative and miscellaneous section for your to explain the situation. Our team will review the application as whole to make recommendation.

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570	Section 2.11	If the NAC's required modifications increase our project costs after award, will LAHD allow scope or budget adjustments?	Potentially, yes — but only with sufficient documentation. If NAC compliance adds verified costs necessary to meet accessibility standards, LAHD can consider a post-award adjustment or budget amendment, subject to funding availability and program limits. However, we strongly recommend budgeting a reasonable contingency for accessibility compliance upfront to avoid delays.
386	Section 2.13	Is there any additional documentation for service-oriented projects that is recommended?	Please refer to section 2.12 for details on what service commitments are required in a Permanent Supportive Housing Projects
493	Section 2.13	Following up on our question, can you please review and confirm that the existing RUD for our proposed project located at 1350-1358 N Orange Dr. is acceptable to use for the ULA Affordable Housing NOFA due 10/20?	If the applicant has applied or are applying for a new project after the RUD was originally issued, the applicant will need to apply for a new RUD with LAHD.
602	Section 2.13	So the replacement unit determination and the relocation. It's showing up under operating assistance and the emergency capital. Is that non-applicable?	Please review the Threshold Review Requirements for the Operating Assistance Program in the Term Sheet. However, a RUD is not required. A Relocation Assessment is required.
702	Section 2.13	For our site, we have rehab, and we will have temporary relocation from about anywhere from 10, to 20 days. It is not permanent, so what type of relocation? Do we need to have a consultant provide us a relocation platform?	Please see sets 5 and 6 of the Q/A for an answer to this question.
339	Section 2.13 Section 5 Document 11	What is acceptable as Evidence of No Relocation?	The Department requires a relocation assessment that tells us no relocation is required. This can be a narrative by the applicant but does not need to be third party.
Section 4			
223	Section 4.1	ULA Alternative Model New Construction and Preservation Term Sheets: Are projects required to achieve the "suggested" 60% AMI average affordability? What happens if they don't?	No
Section 5			
275	Section 5	Can LAHD please clarify what property management documents are required at the time of submission? From our understanding, we are only required to provide property management experience.	The Department requires two documents related to demonstration of property management experience. 1) Property Management Company name 2) Information describing the last 3 affordable housing projects (or fewer if that many are not in the repertoire) that said Company has managed.
376	Section 5	For clarity, if we are already in construction, what documentation would you need to demonstrate readiness?	For projects that are currently in construction, items including but not limited to the following may demonstrate "readiness:" the latest budget and construction report (construction meeting minutes), DBS permits and/or Planning compliance letters.
680	Section 5	Question 2: Is the above requirement (to show positive cash flow during the term of the operating assistance + operating reserves funded at a level that meets the most current LAHD requirements" a threshold requirement that will disqualify a project from funding or will this simply affect scoring?	If a project doesn't demonstrate positive cash flow after the infusion of Operating Assistance funds within 2 years, and does not submit a viable exit strategy to realistically stabilize after 2 years, the project will not pass threshold.
526	Section 5 Document 1	Question about the requirement for a franchise tax board Form 100. We're a non-profit corporation with Form 199, would we be able to submit that?	From Chron 420 (set 6): Consult your legal counsel on whether a Form 199 for your organization is acceptable in lieu of a Form 100.
622	Section 5 Document 1	With respect to the regulations stating the pro forma must show positive cash flow, are there any thresholds to the cash flow? Because I'm sure anytime you hit a DSCR of over 1.15, you are going to have automatically positive cash flow. So, is there any kind of benchmarks for the positive cash flow?	For all 7 programs, you need to demonstrate 1.15 DSCR for 15 years of your cash flow. The one point of confusion about whether or not if there is any additional thresholds for your cash flow. The answer is No. In our project underwriting, we asked to see 55 years of positive cash flow. That is a goal, not a requirement. The requirement is 15 years DSCR at or above 1.15.
633	Section 5 Document 1	With partners, let's say a consulting company helping us with the financial and reviewing of the cost and scheduling. Would an LOI from those firms be sufficient?	We do not expect the various consultants to always be contractually engaged, or contractually obligated at the time that you submit the applications. We recognize some of these projects are pretty early in the pre-development process, and we asked for that information because sometimes applicants do have the information available, so send them if you have it.
640	Section 5 Document 1	For nonprofit entities that are applying as the applicant or as the sponsor, do we need to have our limited partnership documents formed at the time of application? Or, could we just say To Be Formed.	The Special-Purpose Entity (SPE) does not need to be fully formed at the time of the application. LAHD requires that the sponsor describe the entity to be formed, identifying such major details such as the management structure and ownership stakes. If the eventual SPE is materially different from what was described to LAHD, then that may present an issue.

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655	Section 5 Document 1	What is the "Applicant/Borrower's Certification Statement" listed under the required Organizational Documents?	Chron 654: This is Document 2 - Conflicts and Liabilities Certification Form. The form is available on the Homes for LA webpage: https://housing.lacity.gov/ula/homes-for-la-nofa
673	Section 5 Document 1 Proforma	The financial pro forma 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?	Please see the "B" tabs of the Proforma for Operations Assistance applications. Otherwise, please utilize the "A" tabs in the Pro forma.
593	Section 5 Document 2	Document 2, the conflicts and liabilities certification form. That yellow box 3, are you wanting us to literally list all of the participating parties, like the names of the staff members or is it just the entities, like The LP, the LLC, things of that nature. And does that apply to the architect, GC, all of that as well, or just the ownership entities?	This form is asking for Related Parties. If the applicant is confused about the meaning of a Related Party, you should consult your legal counsel.
494	Section 5 Document 3	Reviewing the term sheet, please confirm that operating properties that have been in operation for many years need to provide a title report, asbestos assessment and lead-based paint report, a relocation assessment when there will be no relocation, and evidence of PBVs.	A preliminary title report is required for all applications. An asbestos assessment/lead-based paint report and their corresponding abatement plans are required when the proposed project involves demolition and/or major rehabilitation of structures built in 1978 or later. The relocation assessment requirement is triggered when the proposed project will result in at least temporary dislocation of existing residents. Evidence of Project-Based Vouchers and/or long-term operating subsidy is required when the proposed projects includes permanent supportive housing (PSH) units.
415	Section 5 Document 4	The sponsor/applicant pursuing Operating Assistance is a Limited Partnership, the ownership structure of which remains unchanged from the entity that borrowed LAHD funds. Is the submission of key organizational documents for this entity necessary, or will a statement of "no change" sufficient?	Submission of the documents specified in the Operating Assistance Term Sheet is necessary, a statement of "no change" is not sufficient.
433	Section 5 Document 4	We are applying with a partner whose revenue is small enough that they don't require an audit. Are tax filings enough to prove the threshold? And can we use 2021–2023 audits to meet the requirement?	Please see Chron Q 277 (Set 6)
436	Section 5 Document 4	On the REO schedule, do you want only mandatory payment debt, or all project-related debt, including multiple loan sources?	All project related debt.
484	Section 5 Document 4	The sponsor/applicant pursuing Operating Assistance is a Limited Partnership, the ownership structure of which remains unchanged from the entity that borrowed LAHD funds and is currently operating the property. Is the submission of key organizational documents or the Development Team, Development Team Experience, Development Team Pipeline, or Application Underwriting section of the for this entity necessary, or will a statement of "no change" be sufficient to satisfy these requirements? The key organization documents and application sections appear to pertain to ULA programs involving projects that have not been previously funded and that are not currently reviewed by LAHD on an annual basis.	Answered in set 6.
489	Section 5 Document 4	For the Development Team Pipeline portal section, how many should we include here? Is there a minimum and/or maximum to keep in mind when completing this section?	There is no minimum or maximum, but we want to know all of the projects currently in your pipeline.
504	Section 5 Document 4	If we already have our own personal REO schedule, do we have to fill out the LAHD's REO schedule form?	Yes, but LAHD will accept a different form if and only if the format still provides all the information requested in LAHD's form.
525	Section 5 Document 4	Is it just a mandatory payment that needs to be reflected on the REO schedule, or do we need to include all the debt, including the residual receipt loans?	Include all debt and debt service.
566	Section 5 Document 4	For the board resolution — does it need to be project-specific, or can it authorize multiple applications?	It can authorize multiple applications, as long as each project name and funding program is clearly listed and the authorizing language is broad enough to cover all relevant submissions under this NOFA. If you're unsure, include a single resolution that explicitly references each project — that's the safest approach.
578	Section 5 Document 4	We have a new construction, affordable housing development. Our question is regarding Wakeland as the developer. It looks like there's a chart in the NOFA that says that we can be an eligible applicant. My question is if we would need to provide as part of ownership documents, the managing general partner, and then limited partnership, name and tax ID number. There's a threshold document, Document 4E that mentions the managing general partner. It also says if the above is LP then provide the name and the tax ID number, so we just wanted to know if we need to get the LP1 and the LLC1 setup, so the certificate of Limited Partnership, LP1, and then the Articles of Organization for the LLC-1 documents by the time we submit for application.	See Chron 573. (Set 6)

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583	Section 5 Document 4	I have a question about document 4E. In the portal, it says which sponsor is the principal. But then the form that we download, it is specific to the project that we're applying for. So I want to confirm that it's just for the project that we're applying for that we need to submit this attachment for certification. It's a certification that's enclosing all partnerships, corporations, and entities for the and not for all partnerships in which the sponsor is a principal.	Confirmed, it will just be for the project that you're applying for.
595	Section 5 Document 4	So this project we're applying for has both a LLC and non-profit separate entity that will float up to a to-be-formed limited partnership. Is it okay to apply? As the 2B formed limited partnership, or... can we just explain how the structure's going to come together somehow?	Yes, that is acceptable. Please explain how these entities will come together after application submission via the UNOFA portal. However, requirements on eligible applicants vary and should be reviewed prior to submission.
614	Section 5 Document 4	Can you clarify what the Applicant's/Borrower's Certification Statement should state? Would this be identifying the parties involved in the project (LP, GP, etc.)? On the portal, there is a section to upload an FTB 100 - if the project does not have income to report would a NA page be acceptable here?	The certification statement should state which sponsor is actually applying for funds. If the project has no income to report, then it would be N/A and that may be stated.
626	Section 5 Document 4	The document for the REO schedule asks us to report all LA County real estate owned, so we wanted to know, will LAHD be curving or ranking the sponsors based on the LA County real estate owned?	We would like to look at the broad portfolio. From our perspective, we are trying to assess the risk of the project and the ability of the project sponsor to assist, navigate complex financial, legal, economic challenges, etc. So, we would like to take a broader view of the portfolio.
654	Section 5 Document 4	Quick question on Section 5, Document 4: Sponsor Portfolio Underwriting. One of the items listed in the bulleted section, "Applicant's/Borrower's Certification Statement;" - is there a template for this or could you provide additional information what needs to be included on this.	This is Document 2 - Conflicts and Liabilities Certification Form. The form is available on the Homes for LA webpage: https://housing.lacity.gov/ula/homes-for-la-nofa
595	Section 5 Document 4	So this project we're applying for has both a LLC and non-profit separate entity that will float up to a to-be-formed limited partnership. Is it okay to apply? As the 2B formed limited partnership, or... can we just explain how the structure's going to come together somehow?	Yes, that is acceptable. Please explain how these entities will come together after application submission via the UNOFA portal. However, requirements on eligible applicants vary and should be reviewed prior to submission.
664	Section 5 Document 4	The online application is asking for an upload of form 100. I have asked our auditor about this form (email below) and they tell me nonprofits do not file this form. We file form 199 instead. Is there a typo in the online application? Do you require a form from FTB that is a different number? We have proof of the FTB exemption, recognition of tax-exempt status, but that is not a form, it is a letter from the FTB.	From Chron 420 (set 6): Consult your legal counsel on whether a Form 199 for your organization is acceptable in lieu of a Form 100.
669	Section 5 Document 4	Please clarify what is needed for document 4f, Borrower Certification statement.	Chron 654: This is Document 2 - Conflicts and Liabilities Certification Form. The form is available on the Homes for LA webpage: https://housing.lacity.gov/ula/homes-for-la-nofa
334	Section 5 Document 4 Operating Assistance Term Sheet	I tried to post the following question concerning Section 5, Document 4 via the NOFA interface, but it would not take my question. Can you answer this question? The sponsor/applicant pursuing Operating Assistance is a Limited Partnership, the ownership structure of which remains unchanged from the entity that borrowed LAHD funds. Is the submission of key organizational documents for this entity necessary?	The Department would still want to see complete ownership structure.
507	Section 5 Document 5	There's the as-is appraisal amount, and also the as-built appraisal amount. We want to confirm that only the as-is appraisal amount has to be dated within 180 days of the execution of the purchase and sale contract.	Confirmed.
582	Section 5 Document 5	We are doing a pooled source multifamily, new construction. Just want to verify that appraisal is going to be as is only? Also wanted to make sure that besides being licensed appraisals are there any other qualifications the city wants to see in the appraiser?	We want as-is appraisals. We will entertain as-built appraisals under extenuating circumstances, but those make the project costlier and we will dock them points for cost effectiveness
589	Section 5 Document 5	I looked at the Q&A and it's about alternate methods, and on this, it talks about capital projects, which I'm assuming the project we're doing is a capital project. But it still doesn't make sense to me when we are already doing a pro forma. We have a land, a vacant land, that we are going to do as is. What would the appraiser do with the as-built? In other words, they have to envision the project in their head and do another pro forma to come up with what the value of the project will be when it's built.	We want as-is appraisals. We will entertain as-built appraisals under extenuating circumstances, but those make the project costlier and we will dock them points for cost effectiveness
653	Section 5 Document 5	What is considered a "Capital Project" as referenced in the NOFA regulations? Do all new construction applications need to include an as-built appraisal?	All projects in the Homes for LA NOFA, other than projects applying solely to the ULA Operating Assistance Program, are capital projects. LAHD requires only as-is appraisals and will only consider as-built appraisals under extenuating circumstances.
569	Section 5 Document 6	For the environmental documentation — if our Phase I ESA identifies a Recognized Environmental Condition (REC), do we need to submit a Phase II immediately?	If the Phase I identifies any REC, you must commission a Phase II and include the results before funding award. You can still submit your NOFA application with the Phase I attached, but LAHD will not issue a commitment letter until the Phase II is completed and cleared.

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641	Section 5 Document 7	<p>ULA alt models - threshold item number 7 says new construction projects must undergo evaluation of geotechnical engineering of subsurface soils.</p> <p>Given that this would just be preservation, we don't need to provide a soil report? Is the soils report just for new construction?</p>	Yes, a new construction requires soils report. Preservation or renovation generally do not require soils report.
699	Section 5 Document 6 & 7	There are requirements for the soils report and Phase 1 slash 2s, and within each one, there are specific requirements. Within Phase 1, they ask for designation of liquefaction zones, which is better. It's actually, in our soils report. I was wondering if a clarification letter saying, please refer to the soils report for this, because we don't have liquefaction in our Phase 1. It's in our soils report.	Yes, we can refer that liquefaction zones are covered in the Soils Report.
421	Section 5 Document 8	It was stated at Office Hours today that even if we are proposing complete demolition of the entire existing structure onsite we would still have to provide a full lead and asbestos report with our application because the existing structure was built prior to 1978. But in two places in the NOFA it states that if complete demolition is proposed, we can submit a letter in lieu of the full report. See screenshots below. Please confirm that a letter is allowed in lieu of the report for complete demolition.	A letter is allowed in lieu of the report in the event of a complete demolition.
422	Section 5 Document 8	Thank you for the Office Hours Q&A session today. 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?	See Chron Q 421.
534	Section 5 Document 8	<p>#1 On the asbestos report - Document 8. For a new construction, if we're demoing a building, do we need an asbestos report or do we just need a letter stating that we're demoing it and we'll follow protocol?</p> <p>#2 For a rehab project, say it was built before 1978, do we also need an asbestos report now for the application?</p>	LAHD does not need a Lead/Asbestos report for New Construction projects but the applicant must submit an in-lieu letter certifying that they will comply with appropriate hazard mitigation procedures. For Rehab projects, LAHD requires the report with testing of samples, along with lead/asbestos abatement plans.
536	Section 5 Document 8	<p>Regarding the asbestos report. I see in the NOFA says, 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 report. Previously when someone was asking about for existing structures, not calling for a demo. Is the report still required? And the answer was lead and asbestos surveys are mandatory for buildings built prior to 1978.</p> <p>For an older building with full demolition, new construction. Is it still okay to submit a letter in lieu of the asbestos report?</p>	See Chron 534.
627	Section 5 Document 8	For ULA Alt Model - Preservation. Threshold item number 8, projects involving demolition must identify lead and asbestos hazards. So I have a project that needs a little bit of demo, but it's only to some of the concrete stairs and existing handrails to be more ADA accessibility compliant. Something that small considered demo? or more significant like knocking down walls?	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.
646	Section 5 Document 8	<p>When answering Project Information Question 8b. Will the proposed project result in the full demolition or major rehabilitation of structures built before 1978? the application provides different submission requirements based on whether the application selects YES or NO. If YES, the proposed project requires budgeting for asbestos and lead-based paint abatement in your financial pro forma as well as the submission either an Asbestos Assessment and Lead-Based Paint Report or Letter(s) in lieu of the above reports indicating that all appropriate hazard abatement protocols will be followed</p> <p>If NO, the proposed project requires the submission of an Asbestos Assessment and Lead-Based Paint Report</p> <p>However, the regulations states 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. Please advise which is correct.</p>	In the case of a complete demolition of structures built in 1978 or later for a proposed new construction project, a letter in lieu of Lead/Asbestos Reports is acceptable. In this scenario, indicate that it's a pre-1978 building on 8b (select Yes). This will make the In-Lieu Letter field appear in the Supporting Docs section where you can submit a letter instead of the two reports. Please include on the Project Narratives page that the structures being fully demolished are in fact built in 1978 or later.

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457	Section 5 Document 9	Does the ULA Multifamily application require Enhanced Accessibility work?	Enhanced Accessibility work is optional but included as a scoring criterion.
591	Section 5 Document 10	For the self-score on site efficiency, do I score myself 10 points?	See Chron 590.
701	Section 5 Document 10	Yes. So, when we're showing that we're gonna have either 119 or 120 points, do you need to see it, like, how we do it on the tax credit application or you just need to have a sign saying, you know, we're gonna be 120? And same with Tiebreaker?	Please refer to Chron Q 717.
428	Section 5 Document 11	If required, must relocation assessments be by a third-party consultant?	Relocation Plans must be completed by a third party however, the Relocation Assessment may be done by the Sponsor. The Relocation Assessment will determine if a project needs a Relocation Plan.
432	Section 5 Document 11	Our relocation consultant has asked if, as part of the relocation assessment for an existing, fully tenanted building, they would need to conduct resident interviews. It seems like that might be a later-stage activity, but we want to confirm before spending additional funds.	Please see Chron Q 259 in Set 3 of the Q&A
515	Section 5 Document 11	If the property that we're presenting to you is already occupied and the current owner is not going to be responsible for any relocation. Can we just provide a narrative explaining the situation, or is the relocation assessment required?	As part of the requirements, a relocation assessment is required. In your case, the assessment should say, there's no additional relocation funds needed. We're asking for the assessment to tell us that. This assessment may be created by the applicant and doesn't need to be completed by a 3rd party.
628	Section 5 Document 11	#1 For relocation project summary assessment, if our plan is to have hotel units within the building, so for example, if we have Unit 101 as vacant the tenant would just move all their stuff from 102 into 101. And then, the contractor would come in to update Unit 102 with new flooring, new appliances, etc. Once the work is done, tenant would move back into Unit 102. So will the relocation Project Summary Assessment like that in narrative form good enough? We're not going to be relocating anyone into hotels that are off-site, so we wouldn't have to pay for hotel costs, U-Haul costs, storage costs, things like that. #2 For short term scenario like that, would we not need to provide an RUD? We are not proposing net loss, no additional units.	#1 The fact that they have a lease and are established tenants in that unit, it possible that the relocation plan, even a very abbreviated relocation plan, is still triggered. It is normal for a relocation plan to address some of these simpler short relocation issues. But it is my understanding that if they have a lease, then even temporary relocation requires that you provide us a plan. #2 In that case, you do not need to submit the RUD. In one of the previous sets, there's a link to the no net loss form, and you can just fill that one out.
630	Section 5 Document 11	For the relocation assessment, I wanted to clarify if there is a specific form that LAHD is looking for? or if it's more just like the plan and the relocation documents that would be provided along with?	LAHD would like to see an assessment of the building and what is needed in terms of relocation for the building. This may be a narrative description.
661	Section 5 Document 11	For our new-construction projects, the site is vacant and there are no existing or displaced tenants. May we satisfy Document 11b (Tenant Roll) by uploading an Owner's Certification of No Tenants on letterhead?	The Department needs to see a relocation assessment which does not need to be completed by a 3rd party but needs to indicate whether or not the project needs to budget for a full relocation. It is possible for the relocation assessment to conclude that no relocation is required.
372	Section 5 Document 11 and 12	I had a question about the replacement unit determination. Is that something that needs to be, like, submitted? I know there's, like, a 30-day leeway to submit that. Um, for a project that's doing just, like, cosmetic rehab, and that there's not going to be any, you know, demolishing of any units or anything like that. Do you still need to submit to get a letter back saying... you know, no replacement unit is necessary. Or just count it as not applicable for the application.	If there is no demolition of units for the proposed project, the No Net Loss Declaration can be submitted to DBS in lieu of a RUD.
395	Section 5 Document 12	For a rehab project with no demolition, same unit count before and after, and no demolition within the 5-year lookback, is it still required to submit a net unit loss declaration or no net unit loss declaration?	Yes, you do need to submit the declaration. However, guidance was released clarifying that you do not need to submit the entire RUD, which is a cost savings since RUD processing costs \$1,027 per unit. We require certainty that no demolition will occur, since replacement unit determination requirements are local ordinance. We request at least the declaration of no net loss.
529	Section 5 Document 12	Regarding the replacement unit determination, for existing properties, we have one building that will go through rehab and one will not. I believe this does not apply to the one with no construction occurring, can you confirm?	You can submit a declaration of No Net Loss.
648	Section 5 Document 14	Milestones commitment letter - Do you have a form for this? Where is it located please?	Answered in Set 6 (Chron 559).
667	Section 5 Document 17 Section 9.8	In Q&A set 6, an answer was provided that stated PBV commitments were required for Special Needs units, however the regulations only require PBV commitments for PSH units. Please confirm that voucher commitments are not required for Special Needs units that do not qualify for PSH status.	PBV commitments are required for all PSH units. PSH units require County-funded health services. Special Needs units are not necessarily units that also require a service commitment and therefore do not require a PBV. However, if the Special Needs units require additional services, the pro forma must identify and demonstrate a funding stream that is sufficient to cover those costs.

Q&A Set 7: 10/10/2025-10/14/2025

Chron Q	Regulation Section	Question	Answer
419	Section 5 Document 18	2) In the event that a CNA must be prepared, is it required that the CNA cover all buildings of the project, or can the CNA focus on the one building with the aforementioned water intrusion issues? If we can focus on one building alone, could the CNA focus solely on this water intrusion issue or would the CNA need to analyze all building elements?	It depends on what the applicant is seeking to achieve. If the applicant is seeking funds to address capital needs relevant to the entire building, then a CNA would be required for the whole building.
679	Section 5 Document 20	Question 1: NOFA states that "Pathway C projects must instead identify systemic cost drivers or economic shocks beyond their control and show, at minimum, positive cash flow during the term of the Operating Assistance support and operating reserves funded at a level that meets the most current LAHD Project Underwriting Guidelines." Your Underwriting Guidelines do not provide information on minimum operating reserve amounts. Can you please clarify? If it's an old TCAC project, can we use the minimum operating reserve amount for the project at the time of TCAC placed in service (15+ years) or are we to calculate 3 months of operating expenses based on current operating expenses?	If it is an old TCAC project (15+ years old) then the applicant should calculate 3 months of operating expenses based on current project needs.
668	Section 5 Document 21	In Q&A set 6, reference is made to the Letter of Assent template included as Attachment A of the DPW-PLA. Is this form of assent required at time of application, even if a general contractor agreement has not been signed. If so, what parties need to sign the form? Just the sponsor/applicant?	LAHD will allow sponsors to sign instead of the General Contractor if the GC has not been identified at the time of the application submission. As soon as a GC has been engaged, LAHD requires that the Letter of Assent be signed by the GC and resubmitted.
430	Section 5 Document 24	Our architect has 20+ years' experience, but past LAHD projects were under another firm where they weren't the architect of record -- though they were lead/project director. Can we use them, if they provide certification from the prior firm?	Yes, best practice is to include a letter from the prior firm which confirms experience.
453	Section 5 Document 24	For property management experience, the UNOFA portal asks for the following: "List the LAST THREE affordable rental housing projects that the Property Management Company has managed. If the Company has not managed three or more projects, list ALL the projects it has managed." Do these projects have to be located in Los Angeles? Nothing further is specified other than the most recent projects they've managed. Thank you!	The projects do not have to be located in the City of Los Angeles.
463	Section 5 Document 24	Regarding the Development Team Pipeline tab, should projects that have already received TCO be included here? Anticipated TCO date is one of the subtabs.	No, projects that have already achieved TCO should be listed on the Development Team Experience page.
486	Section 5 Document 24	We just purchased a multi-family housing complex with currently housed tenants. The tenants will not be displaced, but we cannot show a history of previous engagement given we are new owners. How should we show a history of previous engagement?	If you do not have a history of previous tenant engagement, then you do not qualify for additional points for previous tenant engagement.
577	Section 5 Document 24	Do tenants need to be part of the ownership structure in order to fulfill the tenant governance requirement?	No
Section 6			
454	Section 6 Table 3	If we have already been awarded LAHD-HHH & LAHD-ULA funds, are we allowed to apply for the 30% of Total Development Cost* amount in addition to what we have already secured?	No. The 30% of TDC is inclusive of other funds awarded by LAHD in prior NOFAs
456	Section 6 Table 3	If we already have ULA funding, should we still apply if we think we may need a little more ULA financing on our project, which now looks like it will get awarded tax credits?	See chron 454
524	Section 6 Table 3	We are allow to submit the same site in each pool with different strategies. Does different strategy mean a ground lease versus a sale, or does it mean different unit mix? Can we just say costs are a little bit different? Because one has prevailing wage, one has Davis-Bacon plus BABA, so obviously we have to adjust cost based on that.	There are different requirements for the ULA Multifamily Program versus the Pooled sources - multifamily programs. So, the strategy in terms of cost, with labor for example, would look different. Please make sure to go over the regulation so that you aren't submitting the exact same pro forma for different programs.
470	Section 6.1	We are applying for 2 separate scattered site projects, with each project having 3 properties. On the UNOFA portal, we have encountered an issue where we can only enter one answer per question, in number format only. This has become an issue when the answer differs depending on the exact property in the project. For example, in one project, we have 1 building with 6 stories, and 2 buildings with 3 stories, but in the Project Information section, there is no way to differentiate that when asked for the number of stories. Please let us know the best course of action when answering these questions.	Projects where building-level information/characteristics differ should orient their answers to the relevant building where the proposed scope is set to occur. For example, a scattered site development has two buildings with different numbers of stories but is proposed work at only one building. The number of stories at the building where work is proposed to occur is what should be provided on the UNOFA application. If work is proposed for multiple buildings, then the building where the majority of work will occur can be treated as the primary operative building for the purposes of answering questions on the UNOFA portal that restrict to one single building. Projects where this is the case should make sure to clarify these details on the Project Narrative page.
Section 7			
385	Section 7	For projects that are partially shovel-ready, how will the NOFA scoring handle any missing approvals?	The latest guidance on entitlement readiness is updated and on the Homes For LA website in the form of a Technical Correction Memo published on October 8, 2025.

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Chron Q	Regulation Section	Question	Answer
509	Section 7	<p>#1 Is the 25 points for the TCAC scoring a scale, or is it 0 points if you just don't meet it and 25 points if you meet it? Will there be partial points?</p> <p>#2 Is this going be the September round, or the May round?</p>	<p>#1 There will be no partial points.</p> <p>#2 LAHD is assessing its timing for the second round of the Homes for LA NOFA.</p>
530	Section 7	How will projects be ranked? Will it be based on a sliding scale? How does that work?	Please see the technical corrections memo.
620	Section 7	Regarding the memo that was released on the entitlements points break down, I have a project that has a PZA but doesn't require planning review because it is an AHIP ministerial project. So we're not technically required to obtain a letter of compliance or a letter of determination from planning. We saw the PZA only scores 8 out of 15 with the new scoring criteria, is there anything else we could provide to get the full points?	<p>In the technical addendum memo, the only documents that we will accept for the full points would be:</p> <ol style="list-style-type: none"> 1. the letter of determination from Planning, where the appeal has expired 2. The letter of compliance from planning 3. The ready-to-issue letter from Department of Building and Safety <p>Our department's reasoning for not accepting the preliminary zoning assessment form for full points is because the AHIP process is very new, and we do not have full confidence the amount of information that is present on that PZA form is sufficient to demonstrate that you are fully entitled, or are fully approved to go ahead through a ministerial process.</p> <p>Please review the technical addendum memo for more details.</p>
634	Section 7	The AHP loans are uncommitted since it's secured after the tax credit reservation. However, TCAC usually accepts that as a source. Could we include that without negatively affecting the feasibility scoring?	In our project underwriting methodology that we laid out in the technical memo, we say that we will be looking at the dependability and the probability of you securing your full capital stack. We don't expect very many projects applying for the UNOFA to have secured your tax credits already.
639	Section 7	<p>Regarding the technical addendum, the liquidity point section, it seems like there was language that stated there's 5 points for that section in total for new construction sponsor underwriting scoring. Out of those 5 points, the remaining 4 liquidity points, LAHD will rank each sponsor relative to other sponsors submitting applications.</p> <p>My question is can multiple sponsors receive those four remaining full points? Or will it be curved with most sponsors receiving less than 4 points?</p>	<p>We have set up a system where not a lot of people will get full points. We genuinely want there to be bigger differences between scoring on all of our criteria. Our intention is for a sponsor who has plentiful cash flow, plentiful access to a line of credit, or the ability to quickly take on debt and repay it, those would receive a 4</p> <p>Conversely, the sponsor who does not have a lot of available cash, very marginal cash flow, and isn't able to take on debt; our intention is to give that sponsor a 1.</p>
649	Section 7	I wanted to follow up on my entitlement question. If we have a project that involves an existing building and does not require new entitlements, only permits for the remodel but we haven't yet submitted for permits since we need to secure funding first, would providing the existing Certificate of Occupancy qualify us for the full 15 points in this category?	A Certificate of Occupancy would not demonstrate that your project is able to carry out remodeling work without entitlements. You are able to obtain full points even without submitting for permits by providing a Department of Building and Safety (DBS) Ready-to-Issue (RTI) letter, which indicates that DBS is prepared to provide your building permits. If you are not able to obtain an RTI on a quick turnaround, you may also receive partial points by submitting other documents outlined in LAHD's recent Technical Addendum Memorandum: https://housing.lacity.gov/wp-content/uploads/2025/10/Technical-Correction-Memo_h4LA_10062025.pdf
571	Section 7.1	For the Feasibility Score you mentioned earlier, will that scoring rubric be made public before the NOFA deadline?	The technical correction memo was released last week and is available on the website.
527	Section 7.1	The NOFA says that LAHD would award points based on application's ability to demonstrate strong cash flow during stress testing and the answer was that the stress test would be whether a project would be feasible through 55 years. I wanted to confirm that would be the extent of the stress testing that LAHD anticipates doing on these applications	LAHD will evaluate the feasibility of projects via its Sponsor and Project Underwriting Guidelines.
478	Section 7.3	For the purposes of the Homes for LA NOFA, how can by-right multifamily affordable projects demonstrate to LAHD that they can be approved by-right? The planning department said they can't offer a letter for a project that hasn't gone through entitlement yet.	<p>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. An updated memorandum was published on 10/8 with further detail and provides more guidance in our process.</p> <p>https://housing.lacity.gov/wp-content/uploads/2025/10/Technical-Correction-Memo_h4LA_10062025.pdf</p>
657	Section 7.3	How would a project that is 100% by-right (and would go directly to LADBS without any planning approvals) be scored in the Entitlements scoring category?	Your 100% by-right project should be able to demonstrate this by providing a Ready-To-Issue (RTI) letter indicating that LADBS is prepared to issue your building permits.

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Chron Q	Regulation Section	Question	Answer
692	Section 7.3	Similar to the entitlement question. For rehab or preservation project. How do we show compliance with entitlement if we're doing a remodel or a rehab?	You should still be able to complete a preliminary zoning assessment (PZA) form that will, if completed, be signed by the DBS plan checker. They will confirm whether you need an entitlement or not. So generally speaking, you don't need an entitlement for rehabs, so PZA that should be sufficient. Note: this would be an 8-point component out of the full 15 points. For full points details, please review the recent issued memo.
709	Section 7.3	We're in compliance with zoning, we have documentation from 1991, and then we also have proof zoning per the LA Planning Department. But we don't have a letter of compliance, because that wasn't a thing at that point. We want to get full points here for this preservation project, but I don't know how we're going to do that.	Rehab projects will only be able to get a PZA form at most. As a reminder, none of any of the Rehab project applicants will have a Letter of Determination or Letter of Compliance for a rehab scope of work so the point cap for those projects will be 8 for everyone.
605	Section 7.4	This is about land donation, and you know how often a land donation might be backed by a seller or carryback loan that then has residual receipt payments? This is specifically asking if that structure exists, where the donation is being made with a carryback loan, does that preclude it from being considered a donation, because of the note obligation associated with it?	If the contribution of land is discounted by 50% or more from Fair Market Value even factoring in the loan repayment, then LAHD will award points. If the carry back loan takes their discount to less than 50% of FMV then the applicant won't get the points.
590	Section 7.5	My question is about site efficiency. I was wondering how is LAHD calculating the points for this?	We will provide full points for any projects that build at or above their base density allowance. There are various tools that allow for greater densities, the applicant should indicate the base density for the proposed site, and describe any applicable density increases that will be pursued. For purposes of scoring projects proposed on sites with unlimited base density, LAHD will apply a base density standard of 1 unit per every 400 square feet of lot area
609	Section 7.5	For a mixed-use project, are we excluding from the cost efficiency test the commercial space?	Yes.
466	Section 7.6	Good afternoon – We have two separate new developments located 0.2 miles away that are on the same timeline. We are considering seeking Alternative Models: New Construction funding for both and considering submitting them together as one consolidated scattered site project. I have two questions: 1. Despite being so close, one is located in a TCAC High Opportunity area and the other is not. Would we still receive full points for Priority Geographies? If not, how would it be scored?	Use the TCAC standard: if one part of the project is in the high opportunity area and the other is not, then the entire project is not considered to be high opportunity.
488	Section 7.7 Section 7 Table 4 and 5	In the NOFO regarding Priority Populations, it states "Maximum points in this criterion will be awarded to projects that set aside an additional ten percent (10%) of units for three bedroom units and/or Special Needs and/or ALI/ELI and/or Seniors above whatever is required in that Homes for LA NOFA funding program". In the scoring criteria for Rehabilitation/Preservation, points are only being attributed to ALI/ELI and/or Senior units. Can we also receive points for three bedroom units in a Rehabilitation/Preservation project?	No, please review the base scoring for Preservation programs.
523	Section 7.7	Section 7.7 talks about the additional 10% of units for concentration of 3 bedrooms. Can I give an example and have you opine? The example is for LIHTC family buildings, you have to have 25% of your units as large as 3 bedrooms. So does the additional 10% mean 10% more than 25?	No. LAHD will provide the scoring boost for Priority Populations for any project that exceeds by 10 percentage points the LAHD requirements in a Homes for LA program. For example, none of the Homes for LA programs have a requirements for 3 bedroom units. As such, if your project provides 10% or more of its units as 3 bedroom units, you will get full points for this criterion.
619	Section 7.7	For Section 7.7 Priority populations served in UNOFA, I wanted to confirm that projects that set aside 10% of their units for 3-bedroom units will receive maximum points.	See Set 5 ChronQ 232
440	Section 7.10	For rehab projects under EAP: the checklist isn't specific about features like roll-in showers. Should we assume that all accessible units must meet every listed feature?	No, the EAP checklist does not need to be implemented for all accessible units. Only a threshold number of checklist items need to be implemented in order to get the max score.
691	Section 7 Scoring Tables	Respect to the TCACs, it lacks scoring competitiveness. Is it kind of an all-or-nothing?	Yes, it's a binary scoring requirement.
Section 9			
522	Section 9.4	On rehabs, the threshold requirements are to identify a CASP and sign a document that promises to hire a CASp to do all the accessibility work. I'm confused because LAHD has already come to some of our buildings with the NAC team and it was an intensive process. Is the NAC is not part of the ULA process?	The NAC is a Neutral Accessibility Consultant and is not affiliated with LAHD. They are an independent court monitor assigned to ensure that LAHD and LAHD-funded projects comply with the Department's Voluntary Compliance Agreement (VCA) with the federal Department of Housing and Urban Development (HUD).

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Chron Q	Regulation Section	Question	Answer
587	Section 9.8	I'm trying to determine, for the alt-new construction pool, what UA (Utility Allowance) I should be using.	The CUAC is intended for affordable housing new construction and possibly substantial rehabilitation projects. Qualified buildings must include energy efficiency improvements and/or have onsite photovoltaic generation (PV) and be built to the 2005 California Building Energy Efficiency Standards or beyond. The CUAC is not appropriate for use with existing projects built to older energy efficiency standards (before 2005) or to projects that do not include energy efficiency or PV upgrades. For preservation projects qualified professionals approved by LAHD can calculate project-specific utility allowances.
647	Section 9.8	Do we need to submit evidence of CUAC Utility Allowances as part of the application?	The CUAC is intended for affordable housing new construction and possibly substantial rehabilitation projects. Qualified buildings must include energy efficiency improvements and/or have onsite photovoltaic generation (PV) and be built to the 2005 California Building Energy Efficiency Standards or beyond. The CUAC is not appropriate for use with existing projects built to older energy efficiency standards (before 2005) or to projects that do not include energy efficiency or PV upgrades. Therefore, it depends on which program the applicant chooses for application.
Term Sheets			
95	Term Sheet - Alternative Models: Preservation & Term Sheet - Alternative Models: New Construction	Commercial uses aren't specifically excluded in the Alt-Models, does that mean some amount of commercial is allowed to be funded?	Yes.
543	Term Sheet United to House Los Angeles (ULA) - Alternative Models: New Construction	Under the ULA Alternative Models: New Construction pool for an adaptive reuse project, what is the applicable UA to use? I believe it is the HACLA one however I need confirmation ASAP.	The CUAC is intended for affordable housing new construction and possibly substantial rehabilitation projects. Qualified buildings must include energy efficiency improvements and/or have onsite photovoltaic generation (PV) and be built to the 2005 California Building Energy Efficiency Standards or beyond. The CUAC is not appropriate for use with existing projects built to older energy efficiency standards (before 2005) or to projects that do not include energy efficiency or PV upgrades. For preservation projects qualified professionals approved by LAHD can calculate project-specific utility allowances.
538	Term Sheet United to House Los Angeles (ULA) - Acquisition and Rehabilitation: Preserving Affordability	For Capital needs assessments, it looks like they're only required for preservation projects. I want to confirm that for alt model - rehab that it would not require a capital needs assessment.	Document 18, as per the ULA A Acq/Rehab term sheet, which is a capital needs assessment, is required for this program.
374	Term Sheet United to House Los Angeles (ULA) - Alternative Models: New Construction	So my question is about the alternative model's new construction bucket. We are currently building a 130-unit property, that's 100% affordable with supportive services, I was curious about eligibility.	Please refer to the term sheet on the website for the Alternative Models New Construction program to determine eligibility.
375	Term Sheet United to House Los Angeles (ULA) - Alternative Models: New Construction	So even though our project is under construction, it can still be considered for the ULA alternative models new construction funds?	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.
624	Term Sheet United to House Los Angeles (ULA) - Alternative Models: New Construction	We are in the pool project for new construction and the question is about appraisal. We have prepared an as-is appraisal. I'm confused because it seems like for capital projects, there's also a requirement for as-built appraisal. If that's the case, we don't have very much time to meet the deadline with the as-built appraisal. Is there any other way to handle this?	Since we published the underwriting guidelines, it states clearly that we would prefer the as-is appraisal. We do not want to see the as-built appraisal unless you have extreme circumstances such as a seller that is unwilling to sell at the as-is appraised price and is demanding a higher purchase price. Then, that would need to be supported by an as-built appraisal. In fact, we will dock your application if you use an as-built appraisal via the cost-effectiveness scoring criterion, if you use an as-built appraisal to support a higher purchase price.
652	Term Sheet United to House Los Angeles (ULA) - Alternative Models: New Construction	3. Is Document 28: Evidence of Enforceable Funding Commitments only applicable to projects applying for ULA Alternative Models New Construction funds?	Please review the scoring documents matrix.

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Chron Q	Regulation Section	Question	Answer
621	Term Sheet United to House Los Angeles (ULA) - Alternative Models: Preservation	I was looking at entitlement points break down section as well. We have a preservation project, and looks like the memorandum includes preservation. I was wondering if there could be some type of differentiation on the preservation since we're just rehab and not adding units, not increasing density. Are those going to be evaluated differently, or are we also going to be required to get things shouldn't be necessary for a rehab?	The preservation and new construction entitlement readiness points system are the same.
405	Term Sheet United to House Los Angeles (ULA) - Operating Assistance	For ULA Operating Assistance, must a project already have an LAHD loan to qualify?	Yes
418	Term Sheet United to House Los Angeles (ULA) - Operating Assistance	Last week during office hours, the LAHD rep indicated that a CNA would be needed to justify any emergency repair activities cited as part of a request for the \$250K award for such activities in the Operating Assistance program, even if this project would not be applying in the ULA Preservation program. For context, this project was completed in 2022. There are no emergency capital needs except for the windows in one of the three buildings, which were incorrectly installed by the general contractor during construction. The incorrect installation is causing water intrusion at the window sill in this building alone. Our CNA noted that preparation of a full CNA would be unusual in our case, as it is a fairly new building and CNA's are usually only prepared for rehabs of older housing stock. We have essentially 2 questions: 1) We have an Intrusion Investigation and Preliminary Repair Scope of Work Report prepared by McGinnis Chen Associates, Inc. in 2023 that documents the issue and provides Summary / Observations, Evaluations, and Recommendations. A copy of the report is included. Would this report, in addition to estimates for the work, be sufficient to meet the requirements of Item 18 in the Operating Assistance program in lieu of a full CNA?	Yes.
516	Term Sheet United to House Los Angeles (ULA) - Operating Assistance	If my property doesn't have an explicit Operating Reserve threshold, but I want to apply for operating assistance dollars to put towards replenishing the OR, what figure should I use. Is 3x monthly operating expenses standard?	Yes
579	Term Sheet United to House Los Angeles (ULA) - Operating Assistance	We have a few properties that are subject to CRA, the 120% AMI. But they do have more restrictive covenants that restrict the rents, so it would be, um, the TCAC 50 or 60%. In some cases, are those properties still eligible to apply for the operating assistance?	The first eligibility requirement is that the projects are in our portfolio, that definition is in the Q&A, but it means that they have a loan agreement with us, or a covenant with us. The project needs to demonstrate financial distress, that's also a scoring criteria. With the AMI requirement, that's not really a concern of ours at this time. It wouldn't preclude you from being able to apply. So, submit your application. And, there is a scoring criterion for projects with 10% or more units restricted at ALI/ELI.
656	Term Sheet United to House Los Angeles (ULA) - Operating Assistance	I'm applying for the Operating Assistance program. Regarding Form 4D – Real Estate Owned Schedule, can we use our own format as long as it includes all the information requested in the LAHD template?	No, please use the REO form provided on the Homes for LA webpage: https://housing.lacity.gov/ula/homes-for-la-nofa
671	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 review the Operating Assistance Term Sheet for details and requirements. The document is available for download on our website https://housing.lacity.gov/ula/homes-for-la-nofa . Additionally, please review the scoring document matrix for program specific scoring elements.
672	Term Sheet United to House Los Angeles (ULA) - Operating Assistance	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.
512	Term Sheet United to House Los Angeles (ULA) - Operating Assistance	In Section 7 - Development Team Experience, if we are only asking for operating reserves funds, do we have to complete the last 5 projects for the General Contractor?	Yes, if your GC has already been identified.

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Chron Q	Regulation Section	Question	Answer
517	Term Sheet United to House Los Angeles (ULA) - Operating Assistance	For operating assistance projects, where the limit of the request is for work that is less than 250K, I am seeing an inconsistency on whether an architect is required or not. Below, is some language from Q+A 1, question 21 where there is an exception for rehab work that is "cosmetic." Further below, is a certification that pops up in the Operating Assistance UNOFA where we need an architect? Per LA.HD architectural guidelines (page 15 under "Conceptual Review") and ULA NOFA requirements (Section 5, Document 9 at page 35), all rehab projects must submit the following required documents during Conceptual Review: Preliminary Architectural Plans: These should clearly indicate proposed improvements to the existing structure. Property Needs Assessment (PNA): A detailed evaluation of the current condition of the property used to identify required improvements and deficiencies. Schedule of Values (SOV): A line-item breakdown of anticipated rehab costs. These three components are necessary to complete a comprehensive plans' review for compliance with our current set of guidelines, and a cost estimate to evaluate the project's financial feasibility. Exceptions - Cosmetic Rehabilitation Only, Projects limited to superficial updates (e.g., painting, flooring).	Please submit a scope of work for the \$250,000 in capital repairs.
674	Term Sheet United to House Los Angeles (ULA) - Operating Assistance Section 5 Document 4	The answer to a previous question needs clarification. Does the development team and pipeline need to be completed for operating assistance and emergency capital?	Yes
568	Operating Assistance Program Term Sheet / Pro forma Excel	Would that affect how we complete the "Variance Analysis" or "B" tabs in the workbook?	Yes — each building should have its own tab or worksheet showing operating income, expenses, and cash flow. The summary tab can aggregate the totals for your overall request.
704	LAHD Architectural Guidelines	In the ARC guidelines, Exhibit 1, it asks for a cost estimate that is signed, certified, and dated. If we have a cost estimate that is lower than what we're projecting in the application, because we like to carry escalation for timing, is that acceptable, or does the cost estimate need to match our numbers?	The developer's cost estimate doesn't have to be exactly like the Department's. LAHD threshold acceptable is 10% either way (up or down) As long as the developer's CE fall within the 10% they will be acceptable.
Technical Requests			
439	Excel Workbook	For an operating assistance project, if we plan to add a new unit for additional income, how should we represent this in the spreadsheet? Should we create a supplemental pro forma?	An Operating Asst project should not be using the funds to add a new unit for additional income. This is a major capital improvement and will be disallowed. If the project is Operating Asst + a Preservation Program, the other funding source can be used for the capital improvements and that is all supposed to be modeled in the "A" prefix portions of the pro forma.
480	Excel Workbook	I believe there is an error in this spreadsheet. Tab 'A Summary' – Cell I5 We can't find a way to get this to populate – It is tied the to the Construction Sources (Cell H62) on Tab A.2 Funding Sources which seems to hardcoded to \$0.00 Ultimately – This is stopping the LAHD funds from flowing into Con Sources and leaving a gap Is it possible to correct the spreadsheet to allow LAHD fund to either be hardcoded into the construction sources or pull through automatically?	Please see the latest ProForma on the website as of 10/16/2025.
485	Excel Workbook	Please unlock cell B1 on the "B - Summary" sheet of the Financial Proforma in order to facilitate population of the Project Name on each sheet of "B" pages of the Financial Proforma.	Please see the latest ProForma on the website as of 10/16/2025.
612	Excel Workbook	We entered the Operating Subsidy in the blue input cell, but it isn't populating A.6: 55-Year Cash Flow (line 10). Screenshot attached. Can you confirm if this is a linkage/configuration issue or a known technical problem? We need the subsidy to flow through so the cash flow is accurate.	This has been resolved by redirecting the formula in E9 of tab A6 (55 Year Cashflow) to A3 Unit Mix and Op Income E78 (which itself draws from A4 I15).
528	Pro forma Excel	This is for Operating Assistance Program. On the financial pro forma summary tab. It has the affordability mix. I didn't see 120% A.M.I. on there. Where do I categorize that as? I have 6 units that are 120% AMI.	Enter them into the pro forma Sheet B2.

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Chron Q	Regulation Section	Question	Answer
535	Pro forma Excel	#1 For a partially supportive housing project, the \$14,000 per door operating costs that only applies to those units? or to the whole project? #2. If it is a mixed population, in the pro forma on the operating expense - tab 8.5 tab. How do you show that you're complying with the \$14,000 per door for the partially supportive housing units versus the rest of the population? There's only a column for residential and commercial.	The standard for the PSH units is \$14,000/per/year in OpEx, but only for those units. The Operating Expenses tab shows total costs at the project level, not at the unit level. The total project operating costs should reflect that \$14,000/unit per unit per annum (PUPA) standard proportional to the count of units that are set aside for PSH, and you should state this in your narrative.
596	Pro forma Excel	Yes, I have one more. So in the proforma, when I'm underwriting it in the cash flow section, the cash flow goes to deferred developer fee, but then under deferred developer fee, there's like your management bonus fee and your LP fee and they're small fees but it makes the cash flow below that negative. Is that normal?	The latest Proforma is on the website.
604	Pro forma Excel	For the updated version of the pro forma that fixes a couple glitches, will that be released on the LAHD website this week or next week?	An updated version of the ProForma has been uploaded to the website as of October 9, 2025
631	Pro Forma Excel	We've started in some of our applications on putting the numbers into the old pro forma. Would it be possible for us to send that to you to update the formulas? or do we have to fill the whole thing out again on the new ones?	LAHD staff will not be able to update the Proformas. Applicants will need to fill out the latest Proforma on the website.
402	Technical	On the conflicts of interest form (Form 2, Document 2), it seems to only apply to the specific project. Would LAHD accept a comprehensive list of all properties we've developed in our own internal format instead of re-creating it in an LAHD format? We have over 100 projects, and reformatting would be a huge effort.	No, and the conflicts of interest form does not require a comprehensive list of all properties developed the sponsor. That form requires disclosures of potential conflicts of interest and liabilities.
General			
340	General	Entities and Partners Form: If we are applying as an LLC (No limited partnership), should we fill out the LLC information in place of the LP and list the managing member under MGP?	Yes.
396	General	Does that declaration just need to be submitted, or do applicants need to wait for LAHD to confirm before proceeding?	If the project qualifies for the No Net Loss Declaration (NNLD), they can go directly to DBS and provide them with the NNLD. They will not require a RUD from LAHD.
398	General	If funded, will LAHD Alternative Models Preservation funds be disbursed during construction on a rolling basis to pay bills as they arise, so projects don't need separate construction financing?	The goal is to get funding out at the start of or during construction. Historically, LAHD draws have taken time because funds can only be released once project labor agreement (PLA) compliance is certified for the previous draw. We're working to streamline this, but the exact process is not finalized yet. The aim is to provide funds as early and smoothly as possible, though challenges remain.
400	General	If it's broad, will LAHD clarify this before the submission deadline so applicants know what to provide?	Our goal is to implement stronger sponsor underwriting with a clearer picture of capacity. While guidance may evolve, for now provide all affordable multifamily projects. We will consider feedback about limiting geography or typologies.
411	General	For small-scale rehab or Operating Assistance applications, is it required to list an architect and GC?	Previously answered in Set 5 ChronQ 256.
455	General	What is the timing for the award of this financing?	Answered in Set 2 (Chron 50).
492	General	How do I remove an organization from my account?	As a Member of an Organization, the Admin of that Organization can remove you from the Organization. As an Admin of an Organization, you cannot delete the Organization. Please provide more information about your specific situation so we can find a solution for you.
508	General	We haven't identified a GC yet. There's one question in the application where it asks for the last 5 projects completed by the GC. How do I complete that section of the application if we don't have a GC yet?	Please note that in the narrative section.
603	General	What does Chron stand for?	The question number.
623	General	When will be the last office hour?	LAHD has committed to answer all questions received before October 14th. We will try to answer questions received after that date, but be mindful that it takes time to get to certain answers and policy discussions. So we are not able to commit to answering all questions submitted after the 14th. We will cut off the office hours after October 16th, 2025.

Q&A Set 7: 10/10/2025-10/14/2025

Chron Q	Regulation Section	Question	Answer
638	General	<p>#1 I noticed the Homes for LA NOFA portal asked for information on our contractor's last project. We wanted to know whether applicants need to name the actual general contractor on the application, or can we note TBD?</p> <p>#2 Is this the same with CASp, TBD is acceptable?</p>	<p>#1 You do not need to have identified your GC at the time of the application. If you do have that information, we wanted to be able to collect it. In some cases, we feel that an architect that has lived through our accessibility requirements and can name some of our LAHD ACHP compliance projects; that experience is valuable and should be communicated.</p> <p>#2 No, TBD is not acceptable for identification of the CASp consultant. LAHD believes the CASp is a key technical advisor and must be identified by the time of the application.</p>
663	General	<p>Thank you for your continued work in publishing the Q&A sets for the NOFA. They are an invaluable resource for applicants.</p> <p>I am writing for clarification on a specific term used throughout the Q&A responses. In several published answers, the team directs applicants to previous answers using the term "Chron" (e.g., "Refer to Chron Q 261" or "Answered in Chron 603").</p> <p>Could you please clarify what "Chron" refers to and provide guidance on how we can efficiently locate these referenced answers within the published PDF documents? The published Q&A sets don't appear to be indexed by these "Chron" numbers.</p> <p>For your reference, I am providing several examples of these responses below:</p> <p>From Q&A Set 4: The response to one question directs to: Chron Q 110</p> <p>From Q&A Set 5: Responses direct to: Chron Q 261, Chron 205, Chron 272, Chron 148, Set 2. Chron Q 46, Chron Q 256, and Chron Q 18 in Set 1</p> <p>From Q&A Set 6: Responses direct to: Chron 573, Chron Q 204, Chron 603, Chron 321, and Chron Q 271 set 5</p>	<p>Chron means the question number.</p>
665	General	<p>Hello, our project is CEQA exempt. I selected "exempt." However, in the Development Timeline section of the online application, it asks for NEPA and CEQA approval. We do not need NEPA approval, since we will not have any vouchers. The application does not allow me to choose N/A. How should I answer this question?</p>	<p>Try toggling your answer for the CEQA question on the Project Information page, saving your response, then navigating to the Timeline page. The CEQA date should only be present when you select "Approval" or "No approval and not exempt". The NEPA question is triggered by pursuing Pooled Sources funds which includes federal HOME dollars.</p>
676	General	<p>Since our organization is newer, we plan to submit liquidity documents from our ownership entity, which are typically not shared with our staff directly. Is there a separate secure upload or email address where information can be sent so that it goes directly to LAHD and remains confidential from our staff?</p>	<p>The UNOFA portal is a secure platform that is only accessible to the applicant.</p>
718	General	<p>Question, and you're probably going to say no, but is there any chance whatsoever that there's going to be an extension, just given all the constantly moving parts?</p>	<p>No - we will not be issuing an extension.</p>
490	General / Application	<p>I have a couple of questions regarding the "Funding" tab in the online application: 1. Should the LAHD loan provided through this NOFA be categorized as a "Leverage Funding"?</p>	<p>No, the LAHD funding requested via this NOFA should not be included in the Leverage Funding table on the Funding page of the UNOFA application.</p>
491	General / Application	<p>2. For the "Committed Funding" section, should we include both construction and permanent sources? Given that the table does not distinguish between the two, including both might lead to confusion for the reviewer.</p>	<p>Yes, please include both sources.</p>
670	General / Operating Assistance	<p>Are there published FAQs available for the Operating Assistance Applications?</p>	<p>We have published a Q&A document on our website that covers all the programs. The questions included were compiled from our general inbox and from our twice-weekly office hours, which we have been hosting since July 26, 2025. For program specific, we recommend you to review the Term Sheet for the program.</p>
316	General / Technical	<p>There are several cells in the Attachment 1 that require input but are locked. I do not have a definitive list but here are some I have found: Sheet A2: cells A23-25, H77 Sheet A6: Cells E59-63 We have already filled out a majority of this attachment. Would LAHD be willing to have us send over our attachments to have them unlocked?</p>	<p>This is resolved in the 10/10/25 proforma file which has been uploaded to the website.</p>
317	General / Technical	<p>On Attachment 1, there is no way to change the waterfall of funds after payment of debt. In our current model, the deferred developer fee is paying out before the GP and LP management fees and the issuer fee, but is still showing those fees being paid, ending up with a negative number before it gets to residual receipts. How should we proceed to accurately reflect the waterfall of our project?</p>	<p>LAHD uploaded a new version of the Pro Forma on the Homes For LA Webpage as of October 15, 2025. Please review and test out this ProForma as this issue should be resolved.</p>

Q&A Set 7: 10/10/2025-10/14/2025

Chron Q	Regulation Section	Question	Answer
711	General / Technical	For the Attachment 4F, the borrower certification statement, what actually goes in here? Because there's Assurance and conditions, which is attachment 15, and then there's Attachment 4, which is Borrower certification statement.	Please see Chron Q 712
712	General / Technical	For attachment 4F, is there, like, a template that we were supposed to download?	4f is the credit authorization form. Download it from the website under the Threshold Documents section, fill it out, and re-upload it as part of your application.
713	General / Technical	From the architecture guidelines, In Q&A set 6, there was an answer saying that the ARC plans can be provided at a smaller scale than what's listed in the guidelines, if there was a standard scale provided. I was wondering if there's a clarification on what quote-unquote standard scale means. Does that mean one scale across all the drawings, or just that a scale is listed?	Standard Scale as used for architectural plans. They can be different scales as long as they are noted on each page per each drawing.
715	General / Technical	Document 16, the CTAC or CDLAC scoring certification, I don't see the Doc16. I think we just need to certify that we're going to be achieving the maximum points to be competitive, and that we're going to score 120. I don't think we need to actually show the TCAC application in sheets, correct? Do we just need to certify it?	Please provide a projected self-score and tiebreaker for the CTCAC application or CDLAC application. This includes the TCAC Attachment 00-B1 fully filled out.
567	General / Operating Assistance Program Term Sheet	If we have multiple buildings under one ownership but different operating profiles, can we submit one operating assistance application for all?	Yes, you can submit a scattered-site application — but only if the sites are under common ownership and share a unified management structure. You'll need to provide separate financials for each building, along with a consolidated summary sheet. This ensures LAHD can evaluate both individual property performance and portfolio-level impact.
714	Exhibit 1 LAHD Architectural Requirement	Under the ARC guidelines, it asks for two sets of PDF plans. It has two sets of PDF plans.	Just one set is required.
625	Homes For LA NOFA: Technical Addendum Memorandum	Regarding the preliminary zoning assessment, our entitlements consultant said that usually it takes about four to six weeks to get it from the Building and Safety Department. We wanted to know if LAHD has touched base with the Building and Safety Department to maybe expedite the delivery of the PZA forms.	Yes, the entitlement scoring methodology that you see in the technical addendum memo was produced in collaboration with both Department of Building and Safety, DBS, and Department of City Planning, DCP. About timelines, we worked with them to understand whether they felt that these documents could feasibly be delivered in the narrow timeframe that we still have left. I don't know that they committed to being able to do the PZA completion or deem completion in the time that we have left.
Application			
497	Application	The application is asking for things that are not required for this assistance, such as architectural certifications, development team, etc. How should those items be addressed in the application?	You can pass through the parts of the application that are not relevant to your specific proposal yet still require entry in the UNOFA platform by inputting "n/a".
Appendix			
662	Appendix I Items	I am seeking assistance locating threshold documents for ULA Operating Assistance. The UNOFA site includes a Scoring Documents Matrix which lists the following numbered documents, but I cannot find the documents themselves or any related instructions. The link to Threshold Documents on the LAHD Homes for LA NOFA website only include documents 1 through 15. Threshold Document Operating Assistance Document 28 – Enforceable Funding Commitments Document 33 – Priority Populations Served Document 40 – Capital Stabilization Plan Document 41 – Risk of Affordability Loss Document 43 – Demonstrated Financial Hardship Document 44 – Stabilization Efforts to Date, Including Award and/or Denial Letters for Financing Sources Or, if there are no required forms for any of these documents, please let me know. Thanks for your help.	The documents you mentioned are additional items in order to receive points under section 7 and should be provided by the applicants in the form of narratives and supporting documentation.