

Changes to NOFA Uniform Application Workbook

Version 1.5 Posted 1/22/26

2. Inputs: Added clarification requiring a date in the Permanent Loan Closing field (cell D106) to calculate Construction Monitoring Fees. Even if no permanent financing is in place, enter a date after the Construction Period end date (cell D102).

3. Dashboard: Updated calculation in cell L13 to accurately calculate Total SF for OBR units.

4. Income: Updated affordability requirements to include LACAHSAs rental subsidy-requested units in threshold requirement calculations

Excluded manager units from affordability requirement threshold calculations

7. Debt: Added "Must Pay Category" in cells F45:O45 and B59:J59 to clarify LTV/LTC threshold calculations. Enter "Yes" or "No" to indicate whether entered debt is must-pay. Information for LACAHSAs loans is pre-populated.

Added clarification that the Light Rehab Preservation Loan DSCR requirement is 1.15

9. Res Proforma: Removed Deferred Developer Fee and LP/GP Fees from row 133 to calculate all-in DSCR

Added Sponsor Loan to cash flow payments in row 120

Added additional source inputs linked to rows 38 and 39 of the Sources tab. When designated as loans in cells L38:L39 in the Sources tab, these amounts will automatically populate in rows 128 and 129 of the Res Proforma tab to show repayment.

10. Comm Proforma: Unlocked Operating Expenses in Commercial Proforma.

13. Self Scoring: Updated cells D38:D39 to remove threshold failure for New Construction for Predevelopment Loan product

Updated Rental Subsidy cell K2394 to reflect points allocation per NOFA for rental subsidy request sizing

Updated Rental Subsidy cell E2564 Operating Reserve calculation to correctly calculate the number of months sized in Operating Reserve

Updated Cash Developer Fee calculations in cells E1414, E2026, and E2319 to subtract Deferred Developer Fee from full Developer Fee

16. Miscellaneous: Added tab to provide applicants the ability to document any workarounds used when completing the application or provide additional context for reviewers.