Q&A #1 – CLT/NOAH PROGRAM 1ST TRAINING ON 06/18/2026

Question 1: *Can LACAHSA funds be leveraged with City of LA ULA funds (the City also will have a NOAH Program)?*
Response 1: Yes, Applicants can use both funding sources on the same project.

Question 2: *Also, does LACAHSA have lenders who will provide loans or will LACAHSA underwrite the 1st loans as well as 2nd loans?*
Response 2: LACAHSA will do both. LACAHSA will have the option of providing the senior loan as well as the Subordinate B-Note and the matching grant.

Question 3: *Is it anticipated that the projects will have Section 8 vouchers?*
Response 3: Section 8 is from HUD, which is administered through a separate application process that LACAHSA does not run. Please note that LACAHSA has its own rental subsidy program, which is administered through a separate RFP process from the CLT-NOAH Program.

Question 4: *Do the Workbooks account for ownership, CLT, limited equity & lease to own housing?*
Response 4: LACAHSA will no longer be accepting individual homeownership projects as an eligible project type under the LACAHSA CLT-NOAH Program. This upcoming round, and all future rounds, will be limited to affordable rental, cooperative and affordable rental-to-cooperative projects only.

Please note that LACAHSA is currently developing a separate Request for Proposal, the LACAHSA Homeownership Program, that will include subsidies to address both production-side and buyer-side barriers to affordable homeownership development. This separate RFP for the LACAHSA Homeownership Program will be open to Community Land Trusts.

Question 5: *Do you have an estimated deadline for when this will be due?*
Response 5: Based on the latest timeline, the draft RFP will be released in October 2026, and public comments will be open for approximately 1 month. The RFP will likely go live sometime in Fall 2026. The estimated deadline is yet to be determined.

Question 6: *Can the funds be used for new builds or only rehabilitation projects?*
Response 6: Both. New construction is only permitted if it involves a newly constructed ADU to be built on a property with an existing residential building that is undergoing rehabilitation. New construction only is an ineligible use for this program.

Question 7: *Would LACAHSA consider phased projects (i.e. one application for acquisition, and a future application for rehab)?*
Response 7: Acquisition only is an ineligible use. Applicants can apply for both at the same time, and this is preferable.

Question 8: *You mentioned the RFP is aiming to “go live” in October. What do you mean by “go live”?*

Response 8: “Go live” means the portal is open and Applicants can start submitting their applications and responses to the RFP. The portal will be open sometime in Fall 2026.

Question 9: *If the building is occupied, is a relocation plan required?*
Response 9: Yes, if it is an occupied building and there will be some level of rehabilitation, residents will likely need to be temporarily relocated during that rehabilitation period. Thus, LACAHSA needs a relocation plan describing this process.

Question 10: *For new builds, would the loan be able to finance a portion of the construction or only the acquisition?*
Response 10: The loan products for this program are designed to finance both the acquisition and construction activity for a project. Acquisition only is an ineligible use for this program.

Question 11: *If the plan is for ADU development that doesn't affect existing tenants, will a relocation plan be necessary?*
Response 11: If there is no relocation nor temporary relocation, no relocation plan is required. However, as an example, if the ADU's construction is somehow blocking the existing residents’ access to their units, the Applicant will need to consider this, and a temporary relocation plan may be required.

Question 12: *For projects that are new builds on currently vacant lots that are home ownership models how do we complete tab 2 of the workbook?*
Response 12: Homeownership is no longer an eligible use for this program. Additionally, new construction is only permitted if it involves a newly constructed ADU to be built on a property with an existing residential building that is undergoing rehabilitation. New construction only is an ineligible use for this program.

Q&A #2 – CLT/NOAH PROGRAM 2ND TRAINING ON 07/23/2026

Question 1: *Could you clarify where/how applicants will submit info to establish that they are organized as and practicing as a Community Land Trust, and what LACAHSA's process will be for verifying that?*
Response 1: There is an organizational documents section within the due diligence checklist where the required supporting documentation can be provided. LACAHSA will review all submitted documentation and verify if the organization is compliant with the definition of a "Community Land Trust" provided in the final term sheet.

Question 2: *Can you please clarify if resident engagement can be included in the expenses?*
Response 2: LACAHSA considers "resident engagement" as a resident services operating expense item. LACAHSA will not be providing operating subsidy for this program. The CLT will need to demonstrate how resident engagement expenses will be funded, whether through income generated by the property (cash flow) or through a source of operating subsidy provided by a non-LACAHSA entity.

Question 3: *Could you please tell us more about what the role of the CLT will be in CLT-developer partnerships? What level of participation from CLTs will be required?*
Response 3: The role of the CLT will depend on how the joint venture partnership is structured. The arrangement will be established through the Memorandum of Understanding or joint venture agreement between the CLT, its development partner, and any other parties involved. LACAHSA is not currently requiring a certain level of participation from CLTs. However, please note that "CLT Ownership" is a scoring category by which Applicants can earn 3 points if the CLT has up to 50% interest in the ownership entity and the maximum 5 points if the CLT has 51% or greater interest in the ownership entity.

Question 4: *What time period is the application portal anticipated to be online for? How recent should the appraisal be done in regard to the application submission?*
Response 4: The timeline for how long the application portal is anticipated to be online has not yet been defined. Please stay tuned for additional information. The appraisal should be dated within four months of entering into the PSA, DDA, or another form of site control. If the Applicant/Sponsor owns the site outright (ex. Grant deed), there is no date cutoff requirement.

Question 5: *Based on my research, I thought that there was higher scoring based on lower set asides, so I was surprised to hear the 80% AMI or higher average test, can you please elaborate?*
Response 5: Bonus points are available if more than half of the existing occupants have incomes at or below 40% of AMI. The AMIs for the remaining vacant units should therefore be structured so that the project's overall affordability averages 80% of AMI in the long term.

Question 6: *Can you please repeat again the date that you're expected to open the application?*

Response 6: The estimated date has not yet been finalized. The next step is to finalize the draft regulations and release them for public comment. The official RFP release is anticipated to occur in Fall 2026.

Question 7: *If there are no minimums for the level and type of CLT involvement in a partnership, will higher levels of CLT involvement be weighted more heavily in scoring?*
Response 7: Please see the response provided to Question 3 above.

Question 8: *What percentage of acquisition and rehab is LACAHSA willing to fund and will LACAHSA take a subordinate position on their portion of debt?*
Response 8: If there is a non-LACAHSA senior lender, LACAHSA will take a subordinate position on its portion of the debt. Through its Senior Construction-Permanent Loan and Subordinate B-Note products, LACAHSA can fund up to 90% of the total development costs, which include both acquisition and rehabilitation costs. LACAHSA will also provide a third product, the Matching Grant, which provides a 1:1 match for other subsidy or developer equity up to 5% of the total development costs. Please note that the Senior Loan and B-Note combined cannot exceed 150% Loan to Value (LTV). Additionally, 1.05 minimum stabilized debt service coverage is required on all permanent must-pay debt.

Question 9: *How recent must the average tenant income data be for the survey of current tenants?*
Response 9: The most recent information available is preferred. LACAHSA understands that this information may be difficult to obtain depending on the nature of the property.

Question 10: *Could you help me understand what the different LACAHSA sources are for this program? The term sheet online includes only Senior Perm loans, residual receipt loans, or matching grants but doesn't say anything about subordinate loans like the Subordinate B-Note Loan. Someone on the call asked if LACAHSA would be okay with having their loans as the subordinate loan. Could you explain how this would work if this program only offers Senior Perm loans?*
Response 10: Please see response to Question 8 above.

Question 11: *Would the senior perm loan be subordinate to a different first-mortgage?*
Response 11: No, LACAHSA's Senior Perm Loan would not be subordinate to a different first-mortgage. The Subordinate B-Note can be subordinate to another senior lender. Please refer to the response in Question 8.

Question 12: *How would the pay-back work if it's a senior perm loan, would it be paid back with residuals? (I'm confused here because I thought senior perm loans had to be paid with debt service).*
Response 12: The Senior Construction-Permanent Loan would not be paid back with residuals. The loan would be paid back via regular debt service payments covered by the property's operating income.

Question 13: *For AMI %, does that translate to BOTH the income of households and the respective rents charged? What if a household earns 150% of AMI but the unit's rent is at 50% (because it is NOAH)? Which % is used for the 80% average?*
Response 13: The 80% AMI average affordability requirement concerns the future target rents that will be charged at the project in the long term as units turn over through natural attrition, not the current rents. The target rents should be affordable to residents based on their actual household income. Therefore, for target rents, BOTH the income of the household and the respective rent charged should be compliant with the regulatory restriction tied to the project.

Question 14: *For the matching grant, could the funds come from either the CLT or the developer, or another party? Or does it have to come from the developer?*
Response 14: For the Matching Grant product, LACAHSA will provide a 1:1 match for other subsidy, regardless of the source, or developer equity up to 5% of the total development costs.

Question 15: *Would this program be able to also fund building an ADU as a way to reach the 80% AMI?*
Response 15: Construction of an ADU (either through new construction or rehabilitation of an existing space) is an eligible use for this program. The Applicant will need to determine what rent will be charged at the ADU.

Question 16: *Are the workbook and term sheet currently posted on LACAHSA's website the most up-to-date versions, particularly with respect to whether the CLT program will offer a B-note rather than a senior permanent loan and how this may affect the workbook and debt service calculations?*
Response 16: The most up-to-date versions of both the workbook and the term sheet have now been posted to the website.