

HOMES FOR LA: 2025 - 2026 NOTICE OF FUNDING AVAILABILITY

The City of Los Angeles's (City's) goal, through the Los Angeles Housing Department (LAHD) Homes for LA: 2025 - 2026 Affordable Housing Notice of Funding Availability (Homes for LA NOFA), is to create and preserve affordable housing. The housing created, preserved, and supported through the Homes for LA NOFA is intended to serve low-income individuals and families earning no more than 80 percent of area median income. Some projects funded as part of the Homes for LA NOFA will be required to leverage City funding with other sources to the greatest extent possible, while others may pursue more limited leveraging strategies, depending upon which program funding pool is sought.

LAHD, through the Homes for LA NOFA, solicited, evaluated, selected, and scored applications for the first round to fund new construction, operating assistance, rehabilitation and/or preservation of multifamily rental housing to address the needs of low-income households. The Homes for LA NOFA awarded City-controlled funds from local, state and/or Federal sources and will seek to maximize their impact by aligning projects with low-income housing tax credit (LIHTC) funding when possible.

Within all seven programs, the Homes for LA NOFA includes three programs focused on new construction of affordable housing, three programs focused on affordable housing preservation, and one program focused on stabilizing existing affordable housing through provision of operating assistance funds. The Pooled Sources Program combines funding from three separate sources - Linkage Fee (a local source), Senate Bill 2 (SB2)/Permanent Local Housing Allocation (a state source), and HOME Investment Partnerships Program (a Federal source). Through this Homes for LA NOFA, LAHD will provide:

Up to **\$77.6 million** in Pooled Sources Multifamily and Preservation Program funds were made available for applicants.

- **\$30.4 million** for ULA Acquisition and Rehabilitation: Preserving Affordability Program.
- **\$52.9 million** for ULA Alternative Models Preservation Program.
- **\$101.5 million** for ULA Alternative Models New Construction Program.
- **\$34.3 million** for ULA Operating Assistance Program.

As of May 2026, through this Homes for LA NOFA, LAHD administered a total of \$360 million in combined ULA and Pooled Sources funding.

Homes 4 LA NOFA Glossary of Terms

United to House LA (ULA) is a sustainable funding stream dedicated to affordable housing production and homelessness prevention in the City of Los Angeles.

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Pooled Sources Multifamily and Preservation Program	Offered by the City of Los Angeles to develop affordable housing aimed at serving low and very-low-income households. This initiative not only seeks to increase the supply of affordable rental units but also to preserve affordable housing units in order to maintain the integrity of our affordable housing stock in the City. More specifically, the Pooled Source Multifamily Program may be used for the development of new affordable housing and the preservation of existing affordable housing through resyndications.
ULA Multifamily Affordable Housing	United to House Los Angeles (ULA) is a local funding stream dedicated to affordable housing production and homelessness prevention in the City of Los Angeles. The ULA Multifamily Affordable Housing Program will finance the construction of new affordable housing in Los Angeles.
ULA Acquisition and Rehabilitation	Through the ULA Acquisition and Rehabilitation: Preserving Affordability Program, the Department will finance the acquisition, rehabilitation and preservation of existing affordable housing.
ULA - Alternative Models: Preservation	Through the ULA Alternative Models Preservation Program, the Department will finance the rehabilitation and preservation of existing affordable housing with a focus on prioritizing Community Land Trusts.
ULA - Alternative Models: New Construction	Through the ULA Alternative Models: New Construction Program the Department will finance new construction of permanently affordable, tenant-led models of affordable housing.
ULA Operating Assistance Program	Through the ULA Operating Assistance Program, the Department will provide financial assistance for projects facing a short-term disruption in cash flow or wider economic shock. This Program provides time-limited assistance to projects facing resolvable challenges, in an amount up to two (2) years of eligible operating cost or income gaps plus up to \$250,000 in capital repairs.