

## **Q&A #5 – Questions received 01/03/2025 – 01/07/2026**

**Q#39:** Our project is a new construction project but includes the demolition of an existing SRO building and will require the temporary relocation of existing tenants during construction. All existing tenants will have the right to return once the new project is completed. The NOFA only speaks to rehabilitation projects needing to relocate existing tenants. In the "No Displacement" section of the NOFA, it states, "Temporary relocation, at the project owner's expense, is permitted for a reasonable period of time to complete necessary

rehabilitation." What is considered a reasonable amount of time? There are certain relocation laws that we must abide by that may require the tenant to be relocated for the duration of construction. Certain laws may also require us to allow the tenants to choose temporary relocation OR permanent relocation.

Additionally, do we need to provide the Resident Engagement Plan if our project is a New Construction Project but involves the demolition and temp relocation of existing residents? The NOFA says (Acq./Rehab projects only) and we are not technically a rehab project."

**Answer 01/05/2026:** This will be addressed in the next Q&A.

**Answer 01/07/2026:** This will be addressed in the next Q&A.

**Answer 01/09/2026:** While the NOFA primarily addresses relocation in the context of rehabilitation projects, LACAHS recognizes that new construction projects involving demolition of occupied buildings may require tenant relocation. In such cases, the duration of temporary relocation will be evaluated based on the construction schedule and applicable relocation laws, including situations requiring relocation for the full construction period.

Additionally, although a Resident Engagement Plan is specified for acquisition/rehabilitation projects, LACAHS may require one for new construction projects that involve demolition and relocation of existing residents, subject to review and approval.

**Q#53:** For our project, the LA board of supervisors approved the County to enter into an ENA with us. What would we need to satisfy the site control requirement? Would a letter stating the above suffice?

**Answer 01/05/2026:** This will be addressed in the next Q&A.

**Answer 01/07/2026:** This will be addressed in the next Q&A.

**Answer 01/09/2026:** Without reviewing the specifics of the ENA referenced, it's unclear what provisions, if any, it has regarding site control. Generally speaking, site control is evidenced by submitting documents showing fee simple title, ground lease, purchase and sale agreement, a leasehold with development provisions, or any other enforceable agreement (including development and disposition agreements and exclusive negotiation agreements) subject only to ministerial approval showing site control will be obtained within 12 months of notification of award.

**Q#68:** Our project currently has tenants but needs rehabilitation. Renovations can be performed one room at a time so tenants would only be displaced for a short time and can be accommodated within the building itself. In that case, is a third-party relocation plan required, or can we simply provide a document explaining our plan to relocate tenants within the building during renovations?

**Answer 01/07/2026:** This will be addressed in the next Q&A.

**Answer 01/09/2026:** A relocation plan would still be required. If indeed the project is doable with this approach, this would be a rather simple relocation plan compared to significantly more complex situations, and a proper plan would review the costs, rent-rolls, and timeframe aspects, among other things. Removing this requirement, which is already part of the checklist for Rehab projects, would put the responsibility of evaluating whether the applicant-provided document is feasible (budget and schedule-wise) on the application reviewer. This may not be feasible since we're not separately asking for the documentation that would otherwise be required as part of a proper relocation plan.

**Q#70:** Does deferred developer fee count as a Sponsor Contribution to earn 1 point for every 5% TDC contributed to the project by the Sponsor?

**Answer 01/07/2026:** This will be addressed in the next Q&A.

**Answer 01/09/2026:** Deferred developer fee is not considered a Sponsor Contribution for scoring. For purposes of scoring, Sponsor Contributions are limited to cash or equity contributions made directly by the Sponsor to cover a portion of the total development costs, consistent with the language in the NOFA. These are funds contributed to the project that reduce the amount of debt required, are not structured as loans, are not expected to be repaid during operations.

Eligible Sponsor Contributions for scoring may take several forms, provided they represent true capital contributed by the Sponsor. Examples include direct cash contributions from the Sponsor's own funds, proceeds from public agency or philanthropic grants awarded to the Sponsor and contributed to the project as equity, or the contribution or donation of land by the Sponsor, reflected both as a project cost and as a Sponsor source. In all cases, the contribution is not subject to repayment.

**Q#72:** Please provide an example of how to calculate the points for Total LACAHS Subsidy in the Matching Capital Grant.

**Answer 01/07/2026:** This will be addressed in the next Q&A.

**Answer 01/09/2026:** In a simple scenario, where total development costs are \$10 MM, and the sum of the requested Residual Receipts Loan and any Matching Capital Grant funding is \$1.5 MM (15%), the project would receive the full 5 points in this section. 1 point for every full 1% where the sum of the requested Residual Receipts Loan and any Matching Capital Grant funding is less than 20%.

**Q#74:** Are Matching Capital Grant proceeds intended to be included in the 100% LTV threshold requirement calculation? Since prevailing wage and PLA construction result in costs that typically exceed appraised value, there will almost always be a financing gap on new construction that requires meaningful non-LACAHS sources for feasibility. This would be mitigated if 100% LTV test applies only to the Senior Permanent Loan + Subordinated B-Note balances, and not the Matching Capital Grant proceeds.

**Answer 01/07/2026:** This will be addressed in the next Q&A.

**Answer 01/09/2026:** Version 1.3 of UA Workbook will exclude Matching Capital Grant proceeds from LTV/LTC calculations.

**Q#76:** When a Matching Capital Grant is paired with a Subordinate B-Note, how do residual receipt cash flow payments work for both? Should Matching Capital Grant cash flow split occur after payment of B-Note cash flow split? The workbook calculates both splits on the same net cash flow which seems duplicative. This has implications on the All-In Coverage Ratio threshold test in the Self Scoring tab.

**Answer 01/07/2026:** This will be addressed in the next Q&A.

**Answer 01/09/2026:** Residual receipt cash flow will be applied first to the Subordinate B-Note based on the applicable cash flow split, with Matching Capital Grant payments occurring only after the B-Note has been repaid in full. The workbook will be updated to reflect this and allow applicants to adjust the cash flow treatment accordingly.

**Q#82:** The term sheets that dictate a developer fee pay in schedule state in one section that the developer fee pay-in schedule is for "Acquisition or Substantial Rehabilitation" but immediately after states that it is for New Construction or major rehabilitation". Please clarify if this is applicable to all project types.

**Answer 01/07/2026:** This will be addressed in the next Q&A.

**Answer 01/09/2026:** For the Senior Construction Loan, Residual Receipts Loan, and Subordinate B-Note, the developer fee pay-in schedule is only applicable for New-Construction Projects and Substantial Rehabilitation Projects. For the Light Rehab Preservation Loan, the developer fee pay-in schedule is applicable to all projects.

**Q#84:** LACAHS indicated that while the NOFA requires an ALTA Survey for acquisition/rehabilitation projects, there may be flexibility, including for acquisition/rehabilitation projects, where a current title report sufficiently demonstrates site conditions and encumbrances, subject to LACAHS's review and approval at the time of application.

Our follow-up question is whether there is any way to determine in advance of submitting the application whether an ALTA Survey would be required. For example, would LACAHS be willing to review a current title report ahead of submission and indicate whether it would be deemed sufficient, or are there specific criteria or red flags in the title that would trigger the



need for an ALTA Survey? We are trying to understand whether this determination can be made prior to application submittal, rather than only after review of a complete application.

**Answer 01/07/2026:** This will be addressed in the next Q&A.

**Answer 01/09/2026:** As ALTA surveys are needed to issue Title insurance policies, this will be assessed on a case by case basis.

**Q#87:** For Sponsor Contribution, is LP equity counted as a part of equity contribution from the sponsor? Or is it only GP equity?

**Answer 01/07/2026:** This will be addressed in the next Q&A.

**Answer 01/09/2026:** Deferred developer fee is not considered a Sponsor Contribution for scoring nor for the purposes of sizing the matching capital under program C-8. This includes any portion of the developer fee that is deferred and expected to be paid back during project operations from cash flow, regardless of whether the full amount is ultimately repaid.

For purposes of scoring, Sponsor Contributions are limited to cash or equity contributions made directly by the Sponsor to cover a portion of the total development costs, consistent with the language in the NOFA. These are funds contributed to the project that reduce the amount of debt required, are not structured as loans, are not expected to be repaid during operations, and are not derived from LIHTC equity. LIHTC equity, whether from a limited partner or general partner, loans from the Sponsor, or any portion of the developer fee, deferred or otherwise, are not considered Sponsor Contributions for scoring purposes.

Eligible Sponsor Contributions for scoring may take several forms, provided they represent true capital contributed by the Sponsor. Examples include direct cash contributions from the Sponsor's own funds, proceeds from public agency or philanthropic grants awarded to the Sponsor and contributed to the project as equity, or the contribution or donation of land by the Sponsor, reflected both as a project cost and as a Sponsor source. In all cases, the contribution is not subject to repayment.

For purposes of sizing matching capital under the C-8 program, a broader set of sources will be considered. This includes LIHTC equity, whether from a limited partner or general partner, as well as all forms of Sponsor Contributions that are eligible for scoring as described above.

**Q#88:** For the Subordinate B-Note Sponsor Experience/Track Record, what information do we need to provide to "demonstrate positive average net cash flow after first-mortgage debt service for the portfolio of projects reference above"?

**Answer 01/07/2026:** This will be addressed in the next Q&A.

**Answer 01/09/2026:** To earn the points associated with this metric pursuant to the Subordinate B-Note selection criteria, applicants must provide the year-end net cash flow after required debt service for each portfolio project, as of the end of the most recent year for which information is available.

**Q#95:** The exhibits, such as Exhibit D and E, are static documents in the NOFA. It is clear there are drop down options in these working documents but they are not functional in the NOFA version. Are the exhibits available somewhere? For example, the Legal Disclosure form likely has Yes / No dropdowns for each option but we can't see that. I didn't see an exhibits section on the website. Please advise.

**Answer 01/07/2026:** This will be addressed in the next Q&A.

**Answer 01/09/2026:** Fillable Exhibits D and E can be found in the LACAHS NOFA page under the Production and Preservation NOFA link.

**Q#96:** Under the Subordinate B Loan, net cash flow is applied first to repay deferred developer fee, followed by application of a portion of remaining cash flow toward current interest, accrued interest, and principal.

Does this same cash flow waterfall apply to the Residual Receipts Loan? Specifically, can you confirm whether residual receipts payments are made only after deferred developer fee has been fully paid?

**Answer 01/07/2026:** This will be addressed in the next Q&A.

**Answer 01/09/2026:** The Residual Receipts Loan will be repaid via a 50% cashflow split payable only after any deferred developer fee has been fully repaid.

**Q#114:** The Sponsor Experience / Track Record threshold requirements state that either the project sponsor or sponsor's lead project manager must have ""(i) completed (i.e., secured



Certificate of Occupancy/Completion) a minimum of 3 affordable multifamily rental housing projects in California in the past 10 years or (ii) otherwise be eligible for full experience points from CDLAC/TCAC."

CDLAC regulations at Section 5105(f)(1)(C) provide an alternative pathway for BIPOC Entities to receive full general partner experience points (7 points) if the sponsor: (i) is a general partner in at least one California LIHTC development that has received a certificate of occupancy or completed rehabilitation within ten years of the date of application, (ii) submits the required CPA certification, and (iii) completes CTCAC-prescribed training prior to placing in service.

Please clarify:

1. Does LACAHSa accept the CDLAC BIPOC Entity experience pathway under Section 5105(f)(1)(C) as satisfying the threshold requirement to "otherwise be eligible for full experience points from CDLAC/TCAC" for purposes of meeting the Sponsor Experience/Track Record threshold requirement? And further, how many points would the applicant be eligible for under this section of the scoring for meeting this threshold?
2. If yes, the Uniform Application Workbook's "13. Self Scoring" tab (row 895, Sponsor Experience section) does not currently include an option to indicate eligibility under the BIPOC Entity pathway. Will LACAHSa update the workbook to include this option, or should applicants qualifying under this pathway indicate their eligibility through an alternative method?
3. Alternatively, may an applicant combine the experience of the project sponsor and the lead project manager to satisfy the 3-project minimum? For example, if the project sponsor has completed 2 projects as sponsor/developer and the lead project manager has completed 1 project in a development capacity, would this combination satisfy the threshold requirement?

**Answer 01/07/2026:** This will be addressed in the next Q&A.

**Answer 01/09/2026:** (1) LACAHSa will accept the BIPOC Entity pathway where the project is a LIHTC project and the sponsor certifies it will complete all CDLAC requirements to secure such experience points (Note: There would be no additional points associated with meeting this requirement as it is a threshold requirement).



(2) LACAHSa will revise the LACAHSa will revise the Uniform Application Workbook to include an option for applicants qualifying under the BIPOC Entity pathway.

(3) Yes, the proposed combination of sponsor and project manager experience would satisfy the threshold requirement.

**Q#116:** Exhibit F Labor Requirements asks Relocation of subcontractor labor tracking or workforce plan (if applicable). When is this applicable and do you have an example?

**Answer 01/07/2026:** This will be addressed in the next Q&A.

**Answer 01/09/2026:** The question does not provide enough context for LACAHSa to provide a response.

**Q#120:** What is considered "public support" in your scoring criteria?

**Answer 01/07/2026:** This will be addressed in the next Q&A.

**Answer 01/09/2026:** Public support is defined as any item of value provided by a public agency that is reflected in the project pro forma. This may include, but is not limited to, equity contributions, grants, land value, or public agency construction loans.

**Q#124:** If a project is awarded under the Senior Permanent Loan Program, and the need for additional permanent financing occurs between the time of award and closing, will LACAHSa consider increasing the amount of Permanent Loan award?

**Answer:** LACAHSa cannot commit on providing more funding beyond what's reflected in the award letter, that is the maximum that will be awarded to the project.

**Q#125:** Our project is a new construction project and has a ALTA survey from October 2024. Due to the holidays, our surveyor is unable to update the survey before the application deadline. Nothing on the site has changed. We will provide a PTR dated within 90 days and the survey that is now 14 months old - we'll include a certification from the Applicant/Sponsor certifying that nothing has changed on the site and that the the survey





will be updated after an award is announced. Are we correct to assume that this will satisfy the ALTA survey requirement?

**Answer:** Please refer to Question No. 8, Question No. 10, and Question No. 13, all published on December 24, 2025, as well as Question No. 84, published on January 7, 2026.

**Q#126:** 1) How soon after funding awards are made can LACAHSa close and fund their sub B-note? And how soon after funding awards can LACAHSa close and fund their other loan products?

**Answer:** LACAHSa will be able to fund no later than 6 months after closing of the social bond.

**Q#127:** 2) For the sponsor contribution scoring “ What is included under LACAHSa's definition of sponsor contribution? Does that include deferred developer fee?

**Answer:** Deferred developer fee is not considered a Sponsor Contribution for scoring nor for the purposes of sizing the matching capital under program C-8. This includes any portion of the developer fee that is deferred and expected to be paid back during project operations from cash flow, regardless of whether the full amount is ultimately repaid.

For purposes of scoring, Sponsor Contributions are limited to cash or equity contributions made directly by the Sponsor to cover a portion of the total development costs, consistent with the language in the NOFA. These are funds contributed to the project that reduce the amount of debt required, are not structured as loans, are not expected to be repaid during operations, and are not derived from LIHTC equity. LIHTC equity, whether from a limited partner or general partner, loans from the Sponsor, or any portion of the developer fee, deferred or otherwise, are not considered Sponsor Contributions for scoring purposes.

Eligible Sponsor Contributions for scoring may take several forms, provided they represent true capital contributed by the Sponsor. Examples include direct cash contributions from the Sponsor's own funds, proceeds from public agency or philanthropic grants awarded to the Sponsor and contributed to the project as equity, or the contribution or donation of land by the Sponsor, reflected both as a project cost and as a Sponsor source. In all cases, the contribution is not subject to repayment.



For purposes of sizing matching capital under the C-8 program, a broader set of sources will be considered. This includes LIHTC equity, whether from a limited partner or general partner, as well as all forms of Sponsor Contributions that are eligible for scoring as described above.

**Q#128:** On the application checklist, for site control it says "documents must be evidenced by fee simple title, ground lease, purchase and sale agreement, a leasehold with development provisions, or any other enforceable agreement (including development and disposition agreements and exclusive negotiation agreements) subject only to ministerial approval showing site control will be obtained within 12 months of notification of award."<sup>2</sup> For enforceable agreements and PSAs is there any flexibility to what the sale can be subject to aside from ministerial approval? For instance, many developers have language in their PSAs that say their purchase of a given property is subject to being awarded LACAHSa funding or tax credits.

**Answer:** Generally speaking, site control is evidenced by submitting documents showing fee simple title, ground lease, purchase and sale agreement, a leasehold with development provisions, or any other enforceable agreement (including development and disposition agreements and exclusive negotiation agreements) subject only to ministerial approval showing site control will be obtained within 12 months of notification of award.

**Q#129:** If projects submit for multiple loan products, do they have to pay origination fees and annual compliance monitoring costs for each loan product? So for instance for a project applying for the residual receipts loan and Rental Subsidy they'd have to pay \$5k orig fee for rental subsidy + .5% of residual receipts note. And the monitoring fee would be \$3,500 for rental subsidy + 5 basis points residual receipts loan amount. Is that correct?

**Answer:** All fees are additive. The only exception is the application deposits.

**Q#130:** There are 2 PLAs, one for the City of LA and one for the County. Can we use the one we prefer or if the project is in the City, we need to use City PLA ?

**Answer:** The applicable PLA is determined by the project location and jurisdiction, not applicant preference. Projects located within the City of Los Angeles are required to comply with the City of Los Angeles Department of Public Works PLA, while projects located in unincorporated County areas or other jurisdictions covered by the County must comply with



the Countywide Community Workforce Agreement. Applicants may not elect between PLAs; the appropriate PLA is based on the governing jurisdiction for the project site and is subject to LACAHSa review and verification.

**Q#131:** There are several certifications needed at the bottom of the NOFA. Are these found somewhere online? The form of the certs in the NOFA show that there is a pull down menu in the cert, but the NOFA does not allow for a pull down.

**Answer:** Fillable Exhibits D and E can be found in the LACAHSa NOFA page under the Production and Preservation NOFA link.

**Q#132:** We are working on a 200+ unit affordable housing development in LA County. The project is not currently subject to prevailing wage. If we were to apply for Rental Subsidy ONLY via the NOFA and no other LACAHSa funds, would the project now become subject to prevailing wage and/or a PLA? Is there a number of Rental Subsidy units that triggers prevailing wage/PLA? C-9 Rental Subsidy Subection E-2 states "receipt of Rental Subsidy alone will not trigger prevailing wage or PLA" but we wanted to double check since other sections of the NOFA seem to contradict this.

**Answer:** Receipt of Rental Subsidy alone will not trigger prevailing wage or PLA.

**Q#133:** We have a 74-unit PSH project that is under construction and subject to prevailing wage laws, but is not subject to a PLA. Changing the labor compliance requirements midway through construction would be difficult, if not impossible. Can projects that are already under construction be exempt from the PLA requirement?

**Answer:** Please refer to: Question No. 19 published on 01-05-2026 and Question No. 80 published on 01-07-2026.

**Q#134:** We are applying for an acq/rehab scatter site, where only a subset of properties will need rehab. Do we need to submit a PNA for all properties part of the scatter site app or can we submit a PNA for only those that will be rehabbed?

**Answer:** Yes, you can do a PNA just for the sites that will be rehabbed.

**Q#135:** Question on the Income TAB reference to the rental subsidy. Looks like we are forced to put the tenant's proposed monthly rent (Tenant's portion + Subsidy been requested) only under the LACAHS subsidy Request. Because if we split the tenant's rent in subsidy request to the Income Restricted Unit or LACAHS Subsidy request PSH/Income restricted PSH. The rental unit counter will count more units than there is. And if we leave it as is, we will be requesting more than calculating the difference between tenant's share and subsidy wanting to request.

**Answer:** To calculate LACAHS subsidized units, the subsidy is determined by the difference between the proposed unit rent and the expected tenant rent based on affordability. Units requesting LACAHS subsidy should have their proposed rent, affordability level, and unit types entered in rows 122-146. Other income-restricted, market-rate, or manager units should be entered separately in rows 154-235.

**Q#136:** For acquisition/rehab projects, could you please clarify the expectations for design readiness at the time of application?

The NOFA notes that, at minimum, design readiness includes a site plan identifying proposed amenities, building elevations, and unit floor plans with square footages. While this level of documentation is typical for new construction, it is less common at the pre-acquisition stage for NOAH projects.

For these projects, would existing drawings or a renovation plan informed by a PNA (e.g., prepared by a general contractor) be sufficient, or is architect-prepared documentation required at this stage?

**Answer:** For threshold purposes, site plans may be prepared in-house based on existing drawings or using sponsor-created diagrams. The intent is simply to understand what is proposed in terms of basic building placement and structure, unit location, square footage, location of amenities, etc., to help gauge feasibility of closing on financing on the required timeline. Projects are awarded points for architect-prepared drawings/plans.

**Q#137:** Can you please clarify what zoning status/approval narratives you'd like to see for acquisition/rehab projects? The language as written is more applicable to new construction projects.



**Answer:** For acquisition/rehabilitation projects, the zoning status/approval narrative should confirm that the existing use is legally permitted under current zoning and that the proposed rehabilitation does not require discretionary land use approvals beyond standard ministerial permits. Applicants should describe the current zoning designation, confirm legal nonconforming or conforming status (as applicable), and identify any required permits or approvals associated with the rehabilitation scope.

Also, please refer to Question No. 51 published on 01-05-2026.

**Q#138:** Our 4% LIHTC project includes PSH units with vouchers from a non-LACAHSa source; where in the Income tab can we break out the proposed monthly rent (max LIHTC rent) but also incorporate the anticipated VPS rent? This impacts our NOI calculations and DSCR in the proforma tabs.

**Answer:** Units with Non-LACAHSa subsidy commitment should be included in cells A154:K183 Non-PSH Units and A191:K202 for PSH Units.

**Q#139:** The full application submittal process is somewhat unclear; applicants are directed to submit an intake form in order to create a BOX folder where they will be able to upload their application documents; however, the intake submittal portal requires that you upload the completed workbook in order to generate the BOX folder. Will applicants have the ability to delete and reupload attachments to the BOX folder once generated? Is it possible to change the intake portal, so that providing completed attachments is not required in order to generate the folder? (Specifically for applicants who would prefer to have continuous access to their BOX folder to make any necessary last-minute changes to attachments.)

**Answer:** The intake form requires applicants to upload at least one document in order to generate a project-specific Box.com folder. At this time, this requirement cannot be changed.

Once the intake form is submitted and the folder is created, applicants will have continuous access to their Box.com folder. Applicants will receive an automated email from Box.com with a link to the folder. If the applicant already has a Box.com account associated with the email address used in the intake form, they may log in directly to Box.com to access the folder.



Applicants will not be able to delete documents that were initially uploaded through the intake form. However, applicants may upload revised or updated versions of documents to the Box.com folder at any time prior to the applicable deadline. Applicants may also drag and drop additional files directly into their Box.com folder. Applicants should clearly label updated files to indicate that they are revised versions.

**Q#140:** In the workbook on Tab 2 under the Development Schedule, there is an "Infrastructure" activity listed under Pre-Development. What does LACAHSa define as pre-development infrastructure? No physical infrastructure will begin until Construction. Thank you.

**Answer:** Demolition and infrastructure has been removed from the Development Schedule.

**Q#141:** Where do you advise we place annual income from laundry and/or vending facilities in Tab 4 of the workbook? It's a standard assumption that slightly increases total income. Or was the workbook purposefully designed to not capture this amount?

**Answer:** Residential "Other Income" should be put in the 'Input' tab under cells E162:E165. Non-residential income should be included in the "Income" tab in cells A242:N251.

**Q#142:** The NOFA defines the ""Matching Funds"" as funds contributed to the project other than loan proceeds ""including equity (from project sponsors, LIHTC investors, etc.) and grants"" regardless of the ultimate source of the funds.

In the application workbook, however, the Sponsor Contribution is linked to Tab 8. Sources, cell J26, which is a single line item and does not capture LIHTC equity or developer equity, as those amounts are entered in cells J10-J13 on the same tab.

As a result, cell K19 on Tab 2. Inputs is blank and thus doesn't allow an amount to be entered for the Matching Capital Grant Amount.

Is this intended? If so, it doesn't seem to align with the NOFA's definition of Matching Funds? Please advise how to proceed. Thank you.



**Answer:** We are counting LIHTC as matching funds for the purposes of Matching Capital Grant sizing but not for the purpose of assigning points for "Sponsor Contribution" in the selection criteria for the 7 financing products where this is relevant.

V1.3 of the UA Workbook will reflect this distinction by updating K19 on the "Inputs" tab.

**Q#143:** How are small versus large projects defined for program or funding purposes?

**Answer:** Large projects are projects with 40+ units. Projects with 39 units or less are considered small projects.

**Q#144:** Under what circumstances is NEPA triggered, and does the use of county funds affect that determination? Does a phase II report subsurface investigation report prepared in May 2025 need to be updated?

**Answer:** CEQA and NEPA are triggered based on the project's entitlement process and the presence of federal involvement in the funding stack. Depending on the project's financing structure and approvals, one or both environmental reviews may be required.

With respect to environmental documentation, you may submit currently available materials, including your currently available Phase II report. In accordance with the NOFA, the application should include a plan to complete any additional environmental steps that may be required within the applicable time frame, and an explanation of why the existing Phase II report remains valid for the proposed project. The Agency reserves the right, as a condition of closing, to request an updated report or a certification from the Phase II preparer confirming that the information remains accurate and valid.

**Q#145:** Is there a process to share financials of the development team confidentially to the application evaluation team?

**Answer:** Please refer to the responses to Questions No. 73 published on 01-07-2026.

**Q#146:** Is there a cap on the rental subsidy request amount?



**Answer:** There is no set cap on the rental subsidy request amount. The cap will be the aggregate of the difference between the tenant-paid affordable rent, and the applicable HUD Fair Market Rents, times the number of units the project requests subsidy for.

**Q#147:** What is the recommended approach for applying to multiple financing sources, particularly when pairing them with a predevelopment loan? Are there priorities or preferences among the available financing options?

**Answer:** Applicants may apply for multiple LACAHSa financing products, provided each product independently meets its eligibility, threshold, and readiness requirements. However, the Predevelopment Loan is intended as a stand-alone early-stage financing tool and, as reflected in the NOFA, may not be combined with other LACAHSa capital products at the time of application.

**Q#148:** Will LACAHSa accept tax returns for Smaller and Emerging Organizations?

**Answer:** Please see response to question No. 45 from Responses #3 released on January 05, 2026.

**Q#149:** In the excel workbook, if I am applying for a Subordinate B Note & a Light Rehab Preservation loan - it automatically disallows me from applying for rental or operating subsidy along with a matching capital grant? This is confusing because in the NOFA the financial product matrix allows for the three items to be applied for (rental & operating subsidy & capital grant) if the project is non-LIHTC.

Our project is not LIHTC, nor was there a location in the workbook that indicated you to toggle from LIHTC to non LIHTC, so I am confused if this is an error in the excel or NOFA matrix?

**Answer:** If your project is Non-LIHTC, please select that option in Cell E133 on the “2. Inputs” tab. Once selected, the workbook will allow you to choose the Matching Capital Grant and either the Operating Subsidy or the Rental Subsidy programs. Currently, the workbook defaults Cell E133 to 4%, which is why it appears as you described.



**Q#150:** Section 6.B of the NOFA requires two separate items: (1) A General Contractor certification confirming the Schedule of Values used in the pro forma, and (2) a Physical Needs Assessment (PNA) that includes the rehab budget “as used in the pro forma.”

Could you clarify how LACAHS expects these two requirements to interact? Specifically:

Should the PNA-generated rehab budget be the same as the GC-certified Schedule of Values, or is the PNA intended to provide an independent cost opinion that may differ from the GC’s estimate?

If the PNA and GC estimates differ, which figure should drive the pro forma for scoring and underwriting purposes?

Is it acceptable for the PNA to reference the GC’s Schedule of Values rather than producing a separate line-item rehab budget, provided the PNA still meets CDLAC Section 5212 standards?

**Answer:** Should the PNA-generated rehab budget and the GC-certified Schedule of Values differ, LACAHS will use the most recent cost estimate.

Please provide a narrative explaining what the difference is between the PNA and the SOV, showing what portion of the scope of work in the PNA is actually being covered during the rehabilitation, and the difference in costs, if any.

**Q#151:** Error in Cell C14 on Debt tab. The total operating expenses is pulling the \$/unit rather than the total operating expenses for year 1 so the NOI is not calculating correctly in cell C16.

**Answer:** Version 1.3 of UA Workbook will address this.

**Q#152:** We saw a couple questions related to the NOFA released during the holiday season and how that could impact the ability to turn around key threshold items such as the Market Study. We saw the response that says older reports may be used however this does not help a new project. We have a new project that is a good fit for the program that we’d like to submit an application. We have kicked off the Market Study but because of the holiday season it does not look like it will be completed by application deadline of Jan 20. Can LACAHS please consider accepting a market study after the Jan 20 submission deadline? This is an industry wide reality.

**Answer:** Please see responses to question #3 from Response #1 released on December 22, 2025.

**Q#153:** In regards for full point of deeper affordability. My understanding is that based on every percentage discounted from the FMR based on your location that you receive a point. If that is so the self-scoring seems to not give us any points. And it seems that the points are awarded based on the % on cell C563 which is driven by rental income rents. We tested the self scoring and in order to get point we inputted negative rents and that was only when it seemed to give full points.

Also seems like self scoring for the operating reserve may be off as well. We sized the operating reserve based on 3 months or a little over and seems like the formula maybe incorrectly generating .3 Months vs 3 months.

**Answer:** Please ensure that rents are entered as positive numbers in the application. The formula in cell C563 calculates the percentage discount from FMR by comparing your proposed rents to the applicable FMR limit. Points are awarded as this percentage becomes more negative, meaning the greater the discount below FMR, the more points a project will earn. When rents are entered correctly as positive values, the formula will properly calculate the discount and award the appropriate points for deeper affordability.

Operating Reserve will be updated in v1.3 of the Workbook

**Q#154:** Is any type of formatting acceptable for submitting the required documents? For example: "Narrative identifying applicable PLA (City, County) or why PLA is not required, draft labor compliance plan, and/or subcontractor labor tracking or workforce plan (if applicable)."

What does this look like, is there a specific style of a response being requested here?

**Answer:** Please refer to the responses to Question No. 12 published on 12/22/25, and Question No. 41 published on 01/05/26.

**Q#155:** What type of certification is being requested from the engaged GC to fulfill one of the deliverables within the required docs checklist? Can you provide more specifics here?

"Provide certification from the construction manager or GC engaged to confirm the Schedule of Value estimate for the project used in the pro forma."

**Answer:** Please refer to the response to Question no. 22 published on 12-24-2025.

**Q#156:** If we have an already built property that has been in operation for over a year, and our most recent Phase I is from April 2025, do we still need to incur additional costs to receive an updated Phase I?

**Answer:** Please refer to the response to Question No. 4 published on 12/22/25.

**Q#157:** Can you provide more detail around the requested narrative responses associated to resident Impacts & Services? The descriptions in 6B Application checklist are somewhat vague.

What does an "ideal" narrative response consist of and look like, or is formatting and specific response details less critical to the overall plan/engagement?

**Answer:** A preliminary resident service plan addressing the needs of the target population served is required and shall include:

- (i) A description of the specific population to be served;
- (ii) A description of the specific service needs of the population and the specific services to be provided;
- (iii) Identification of the organization(s) that will provide services and a signed contract, memorandum of understanding, or commitment letters from the proposed service provider(s) and experience in City/County of LA;
- (iv) A description of how the services support resident stability and any other service plan objectives;
- (v) A preliminary budget describing anticipated income (all funding sources) and expenses associated with the services program

LACAHS does not require a particular structure or length; however, responses should be clear, project-specific, and responsive to the checklist items. Formatting is less critical than

demonstrating a thoughtful, feasible, and well-coordinated approach to resident engagement and services, subject to LACAHS review.

**Q#158:** We have a project within the LAHSA Master Lease Portfolio that has been fully operational for 18 months and currently has an established service provider and property manager in place. With the County's homeless services transition anticipated in Q2 2026, there is some uncertainty around how operations will be administered going forward.

Given that context, are there any restrictions or concerns with an applicant applying to acquire and rehabilitate the property and also proposing to serve as the property manager and service provider? If an applicant applies for all three roles, but after the transition is ultimately only eligible to serve as the property owner "while the existing qualified service provider and property manager remain in place" would that create any compliance or eligibility issues in terms of the application?

**Answer:** LACAHS may reject the project if the currently available agreements or MOUs don't reflect a stable development team. In the scenario where the applicant applies for all three roles, you can do that, but must show that you qualify in experience, otherwise the previous concern is also present, plus, depending on the product being applied to, there'd be concern about negative points if the minimum experience is not met so that negative points are not assessed.

**Q#159:** For Sponsor Experience do resumes for project managers need to be submitted if the application is relying on the Sponsor's organizational experience to meet threshold and garner points and not project managers' experience? Or are project manager resumes only required for emerging developers?

**Answer:** Please see response to Question no. 62 published on 01-05-2026.

Furthermore, the experience of the Sponsor's principals may be used to meet the applicable threshold requirements. For established, non-emerging developers, a combination of the Sponsor's experience, the experience of the Sponsor's principals, and the experience of the Sponsor's project manager may be used to meet the required threshold. However, the experience of the Sponsor's project manager may be used only for purposes of meeting threshold requirements and may not be used to access point scoring. For scoring purposes, only the Sponsor's own experience is eligible to receive points.

**Q#160:** For readiness to proceed points for residual receipts loans, are the points for architectural drawings given on a sliding scale or are points awarded on an all or nothing basis? If points are awarded on a sliding scale, how are points calculated?

**Answer:** Points for Architectural drawings are given as per the NOFA: 1 Point if you have a schematic/conceptual plan set, and 1 more point if you have a construction document plan set.

**Q#161:** The ownership entity for our project is a limited partnership. However, because the project is still in predevelopment the tax credit investor has not yet been identified and has not entered the limited partnership yet. The developer's nonprofit entity is currently the stand-in limited partner. This is what is currently shown in the initial limited partnership agreement. The stand-in limited partner will be replaced but the for-profit tax credit investor at construction closing when an amended and restated limited partnership agreement will be signed. Given this situation, how are we to complete the table for principals in Tab 1.Team? Should we list information for the stand-in limited partner to match the information in the existing limited partnership agreement or say that the limited partner is to be determined and note that the limited partner will be a for-partner entity?

**Answer:** Applicants do not need to provide any tax credit investor information at this time. At this stage of the process, all required team information should reflect only the sponsor or developer entity submitting the application.

Please refer to Question No. 48 and its response, published on 01-05-2026 for further clarification for cases of not yet formed owners.

**Q#162:** The site for our project is owned by the limited partnership for the project. The developer is the sole member/manager of the LLC that is the managing general partner for the limited partnership. In the site control section of Tab 2. Inputs, can we select "Developer" for cell C82? Or do we select "Other". If we are supposed to select "Other" where do we explain that we do own the site? In the comments section or somewhere else?

**Answer:** You can indicate "Other" in D80, and explain in D84. This information will be supported by the organizational and site control documentation.

**Q#163:** In Tab 5. Expense, please clarify what you are looking for in Office Salaries in row 15 vs. Manager and Superintendent Salaries in Row 19 vs. Payroll in Row 43? It's not clear what the differences are.

**Answer: Office Salaries** - Compensation for administrative and clerical staff who handle business operations from an office setting, including receptionists, bookkeepers, leasing agents, and administrative assistants.

**Manager or Superintendent Salaries** - Compensation for personnel responsible for overall property oversight, operational decisions, and staff supervision, including property managers, assistant managers, and site superintendents.

**Operating Maintenance Salaries** - Compensation for staff who perform hands-on maintenance, repairs, and physical upkeep of the property, including maintenance technicians, groundskeepers, janitors, and trades personnel.

**Q#164:** For Projects that contain a development agreement between an Eligible Nonprofit and an unrelated non-501(c)(3) entity, may the Applicant use the Principle of the unrelated non-501(c)(3) entity's experience? If so, is this experience documented solely by completion of the REO schedule?

**Answer:** As provided in NOFA Section 3.E.2, Assignment of Bonus Points, for Emerging Developers, the experience of the Sponsor's principals may be used to meet the applicable threshold requirements.

For established, non-emerging developers, a combination of the Sponsor's experience, the experience of the Sponsor's principals, and the experience of the Sponsor's project manager may be used to meet the required threshold. However, the experience of the Sponsor's project manager may be used only for purposes of meeting threshold requirements and may not be used to access point scoring. For scoring purposes, only the Sponsor's own experience is eligible to receive points.

If a development agreement has or will be executed, then the experience of the unrelated developer can be used to meet threshold.



**Q#165:** Is there a template for applicants to use to certify compliance with Exhibit F Labor Requirements?

**Answer:** Please see response to question No. 12 from Response #1 released on December 22, 2025.

**Q#166:** The guidelines says that assumed tax abatement must be supported by the appraisal but appraisal is not required anymore for the application. What other documentation would be used to support assumed tax exemption?

**Answer:** Please see responses to questions No. 44 from Response #3 released on January 5, 2026.

Additionally, the NOFA also says that along with the appraisal, for the purposes of Taxes and Abatement Assumptions, you also need to provide "borrower due diligence establishing eligibility for the Welfare Tax Exemption", this may include your IRS 501(c)(3) and CAFTB determinations. You could also provide documentation from the BOE showing that the Sponsor has met these requirements before in other properties included in the REO, or a legal opinion letter of certification also stating this fact.

**Q#167:** If we are applying for the Residual Receipts Loan product and Rental Subsidy product for a project. If the project ends up being competitive for one product, but not the other, will LACAHSa still award the project?

**Answer:** Applications for multiple LACAHSa products are not all-or-nothing. LACAHSa may approve funding for one or more products independently, based on eligibility, underwriting, readiness, and scoring. An applicant may therefore receive an award for a subset of the requested products, even if other requested products are not approved or are reduced in amount. Final awards are subject to LACAHSa's evaluation, available funding, and program priorities.

**Q#168:** Under the Rental Subsidy product, 3 points is available for each Service Category (2-6) for a max of 12 points. If the project is a Senior project, the most points that can be earned would be 9 points. Licensed Child Care and After School Program for School-Age Children wouldn't make sense. How will Senior projects obtain the max score?

**Answer:** The maximum points available for senior projects is 9.

"For purposes of Resident Services scoring under the Residual Receipts Loan, projects are evaluated based on the appropriateness of services relative to the target population. For Senior housing projects (referred to in the question), services such as Licensed Child Care or After-School Programs for School-Age Children would not be applicable since it does not cater the target population and would not receive these Resident Services points.

Senior projects may earn Resident Services points by proposing alternative, population-appropriate services (e.g., health and wellness programming, case management, transportation assistance, social services coordination, or other supportive services tailored to seniors). LACAHS will score Resident Services based on the relevance, quality, and feasibility of the proposed services for the project's intended residents."

**Q#169:** Under Residual Receipt Loan product, a maximum of 5 points can be obtained for Resident Services. If project is a Senior project, how can project receive points for Licensed Child Care and After School Program for School-Age Children?

**Answer:** For purposes of Resident Services scoring under the Residual Receipts Loan, projects are evaluated based on the appropriateness of services relative to the target population. For Senior housing projects (referred to in the question), services such as Licensed Child Care or After-School Programs for School-Age Children would not be applicable since it does not cater the target population and would not receive these Resident Services points.

Senior projects may earn Resident Services points by proposing alternative, population-appropriate services (e.g., health and wellness programming, case management, transportation assistance, social services coordination, or other supportive services tailored to seniors). LACAHS will score Resident Services based on the relevance, quality, and feasibility of the proposed services for the project's intended residents.

**Q#170:** For 80% commitment of non-LACAHS funds requirement for the Residual Receipt Loan product, is the requirement for construction financing or permanent financing?

**Answer:** It will be measured from permanent sources.



**Q#171:** Does the project need to have 80% commitment of non-LACAHS funds at application to pass threshold OR could we have commitment within 12 months of award?

**Answer:** For programs subject to a Readiness to Proceed requirement that at least 80% of non-LACAHS sources have preliminary commitments, the 80% threshold must be met using eligible non-LACAHS sources. Documentation demonstrating preliminary commitments must be appropriate to the source and stage of the transaction.

While additional or final financing commitments may be secured after award and prior to closing, the NOFA requires that applicants demonstrate 80% non-LACAHS funding commitments at application to evidence project readiness. This is a threshold requirement.

**Q#172:** Under the Rental Subsidy product, can the Principal's experience be used for Property Manager experience?

**Answer:** In the scenario where the applicant applies for property management experience, you must show that you qualify in experience. Depending on the product being applied to, negative points may be applied if the minimum experience is not met.

**Q#173:** What is the definition of extremely-low income / permanent supportive housing projects? Is a project considered an ELI/PSH project if at least 25% of units are dedicated to ELI/PSH individuals and/or families?

**Answer:** For scoring purposes, a project qualifies as an extremely-low income project if at least 25% of units are reserved for tenants earning at or below 30% of AMI and as a permanent supportive housing project if at least 25% of units meet the definition of "supportive housing" under California Government Code section 65582.

**Q#174:** Can a project submit multiple applications with different financing scenarios and different LACAHS financing program requests?

**Answer:** Any application submitted will require to show at least 80% of non-LACAHS sources as a threshold item.

**Q#175:** On Tab 14. REO, Column K, Unit Type. What should the applicant do if a project has multiple unit types? For example, a project that is PSH and senior. Are we able to type in all unit types or is preferred that we use a type from the drop down menu?

**Answer:** Select from the drop-down menu in Column K of the REO schedule. If applying for Rental Subsidy, demonstrate the Sponsor's PSH and/or ELI experience by selecting the appropriate option(s) from the drop-down menu.

**Q#176:** On Tab 14. REO, Column V, Lien Position. To clarify, does applicant need to provide all liens per project or just Lien 1?

**Answer:** In columns W-AC, the REO schedule should include all must-pay debt associated with each property entered. The column reflecting lien position has been removed.

**Q#177:** For Exhibit D: Certifications and Legal Disclosure Forms, there is a "Choose an Item" In each box. Is there a drop down feature? If so, I'm not able to access.

**Answer:** Fillable Exhibits D and E can be found in the LACAHS NOFA page under the Production and Preservation NOFA link.

**Q#178:** Will operating budget comparables be used to establish a floor or ceiling for project operating costs? Will negative points be assessed for operating costs higher than the comparables due to project-specific items such as population type, etc.?

**Answer:** There are no points associated with operating expenses. Instead, after selection, appraisal-confirmed operating expenses will be used to determine the appropriate expense assumptions for underwriting purposes.

For the application phase, the comparables and narrative justifying the operating costs will be used to determine if the project meets threshold.

**Q#179:** Can you confirm/clarify that for the Residual Receipts loan product, LACAHS's 50% is in proportion to the 50% pro rata share of other soft debt, rather than 50% of cash flow?

**Answer:** Please see response to Question No. 86 published on 01-07-2026.

**Q#180:** Can LACAHSa funds be used as takeout of construction financing of a workforce housing development? If so, would PLA/prevaling wage not be applicable since the project is already constructed?

**Answer:** Please see response to Question No. 6 published on 012-22-2025.

**Q#181:** How are the number of units being calculated where Density Bonus units are carved out? Are percentages calculated based on the total number of units minus the Density Bonus units?

**Answer:** Affordability percentages are calculated based on the total number of dwelling units that will be constructed as part of the project. Any unit that is deed restricted to qualify the project for a density bonus will generally not be counted as an affordable unit for LACAHSa funding purposes. See Section 2(l) of the NOFA for additional information.

**Q#182:** Exhibit D: Certification and Legal Disclosure Form has multiple areas that reference "choosing an item" but the pdf is not editable with dropdown lists. Will an editable version be provided?

**Answer:** Fillable Exhibits D and E can be found in the LACAHSa NOFA page under the Production and Preservation NOFA link.

**Q#183:** The GC can provide certification of intent to comply with prevailing wage and PLA at time of application, but is a draft labor compliance plan also required at the time of application or is it prior to closing?

**Answer:** A draft labor compliance plan is not required at application if the applicant has certified PLA applicability and intent to comply, and may be submitted at a later stage, subject to LACAHSa requirements prior to closing. Items related to subcontractor labor tracking or workforce plans are only required if applicable to the project.

The California Department of Industrial Relations, Division of Labor Standards Enforcement is responsible for administering and enforcing of the Prevailing Wage Laws, including on projects receiving LACAHSa funding and applicants are responsible for ensuring that



prevailing wages are paid in accordance with the law. Applicants should consult with legal counsel regarding their prevailing wage obligations.

Also, please see response to question No. 12 from Response #1 released on December 22, 2025.

**Q#184:** The guidelines note "Prior to closing, sponsors must provide a description of engagement efforts taken to date and a proposed future engagement plan and schedule for LACAHSa review and approval." In order for project to meet threshold, "documentation demonstrating compliance with resident outreach and engagement requirements" must be required. What are the resident and outreach engagement requirements?

**Answer:** Please see response to question No. 55 from Response #3 released on January 05, 2026.

**Q#185:** For the max loan-to-value ratio and max loan-to-cost ratio the regulations say under product terms: "95% All-in LTV (100% including LACAHSa's Subordinate B-Note)". What does the 100% including LACAHSa's Subordinate B-Note mean exactly? Does that mean the value of the LACAHSa loan + the must pay permanent loan must be equal to the 100% value of the property? Because these properties are income-restricted the value of the properties are often much lower than the sum of the soft debt such as LACAHSa + the must pay debt.

**Answer:** This means that the sum of all must-pay permanent debt and the Subordinate B-Note must not exceed the appraisal-derived value of the project. For project selection purposes, the value of the project will be determined based on NOI and a reasonable cap rate assumption, but during final underwriting LACAHSa will rely on an appraisal.

**Q#186:** Will LACAHSa release the Unit Cost Benchmarks when scoring is released to help applicants determine if a scoring appeal is needed?

**Answer:** LACAHSa will publicly release its Unit Cost Benchmarks by project type following initial scoring of applications.

**Q#187:** Vacancy assumption threshold on the self-scoring tab of the workbook is not calculating correctly. Cell E1016 shows 5% per our application and cell F1016 shows 5% per the threshold minimum but there is an error message in G1016 stating that the project must meet threshold requirements to continue and D1016 incorrectly states No.

**Answer:** v1.3 will include a rounding formula for vacancy to be more clear in whether a Project meets specified threshold for vacancy.

**Q#188:** Does the contribution of a developer fee qualify as a match funding source?

**Answer:** Deferred developer fee is not considered a Sponsor Contribution for scoring nor for the purposes of sizing the matching capital under program C-8. This includes any portion of the developer fee that is deferred and expected to be paid back during project operations from cash flow, regardless of whether the full amount is ultimately repaid.

For purposes of scoring, Sponsor Contributions are limited to cash or equity contributions made directly by the Sponsor to cover a portion of the total development costs, consistent with the language in the NOFA. These are funds contributed to the project that reduce the amount of debt required, are not structured as loans, are not expected to be repaid during operations, and are not derived from LIHTC equity. LIHTC equity, whether from a limited partner or general partner, loans from the Sponsor, or any portion of the developer fee, deferred or otherwise, are not considered Sponsor Contributions for scoring purposes.

Eligible Sponsor Contributions for scoring may take several forms, provided they represent true capital contributed by the Sponsor. Examples include direct cash contributions from the Sponsor's own funds, proceeds from public agency or philanthropic grants awarded to the Sponsor and contributed to the project as equity, or the contribution or donation of land by the Sponsor, reflected both as a project cost and as a Sponsor source. In all cases, the contribution is not subject to repayment.

For purposes of sizing matching capital under the C-8 program, a broader set of sources will be considered. This includes LIHTC equity, whether from a limited partner or general partner, as well as all forms of Sponsor Contributions that are eligible for scoring as described above.

**Q#189:** There appears to be an exemption for union contractors for affordable housing, on page 3, section 1.9.2 (b) of the Countywide PLA. Can you confirm that this will be the case for LACAHS awarded projects using the Countywide PLA?



**Answer:** No. All projects using LACAHSa funding are subject to prevailing wages. By law, LACAHSa can only fund affordable housing projects. The funding for this NOFA comes from Measure A, the countywide half-cent sales tax approved at the November 2024 election. Section 28 of the Measure A Ordinance requires that all construction and rehabilitation projects that use Measure A funding shall constitute a public work for which prevailing wages shall be paid. Section 28 also subjects projects of 40 or more units to the PLA. Both requirements are mandatory components of Measure A.

**Q#190:** Will LACAHSa fund projects that anticipate receiving Certificate of Occupancy by March 2026 but have not yet perm converted?

**Answer:** Yes, projects in construction can apply.

**Q#191:** Will a non-PDF or editable version of the Exhibit D Legal Disclosure Forms be available? They are currently showing as a drop-down menu in the document, but it is currently not possible to view the menu and select an option.

**Answer:** Fillable Exhibits D and E can be found in the LACAHSa NOFA page under the Production and Preservation NOFA link.

**Q#192:** According to Exhibit G, non-LIHTC projects requesting a Light Rehab Preservation Loan may be combined with a Senior Construction Loan, matching capital grant, rental subsidy, or operating subsidy. However, when "Yes" is selected for the Light Rehab Loan on the Inputs tab, all other loan products are disabled except for a subordinate B-Note. In addition, the LIHTC-related fields on the Inputs tab are blank, and the federal LIHTC, state LIHTC, and Historic Tax Credit fields on the Sources tab are marked "N/A."

Please clarify which loan products are permissible in combination with the Light Rehab Preservation Loan. If loan products other than the subordinate B-Note are allowed, please also advise how to access or request them within the workbook.

**Answer:** Exhibit G is correct, (1) Please make sure you're using the latest version of the workbook (currently, version 1.2, and there will be another version released on 01/09/26), (2) After selection "Yes" to the Light Rehab Preservation Loan in "2. Inputs - D18", please also select "Non-LIHTC" in "2. Inputs - D133".

**Q#193:** Regarding question number 107, our project is a Homekey round 3 project with 100% of units set aside for permanent supportive housing for the homeless. We do not have rental subsidy for this project, and being a project that is restricted to tenants experiencing homelessness we need rental subsidy tied to the property to ensure long-term stability. There will be a period from being placed in service prior to the LACAHS awards in June that we will be marketing to qualified tenants that have received a Housing Choice Voucher that is tied to the individual, not the property. If awarded, there would be a time that we would be holding the LACAHS PBV until the current tenant either gives up their Housing Choice Voucher, or the unit. Under such circumstances, is there a time limit for how long we can hold the LACAHS PBV before it is used?

**Answer:** Please see response to question No. 83 from Response #4 released on January 07, 2026.

**Q#194:** For the "Sponsor Experience" required documentation, it references a "Project Manager's resume of completed affordable multifamily rental housing projects in the past 10 years and identify completed projects in LA County." Is the "Project Manager" referring to a developer or a staff member?

**Answer:** As provided in NOFA Section 3.E.2, Assignment of Bonus Points, for Emerging Developers, the experience of the Sponsor's principals may be used to meet the applicable threshold requirements. For established, non-emerging developers, a combination of the Sponsor's experience, the experience of the Sponsor's principals, and the experience of the Sponsor's project manager may be used to meet the required threshold. However, the experience of the Sponsor's project manager may be used only for purposes of meeting threshold requirements and may not be used to access point scoring. For scoring purposes, only the Sponsor's own experience is eligible to receive points.

**Q#195:** In the "Uses" tab cell C81, you please clarify what is driving the LACAHS closing costs calculation? It is in a hidden column that is inaccessible. The number being auto calculated does not include the origination fee, and is multiples higher than what I have calculated on my own based on the "LACAHS Standard Closing Costs."

**Answer:** LACAHS's lender closing costs, as outlined in the NOFA, include legal fees (\$100,000), a market study (\$13,500), an appraisal (\$15,000), and construction review (\$8,000). Additionally, monthly construction monitoring costs total \$1,600 per month during the construction period. These fees are not cumulative across additional LACAHS loan products. Tab 6, 'Uses,' will be updated in version 1.3 to reflect that these fees are non-additive.

**Q#196:** The volume of questions submitted to this Q&A, along with the clarifications and workbook corrections issued by LACAHS to address calculation errors, makes it unreasonable to maintain the current January 23 response deadline. We respectfully request that the deadline be extended, and that this change be made soon in consideration of those who are planning our response timelines and consultants to make the current deadline.

**Answer:** The current timeline will remain unchanged.

**Q#197:** The NOFA requires "current year's financial statement that includes income statements and balance sheets." Since 2026 has just begun, please confirm whether 2025 financials will meet this requirement.

**Answer:** Yes. For purposes of the NOFA requirement, 2025 year-end financials may be submitted as the "current year's financial statement", given that 2026 has just begun. In addition, Applicants must still provide three (3) years of audited financial statements as required by the NOFA. LACAHS recognizes that interim 2026 financials will not be available and will accept the most recently completed fiscal year's income statement and balance sheet, provided they reasonably reflect the Applicant's current financial condition.

**Q#198:** My question: "Are we able to use the Sponsor's lead project manager's previous experience to meet the Sponsor Experience/Track Record threshold requirement" is referring to the threshold requirement for Sponsor Experience, not Assignment of Bonus Points.

Please clarify that a Lead Project Manager's previous development experience from previous companies can be used to meet the threshold requirements and score additional points.



**Answer:** As provided in NOFA Section 3.E.2, Assignment of Bonus Points, for Emerging Developers, the experience of the Sponsor's principals may be used to meet the applicable threshold requirements. For established, non-emerging developers, a combination of the Sponsor's experience, the experience of the Sponsor's principals, and the experience of the Sponsor's project manager may be used to meet the required threshold. However, the experience of the Sponsor's project manager may be used only for purposes of meeting threshold requirements and may not be used to access point scoring. For scoring purposes, only the Sponsor's own experience is eligible to receive points.

**Q#199:** In the Sources Tab of the workbook, how do we show Sponsor Contribution as LIHTC investors equity when that is already calculated as federal/state tax credits?

**Answer:** LIHTC equity can be counted as matching funds for the purposes of Matching Capital Grant sizing but not for the purpose of assigning points for "Sponsor Contribution" in the selection criteria for the 7 financing products where this is relevant.

v1.3 of the UA Workbook will reflect this distinction by updating K19 on the 'Inputs' tab.

**Q#200:** If applying as a to-be-formed entity, should all partners submit information or only the entity(ies) needed to meet threshold requirements?

**Answer:** The organizational documentation of all entities identified in the Organizational Chart must be submitted. Documentation related to the different threshold requirements (Like Sponsor Experience) must be provided as appropriate.