



Los Angeles County Affordable Housing Solutions Agency

Notice of Funding Availability for Development Partners to Utilize Production-Side Homeownership Assistance

October 19, 2026

NOFA RESPONSES DUE BY:

*5:00 p.m. (Pacific Time) on
Friday, November 20, 2026*



TABLE OF CONTENTS

1. OVERVIEW	2
2. PROGRAM DESCRIPTION	5
3. APPLICATION PROCESS	10
4. FUNDING TERMS.....	14
5. EVALUATION STANDARDS.....	16
6. PROPOSAL REQUIREMENTS.....	17
7. OTHER TERMS AND CONDITIONS	18
8. EXHIBITS.....	21

1. OVERVIEW

A. Introduction

This Notice of Funding Availability (“NOFA”), issued by the Los Angeles County Affordable Housing Solutions Agency (“LACAHS” or the “Agency”), represents one of the first major funding opportunities LACAHS has offered for the purpose of expanding affordable homeownership across Los Angeles County (the “County”), and is released concurrently with a companion NOFA for Buyer-Side Assistance. Together, these two opportunities embody the mission, vision, and purpose of the Agency: to open pathways to sustainable, affordable homeownership for low- and moderate-income households using new strategies and new resources. LACAHS’s assistance is not intended to be duplicative of the County’s existing affordable housing production efforts; it is intended to complement, rather than compete with, existing development, and to address the shortage of affordable for-sale homes that the market and existing public programs are not producing at sufficient scale.

The purpose of this NOFA is to select partners that will help LACAHS deploy capital for the purpose of creating long-term affordable for-sale homes (“Development Partners” or “Partners”). LACAHS will administer this funding directly, making per-unit capital available to public, nonprofit, and other mission-driven developers to produce new affordable for-sale homes or to place lasting affordability restrictions on existing homes. What follows in this NOFA is a detailed description of the tool LACAHS has designed—in collaboration with community stakeholders and its consultants and legal counsel—to fund production of affordable for-sale homes (“Production-Side Assistance”), and the corresponding opportunity for prospective development partners to propose programs that put this capital to work producing homes for the households who need them most. **For avoidance of doubt, this NOFA will help LACAHS select partners and their proposed programs, not specific projects; once partners are selected and programs implemented, LACAHS expects to open a quarterly process by which selected partners may propose specific projects for funding—as described in Section 3.J and [EXHIBIT A](#) below.**

LACAHS invites a diverse range of development entities whose proposals reflect the range of affordable ownership opportunities the Agency seeks to create—newly built single-family homes, condominiums, and accessory dwelling units, as well as existing homes brought under long-term affordability restrictions—to apply for a contract award under this NOFA (“Applicants”). Homes assisted under this NOFA may also be paired with the Agency’s Buyer-Side Assistance products, so that the two funding

opportunities work in tandem to create affordable homes and help eligible households purchase them. LACAHSa looks forward to the proposals and long-term partnerships that this funding opportunity will inspire.

B. Background

LACAHSa is a newly formed independent regional governmental agency that is charged with increasing the production of affordable housing, preserving existing affordable housing stock, and protecting low-income tenants from eviction and displacement throughout Los Angeles County. LACAHSa was created by the California Legislature in 2022 through the Los Angeles County Regional Housing Finance Act (Senate Bill 679, codified at Cal. Government Code sections 64700 et seq.),¹ which establishes legal requirements for the distribution of LACAHSa’s revenues. In November 2024, the County’s voters passed Measure A, a half-cent sales tax to fund homelessness and homeless prevention programs. Measure A is anticipated to raise approximately \$1.1 billion in annual revenue, and 35.75% of that revenue—estimated to be approximately \$393.25 million—must flow to LACAHSa.

Measure A’s transactions and use tax became effective on April 1, 2025, and LACAHSa has begun to receive monthly tranches of revenue from the tax. A portion of this revenue is dedicated to LACAHSa for the purpose of creating new units of affordable housing or deepening/preserving the affordability of existing housing stock. LACAHSa is looking to quickly deploy these revenues for their intended purposes.

LACAHSa is governed by a 22-member Board of Directors (the “Board”), with 21 voting members. The Board consists of local government representatives and housing industry experts. Under SB 679, the Board must approve LACAHSa’s contract awards. The Board has formed an Investment Review Committee (“IRC”) consisting of nine of its members and two members of LACAHSa’s Citizens’ Oversight Committee to establish policies related to housing investments and make recommendations to the Board on projects to fund. The IRC will consider applications under this NOFA and make recommendations to the Board. The final decision to select development partners is within the sole and absolute discretion of the Board.

C. NOFA and Project Selection Timelines

Following are key dates related to the NOFA process and subsequent Project selection:

NOFA Timeline	
Event	Date
Proposed Products Presented to IRC for Feedback	June 25, 2026
Public Listening Sessions Regarding Proposed Products	July 22 and August 5, 2026
Public Comment Deadline	August 17, 2026
Program Q&A Released and Posted to LACAHSa Website	August 28, 2026
Product Term Sheets and Draft Selection Criteria Released	September 14, 2026
Homeownership NOFA released for applicant review	October 19, 2026
Homeownership NOFA application portal opens for submissions	October 30, 2026
NOFA Responses Due	November 20, 2026
Publish Applicants’ Self-Scores (proposed)	December 11, 2026
Publish Scoring and Ranking for Applicants that Met Threshold (proposed)	December 18, 2026
Applicant Comments, Interviews (if needed)	January 4 to January 15, 2027
Publish Applicants Recommended for Awards to the IRC (proposed)	January 27, 2027
IRC Meeting to Make Recommendations to Board (proposed)	February 2027
Board Approval of Final Awarded Proposals; Awardees Notified (proposed)	February 2027

¹ This NOFA refers to the Act as SB 679. These references are intended to refer to the codified sections, as amended through subsequent legislation.

Project Selection Timeline	
Event	Date
Draft Project Underwriting Criteria Released for Public Comment (proposed)	November 23, 2026
Project Underwriting Criteria Public Comment Deadline (proposed)	December 23, 2026
IRC Approval of Project Underwriting Criteria (proposed)	January 2027
Application for First Quarterly Project Selection Deadline Released (proposed)	February 2027
Project Applications Due (proposed)	Early March 2027
Publish Selected Projects (proposed)	Late March/Early April 2027

D. Important Resources

All contracts awarded by LACAHSa are subject to the legal requirements of SB 679 and Measure A. LACAHSa cannot grant exceptions to such legal requirements under any circumstances. Applicants should familiarize themselves with SB 679 and Measure A.² Even if not explicitly set forth in this NOFA or in an eventual agreement, the requirements will nonetheless apply to the use of LACAHSa funds.

The LACAHSa Board has adopted Program Guidelines that contain additional LACAHSa policies and guidance, as well as relevant applications and interpretations of the legal requirements governing LACAHSa funding. The current version is the FY 2026-27 Program Guidelines, available on LACAHSa's website at: <https://lacahsa.gov/agendas-and-documents/>.

The LACAHSa Board has also adopted an Annual Expenditure Plan, which sets forth the eligible uses of LACAHSa's revenues. The Annual Expenditure Plan is also available on LACAHSa's website.

E. Public Integrity

As a government agency, LACAHSa's transactions are subject to state laws related to public integrity and conflicts of interest. Applicants will be held to strict ethical standards. The Levine Act (Government Code section 84308) may apply to the initial Contract Award (defined below) and subsequent Project-specific funding decisions under this NOFA. As further provided herein, Applicants will be required to disclose, as part of the application process, any campaign contribution of more than \$500 made within the 12 months preceding LACAHSa's decision by the Applicant or its agent to any member of LACAHSa's Board or other officer of LACAHSa covered by the Levine Act (each, a "LACAHSa Officer"), and such contributions may require the recipient LACAHSa Officer to disclose the contribution and/or be disqualified from participation. Additionally, during the pendency of the proceeding and for 12 months following the final decision, Applicants may not make contributions of more than \$500 to a LACAHSa Officer, and an Applicant's agent may not make a contribution in any amount to a LACAHSa Officer. Please see [EXHIBIT C](#) for more information on required disclosures.

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² SB 679 is codified at Government Code section 64710 through 64832, available here: https://leginfo.legislature.ca.gov/faces/codes_displayexpandedbranch.xhtml?tocCode=GOV&division=&title=6.9.&part=1.&chapter=&article=&goUp=Y. Measure A is codified as Ordinance 2024-0062 and is available here: https://file.lacounty.gov/SDSInter/lac/1183984_MeasureAOrdinance.pdf.

2. PROGRAM DESCRIPTION

A. Authorizing Legislation and Regulations

LACAHSa was created, and its governing regulations were established, pursuant to Senate Bill 679 (SB 679; September 2022) stipulating the addition of Title 6.9 (commencing with Section 64700) to the Government Code. Funding to LACAHSa includes funds directed to LACAHSa pursuant to the Los Angeles County, California Measure A, Sales Tax Measure (November 2024).

B. LACAHSa's PPO Program

Pursuant to SB 679 and Measure A, at least 60% of LACAHSa's revenues must be used for "PPO": the *production* of new affordable housing units, the *preservation* of existing affordable units (or conversion of existing units to affordable units), and programs for affordable home *ownership*. Of this amount, at least 77.25% must go to production or creation of new or affordable housing units, as defined in the PPO guidelines.

Funds under the PPO category are split between LACAHSa and 13 Eligible Jurisdictions,³ with 70% passing through to the Eligible Jurisdictions and 30% remaining with LACAHSa. A portion of the 30% LACAHSa share will be used to secure debt to accelerate immediately available funds. This NOFA reflects funding available to LACAHSa from this 30% share.

The purpose of the PPO Program is to leverage Measure A revenues to find efficient, sustainable, and innovative ways to increase the affordable housing stock within the County. This NOFA advances that purpose on the ownership side. It seeks to expand access to affordable homeownership for low- and moderate-income households by providing capital to experienced developers who can create new affordable ownership units or place lasting affordability restrictions on existing homes. This addresses a gap that the private market and existing programs are not meeting at sufficient scale—and does so on terms that keep each assisted home affordable to income-qualified buyers over time.

For more information on the PPO Program, please see Section 2 of LACAHSa's FY 2026-27 Expenditure Plan & Agency Strategy and the FY 2026-27 Program Guidelines, both available on LACAHSa's website at <https://lakahsa.gov/agendas-and-documents>.

C. Eligible PPO Uses; LACAHSa Homeownership Program

Eligible uses of LACAHSa funds (the "Eligible Uses") are set forth in the Eligible Uses section of LACAHSa's FY 2026-27 Annual Expenditure Plan (pages 24-45). Measure A Section 29B directs 60% of LACAHSa funding to Production, Preservation, and Ownership ("PPO"). Of that amount, 77.25% is mandated for new construction of affordable housing ("PPO-New Construction"), and the remaining 22.75% is a flexible category ("PPO-Flexible") that "can be spent on any eligible PPO program including construction, preservation, acquisition, rehabilitation, homeownership, and rent and operating subsidies."

Within this framework, LACAHSa created a homeownership financing program (the "Homeownership Program") comprising four separate products: three buyer-side products and one production-side product as shown in **Figure 1** on the following page.

³ These include the County of Los Angeles; the Cities of Los Angeles, Long Beach, Glendale, and Santa Clarita; and the various regional Councils of Government within the County.

Figure 1. Homeownership Program Overview		
Products	Buyer-Side Assistance	Production-Side Assistance
	Closing Assistance <i>Down Payment Assistance Loan</i>	<i>Homeownership Production Grant</i>
	Monthly Payment Assistance <i>Interest-Rate Buydown Loan</i> <i>Principal-Reduction Loan</i>	
Primary Administrator	Local partners	LACAHSA
Method of Selection/Funding	NOFA to prospective partners	NOFA to prospective partners, subsequent quarterly funding applications
Proportion of Available Funds	~2/3	~1/3

The eligible use under this NOFA is the Agency’s production-side product: the Homeownership Production Grant (the “Production Grant” or the “Grant”) as described in Section 2.D below and the *Production-Side Product Term Sheet and Scoring Framework* included as [EXHIBIT A](#) (the “Term Sheet”). LACAHSA funds may be used to fill the per-unit gap that makes affordable for-sale homes located in Los Angeles County feasible to produce or to bring under lasting affordability restrictions—so that each assisted home can be sold to an income-qualified, first-time homebuyer earning no more than 120% AMI purchasing a primary residence. Applicants may propose to deliver the Production Grant through one or more project types, consistent with the sizing, timing, and covenant terms set forth in the Term Sheet.

Selection of partners for Buyer-Side Assistance will be conducted via a separate NOFA.

D. Production-Side Assistance Overview

Based on the Eligible Uses and consistent with extensive stakeholder engagement, including public listening sessions and comment on a separate Program Overview document, LACAHSA has created one Production-Side Assistance Product, the Production Grant, for which Applicants may apply.

Homebuyer assistance helps income-qualified households to purchase homes, but does not, by itself, increase the supply of homes affordable to them. The most common and widespread barrier on the production side is that the cost to develop, or to acquire and rehabilitate, a home for sale exceeds the price a household with income at or below a policy-driven affordability threshold—in this case 120% AMI—can pay, and in some cases exceeds the home’s appraised market value. Affordable for-sale development therefore faces an affordability gap. The Production Grant is a per-unit capital subsidy designed to bridge this gap so that projects can move forward and homes can be sold at prices affordable to eligible households.

Grant Sizing. The Production Grant is sized, on a per-unit basis, to fill the gap between the cost to produce the home (or its appraised market value, if lower) and the price affordable to a household at 120% AMI. The Grant may not exceed the lesser of 30% of the total development cost per unit or \$250,000 per unit.

For Construction Financing Projects (defined below), because LACAHSA assistance may be made available during predevelopment or construction and may be sized using estimated costs and values that change over the development timeline, the Production Grant includes safeguards to ensure LACAHSA pays no more subsidy than each home actually requires:

- **Loan before grant.** LACAHSA assistance would be structured as a loan during pre-development and construction, and loan sizing would be finalized and the loan amount forgiven only after closing on the unit by a qualified buyer and recordation of the long-term 120% AMI restriction.

Accordingly, LACAHSAs would require a completion guarantee from a financially strong entity during pre-development and construction until the loan is eligible for forgiveness.

- **True-up before closing.** The final grant for each unit will be set before the home purchase closes, based on final development costs, the final appraisal, the actual contract sale price, and full disclosure of all other subsidy sources. If the gap narrows between award and final sale—because, for example, costs come in lower or values come in higher—the grant would be reduced accordingly.
- **TDC standards.** Production Grant sizing would adhere to LACAHSAs total development cost (“TDC”) guidelines and eligible-cost requirements, applied consistently across projects, to avoid subsidizing ineligible costs or cost overruns.
- **Per-unit cap.** The Production Grant would be capped at the lesser of 30% of total development cost or \$250,000 per unit.

For existing market-rate units that are not currently subject to affordability restrictions, the Production Grant may fund the difference between the unit’s unrestricted market value and the unit’s value as restricted at the 120% AMI level (based on value conclusions substantiated by a LACAHSAs-approved appraisal). For units that were completed, or last substantially renovated, more than one year prior to the proposed disbursement of LACAHSAs funds, a physical needs assessment and resolution of identified physical needs will be a condition precedent to receipt of LACAHSAs funds.

Eligible Homes. The Production Grant supports new-construction homes and existing market-rate units that are not already subject to affordability restrictions. Eligible ownership types include single-family homes, tenancy-in-common ownership, condominiums, and small-lot and infill ownership—in fee-simple, leasehold-interest (i.e., ground lease with ownership of improvements), and shared-equity forms (e.g., tenancy in common). Each assisted home must be sold to an income-qualified, first-time homebuyer with income at or below 120% AMI who will occupy it as a primary residence, consistent with Measure A and the Program Guidelines. Buyers of Grant-assisted homes may also receive LACAHSAs Buyer-Side Assistance under the companion NOFA, subject to the eligibility, underwriting, subsidy-sizing, and funding-availability requirements of the companion NOFA. Applicants are welcome to submit proposals for projects with deeper affordability than required by LACAHSAs but will be required to secure the additional funds necessary to help eliminate financing gaps for buyers with incomes lower than LACAHSAs requirements. At the Project selection stage, Applicants will be required to demonstrate (e.g., via soft commitments) sufficient subsidy to support deeper affordability.

Project Types. The Grant is awarded on a per-development basis, with Partners submitting individual developments, or blocks of units within a development (each, a “Project”) for Grant funding through the quarterly selection process described in Section 3.J below. Because the affordability covenant that secures each home can be recorded at different points in the development timeline, the Production Grant is delivered through three project types—Immediate Delivery, Forward Commitment, and Construction Financing—and an Applicant may propose to deliver one or more. For additional details, please see Section B.2 of Table 1 in [EXHIBIT A](#).

Affordability Covenant. Each assisted home is subject to a recorded restrictive covenant using either a resale restriction or recapture provision, but not both absent a LACAHSAs waiver, consistent with Measure A and the Program Guidelines (a “Restrictive Covenant”). The covenant runs for an affordability period set by LACAHSAs and contains the applicable primary-residence, income-eligibility, resale, or recapture requirements described in Section 4 and the Program Guidelines. Except for construction loan advances made for Construction Financing Projects, an enforceable Restrictive Covenant must be recorded against

the property before LACAHSAs funds are disbursed. For a Construction Financing Project, recordation of the Restrictive Covenant and occupancy by an eligible buyer are conditions to forgiveness of the construction loan.

Product terms are summarized in [Figure 2](#) below. Full terms, including project-specific underwriting and the pre-recordation true-up, are described in the Term Sheet ([EXHIBIT A](#)).

Figure 2. Summary of Terms: Homeownership Production Grant	
Recipient	Governmental agencies, nonprofit organizations, or for-profit entities; Strong preference for 501(c)(3) nonprofit partners and entities not already receiving regular funding from LACAHSAs pursuant to Measure A
Amount	Per-unit gap between (a) total development cost or appraised market value, if lower, and (b) sale price affordable at 120% AMI; Not to exceed the lesser of 30% of TDC or \$250,000 per unit
Form	Grant to the project, subject to true-up; For Construction Financing Projects, funds initially awarded as a loan forgivable upon recordation of the Restrictive Covenant and occupancy by an income-eligible buyer
Buyer Requirements	Income-qualified, First-Time Homebuyers with incomes at or below 120% AMI; Primary residence; Buyer may layer Buyer-Side Assistance products
Covenant	Recorded restrictive covenant on each assisted unit using resale restriction/recapture provision per Measure A and Program Guidelines; except for construction loan advances made for Construction Financing Projects, the Restrictive Covenant must be recorded before LACAHSAs funds are disbursed. For Construction Financing Projects, recordation of the Restrictive Covenant and occupancy by an eligible buyer are conditions to loan forgiveness.
Safeguards	Pre-closing true-up against final TDC, final appraisal, and actual contract price; Adherence to TDC guidelines and eligible-cost requirements; Full disclosure of all other subsidy sources
Administration	Administered directly by LACAHSAs

E. Available Funds

For fiscal year 2026-2027, the LACAHSAs Board has approved a budget of \$344,434,654 for PPO uses, including multifamily rental housing and homeownership. Of that budget, the Agency has allocated an initial \$25,000,000 to launch the Homeownership Program, to be made available in two rounds: approximately \$15,000,000 at launch, followed by a second round of approximately \$10,000,000 six months later. LACAHSAs anticipates an annual allocation of approximately \$7,000,000 to \$10,000,000 in subsequent years.

This NOFA makes an initial \$8,300,000 available exclusively for Production-Side Assistance, approximately one-third of the initial \$25,000,000 homeownership allocation. The remaining two-thirds are reserved for Buyer-Side Assistance and will be offered to partner agencies through a separate solicitation. Total funding and final product allocations are subject to updated revenue projections, final debt-financing terms, LACAHSAs Board approval, annual budget adoption, and demand reflected in responses to this NOFA. LACAHSAs reserves the right to re-allocate funds between Production-Side Assistance and Buyer-

Side Assistance, including for the purpose of addressing demand demonstrated by responses to the homeownership NOFAs.

F. Eligible Applicants

LACAHSA invites duly organized governmental agencies, nonprofit organizations, and for-profit entities to apply for funding under this NOFA to develop or deliver affordable for-sale homes assisted by the Homeownership Production Grant. LACAHSA will underwrite and administer each Grant itself; funding will be awarded to entities that have the existing capacity to develop, construct, and/or convert for-sale homes and sell them to income-qualified buyers in compliance with Measure A and the Program Guidelines. The legal entity applying for funding must be the entity that will enter into the funding agreement with LACAHSA and hold responsibility for delivering the assisted units, or must clearly identify the partner or subcontractor that will perform any function the Applicant does not perform itself.

Selection Preference. Because a central goal of the Homeownership Program is to extend the reach of Production-Side Assistance across the County without duplicating existing resources, the selection process will give preference to organizations and other countywide entities that do not already receive regular funding from LACAHSA. This preference is intended to broaden the network of qualified development partners and to direct new regional capital towards households and geographies that existing programs do not fully serve. Preference will also be given to qualified 501(c)(3) nonprofit organizations.

Required Documentation. At the initial application stage, among other items, all Applicants must provide:

- Formation and authority documents appropriate to the entity type (for example, a nonprofit's articles of incorporation, bylaws, and IRS 501(c)(3) determination letter; a for-profit entity's organizational documents; or a public agency's authorizing resolution or equivalent);
- A description of the development activity the Applicant proposes to carry out, including the ownership structures and housing types proposed and which project types the Applicant intends to submit (Immediate Delivery, Forward Commitment, and/or Construction Financing Projects);
- Evidence that, in the past 10 years, the Applicant has developed at least 8 residential units (for-sale or rental), in at least 2 residential projects, in Los Angeles County;
- Evidence of capacity to develop, construct, or convert for-sale homes and to market and sell them to income-qualified buyers, including relevant project history and volume, with emphasis placed on for-sale development experience;
- Evidence of the ability to sell to first-time homebuyers at or below 120% AMI and to record and comply with the resale restriction or recapture covenant required by Measure A and the Program Guidelines; and
- Evidence of capacity to coordinate or provide housing counseling, homebuyer education, and program-specific disclosures for qualified buyers of assisted homes.

Requirements for Construction Financing Projects. An Applicant that proposes to receive Production Grant assistance under the Construction Financing Project terms (see Section B.2 of Table 1 in [EXHIBIT A](#) for details) must demonstrate that the Applicant or its proposed guarantor has, at minimum, net worth of \$6,000,000 (for private or governmental entities) or \$2,000,000 (for nonprofit entities), liquidity of \$2,000,000 (for private or governmental entities) or \$500,000 (for nonprofit entities), and must provide a principal-and-interest guaranty.

Applicant's Reliance on Partners/Subcontractors. Where an Applicant proposes to perform development, construction, or sales through a co-developer, general contractor, or other partner or subcontractor rather than in-house, LACAHSA will evaluate the proposed arrangement through a

reasonableness framework that prioritizes successful and timely delivery. In such cases, the Applicant must:

- Identify each partner or subcontractor and the functions it will perform;
- Provide a draft agreement or term sheet governing the relationship, including the allocation of responsibility for completion, compliance, and reporting;
- Disclose all fees or other financial interests among the participating entities, with a reasonableness justification as appropriate; and
- Provide documentation related to the partner's or subcontractor's experience the Applicant intends to substitute for its own.

Community Land Trusts ("CLTs") and shared-equity homeownership organizations should apply under LACAHSAs separate NOFA for Community Land Trusts and Naturally Occurring Affordable Housing ("NOAH"), which supports rental, ownership, and lease-to-own housing and is anticipated to be released in October 2026. More information can be found here: <https://lakahsa.gov/community-land-trust/>.

G. Ineligible Activities

LACAHSAs funds under this NOFA may *not* be used for:

- Assistance to households with incomes above 120% AMI;
- Purchase of any property that will not be the buyer's primary residence, including investment or rental property, second homes, and purchases involving non-occupant co-borrowers;
- Purchase of property located outside Los Angeles County;
- Cooperative (limited- or shared-equity cooperative) and land trust structures, which are addressed under LACAHSAs separate CLT and NOAH solicitation process;⁴
- Lease-to-own ownership structures (i.e., both land and improvements leased); or
- Buyer-side assistance to individual homebuyers, which is funded under LACAHSAs separate buyer-side solicitation for financing partners.

H. Funding Limits

The Homeownership Production Grant is subject to the funding limits described in the Term Sheet included as [EXHIBIT A](#) (Table 1, Section B.1).

I. AMI Standards

The details related to AMI standards applicable to the Grant—including whose income is counted, what income is included or excluded, what documentation is required, which AMI schedule is used, how income is calculated, and when eligibility is verified—will be negotiated in connection with the Master Grant Agreement (defined below) and must be consistent with Measure A and the Program Guidelines.

3. APPLICATION PROCESS

Selection under this NOFA proceeds in two stages. First, LACAHSAs will evaluate and score applications to select a limited number of qualified partners (each a "Development Partner") to produce affordable for-sale homes assisted by Homeownership Production Grant funding. **This NOFA selects Development Partners only; it does not award Production Grant funding for any specific Project.** Once selected,

⁴ This prohibition does not apply to tenancy-in-common structures.

partners will apply for Production Grant funding for specific homes on a quarterly basis. LACAHSa will underwrite and size the Production Grant for each Project at that stage and, where funding requests in a given quarter exceed available funds, will prioritize Projects using the project-level criteria set out in the Term Sheet ([EXHIBIT A](#)). Selection as a partner under this NOFA does not itself constitute an award of Grant funding for any particular Project.

A. Application Materials

Application materials may be found at the Homeownership Programs Web Portal on LACAHSa's website (<https://lakahsa.gov/homeownership-programs>). Applicants should review the "Proposal Requirements" section of this NOFA (Section 6) for a list of documentation that must be submitted for applications to be considered complete.

B. Workshops / Listening Sessions

Prior to the issuance of this NOFA, LACAHSa released a Program Overview describing the proposed homeownership products and held public listening sessions to gather stakeholder feedback on the proposed program design. Listening Session #1 was held on July 22, 2026 and Listening Session #2 was held on August 5, 2026. LACAHSa published the date, time, and location of these sessions on its website. Comments received during the public comment period and these sessions were recorded, and LACAHSa's responses are publicly available on LACAHSa's website.

C. Questions, Comments, and Responses

In connection with the development of this NOFA, LACAHSa compiled the questions and comments received during its public listening sessions and by email, together with LACAHSa's responses. These responses were posted on the LACAHSa website on August 28, 2026.

Please refer to the Homeownership Programs page of the LACAHSa website to review the posted questions and responses: <https://lakahsa.gov/homeownership-programs>.

D. Submitting Applications

1. Application Due Date and Time

Applications must be submitted no later than **5:00 p.m. (Pacific Time) on Friday, November 20, 2026**. LACAHSa will not accept applications after this time.

2. Method of Submission

Applications, and all required attachments thereto, must be submitted to the NOFA Web Portal on LACAHSa's website (<https://lakahsa.gov/>).

E. Application Scoring; Recommendations

1. Threshold Review

LACAHSa will first review each application against the threshold requirements for the Homeownership Production Grant, as described in [EXHIBIT A](#). An application that does not meet all applicable threshold requirements will not be scored further.

2. Scoring

Applications meeting the threshold requirements will be scored and ranked according to the scoring framework described in [EXHIBIT A](#) (the “Scoring Framework”). Points are awarded across the categories described in the Scoring Framework, including the Applicant’s experience developing residential units (particularly for-sale units) in the County; its status as a nonprofit and/or as an entity not already receiving regular funding from LACAHSa; its geographic reach, with preference for Applicants authorized and willing to serve all jurisdictions served by LACAHSa; its experience administering housing counseling and homebuyer education and income-qualifying households; and its willingness to deliver more than one project type.

Point categories and maximum points under this Scoring Framework are summarized in [Figure 3](#) below (as well as Table 2 in [EXHIBIT A](#)).

Figure 3. Summary of Production-Side Product Point Categories and Maximum Points		
Term <i>(Reference to Term Sheet section)</i>	Details	Max. Points
Project Timing & Form of Assistance (B.2)	Supporting more project types (Immediate Delivery, Forward Commitment, Construction Financing) earns more points.	10
Partner Type & LACAHSa Relationship (C.1)	501(c)(3) nonprofit status earns 20 points; not already receiving regular LACAHSa funding earns 5 points.	25
Partner Service Area (C.2)	Applicants willing and able to serve all LACAHSa jurisdictions earn more points.	25
Partner Experience (C.3)	Applicants with more experience developing residential units, particularly for-sale units, in Los Angeles County earn more points.	25
Housing Counseling/Education & Qualification (C.5)	Applicants with experience providing housing counseling/homebuyer education and income-qualifying households in Los Angeles County earn more points.	15
Total		100

3. Bonus Points and Tiebreakers

LACAHSa will assign bonus points and (where two or more applications receive the same score) apply tiebreakers as described in Tables 3 and 4, respectively, in [EXHIBIT A](#).

4. Applicant Review, Comments, and Interviews

LACAHSa may release the proposed scoring and ranking to Applicants for a review and comment period and consider any comments received before finalizing the rankings. LACAHSa may also conduct interviews as needed. Any Applicant comment period would be limited to identifying scoring, factual, or computational errors. As any interviews may affect scoring, LACAHSa would use a consistent process for similarly situated Applicants.

5. Selection and Recommendations

LACAHSa expects to select two to five partners from among the highest scoring Applicants. The total number of selected partners is expected to be driven primarily by LACAHSa’s determination that the selected organizations will be able to adequately serve all jurisdictions served by LACAHSa and to provide a development pipeline sufficient to deploy available Production Grant funds.

LACAHSa will prepare a report to the IRC recommending Applicants for funding, detailing its methodology and rationale. The IRC will review the report and make recommendations to the Board, and the final selection is subject to the Board’s sole and absolute discretion. LACAHSa and

the Board may also consider other relevant factors that become apparent through review of applications.

F. No-Contact Period

From the point at which scoring and ranking for Applicants that met threshold is published (currently scheduled for December 18, 2026) through the date that the Board selects final awarded proposals (currently scheduled for February 2027), Applicants and their representatives may not contact any member of the IRC or the Board regarding their application, preliminary score, or proposed program. Failing to adhere to this no-contact period may disqualify the Applicant from further consideration. During this period, Applicants will have the opportunity to communicate their objections as stated below and may still contact LACAHSa staff and third-party consultants regarding procedural issues related to their outstanding application.

G. Objections

Following the IRC's recommendations for Contract Awards (defined below), Applicants may submit any objections to the proposed awards until two business days prior to the meeting at which the Board is scheduled to vote on such Contract Awards. Objections must be in writing and submitted via the method described by LACAHSa and shall be limited to no more than five hundred (500) words. Objections shall state the basis for any error, inconsistency, or other flaw in reaching the recommendations. Objections will be provided for the Board's consideration prior to making the Contract Awards.

The Board may, in its sole discretion, make any Contract Awards notwithstanding any objections, and the Board's action on the Contract Award shall constitute its final administrative determination regarding any objection.

H. Contract Awards

Any award of a contract for Production-Side Assistance under the Homeownership Program will be made by the Board (a "Contract Award") and will be conditional upon agreement to terms. Such awards will be subject to a not-to-exceed funding commitment approved by the Board upon recommendation by LACAHSa staff. The Board's decisions on all Contract Awards are final.

I. Negotiation of Contract Terms

Following a Contract Award, LACAHSa staff, advisors, and legal counsel will work closely with awarded Applicants to negotiate the specific terms of the agreement to administer the applicable Production-Side Assistance funding (the "Master Grant Agreement"). The Master Grant Agreement is expected to cover all aspects of LACAHSa's relationship with the Partner, including use of funds, development and delivery obligations, the process for submitting Projects for Grant Funding, affordability and recapture requirements, reporting, and remedies. As part of these negotiations, the framework for funding commitments during the initial term of the Master Grant Agreement will also be determined by the mutual agreement of the parties, with Grant amounts for specific Projects set through the quarterly Project application process (described below).

J. Project Application Process

Selection under this NOFA qualifies a Development Partner to apply for Production Grant funding for specific Projects; it does not itself award funding for any Project. After execution of the Master Grant

Agreement, LACAHSa will implement a quarterly application process through which selected Development Partners may submit Projects for Grant funding.

For each quarterly deadline, LACAHSa will underwrite each submitted Project to size the Grant to the true per-unit gap—applying its total development cost and eligible-cost standards, reviewing the appraisal, determining the affordable sale price, and assessing all other subsidy sources, with a true-up prior to recordation of the Restrictive Covenant. Where the funding requested in a given quarter exceeds available funds, LACAHSa expects to prioritize projects based on the following considerations:

- **Geography** (Projects in jurisdictions where no Project has been funded in the past two quarterly rounds)
- **Readiness** (Projects committed to recording a Restrictive Covenant in 6 months or less)
- **Per-Unit Funding** (Projects with lower-per unit funding requests)
- **Resilience/Recovery** (Projects in Altadena, Pasadena, Pacific Palisades, or Malibu affected by the 2025 wildfires)
- **Innovative Financing** (Projects incorporating innovative financing structures, or that serve deeper affordability with additional subsidies)
- **Local Support** (Projects that include support from local or county government)

LACAHSa plans to finalize and publish in writing this Project-specific selection framework in advance of the first quarterly deadline (expected in the first quarter of 2027). The criteria in effect for a quarterly deadline will be applied consistently to all Projects submitted in that round, and material changes will apply prospectively.

4. FUNDING TERMS

LACAHSa's Production-Side Assistance is delivered through the Homeownership Production Grant. LACAHSa will provide Production Grant funding to each Partner under a Master Grant Agreement, and Partners apply for that funding on a per-Project basis through the quarterly Project application process, based on the terms described in this NOFA (and more fully described in the Master Grant Agreement). The terms below govern the Production Grant; where this summary and the Term Sheet differ, the Term Sheet controls.

A. Grant Terms

Form of Assistance. The form of the Production Grant depends on when the affordability covenant can be recorded for the assisted home:

- **Immediate Delivery Projects** are those where the Restrictive Covenant can be recorded within six months. For such Projects, the Production Grant is a direct subsidy to the Project, disbursed in escrow upon recordation of the covenant.
- **Forward Commitment Projects** are those where the covenant cannot be recorded within six months and financing is not requested in the interim. For such Projects, LACAHSa will commit funds for a forward period of up to 24 months—supported by a performance deposit equal to the greater of 5% of the requested commitment or \$25,000—which is refunded when the covenant is recorded, and the assisted home is occupied by an eligible buyer and forfeited if it is not recorded by the end of the forward period.
- **Construction Financing Projects** are those where the Development Partner is requesting funding in order to complete construction. For such Projects, instead of a forward commitment, LACAHSa will provide a construction loan on the terms described below.

Labor Requirements. Each Project must comply with the Labor Requirements in [EXHIBIT D](#) to the extent required by Government Code section 64720.5, Sections 28 and 29 of Measure A, and the Program Guidelines. Applicability depends on the nature and timing of the construction or rehabilitation activity and is not determined solely by whether the Project is characterized as an Immediate Delivery, Forward Commitment, or Construction Financing Project.

Construction Financing Projects; Loan Terms. For a Construction Financing Project, LACAHSa will provide a construction loan of up to 36 months at a market-level variable interest rate (for example, SOFR plus 250 basis points), with a bullet maturity. The loan is subject to readiness-to-proceed criteria, sponsor underwriting, and a principal-and-interest guaranty from a financially strong entity meeting the thresholds in the Term Sheet (Section C.4 of Table 1 in [EXHIBIT A](#)), and to LACAHSa-approved construction monitoring and draw approvals. The loan, which will be secured by a deed of trust, will be forgiven upon recordation of the Restrictive Covenant and occupancy of the home by an eligible buyer; until forgiveness, it remains a repayable obligation of the Development Partner, secured and guaranteed as provided in the Master Grant Agreement.

Grant Sizing and True-up. The Production Grant is sized on a per-unit basis to fill the gap between (a) the total development cost of the home, or its appraised market value if lower, and (b) the sale price affordable to a household at or below 120% AMI, not to exceed the lesser of 30% of total development cost per unit or \$250,000 per unit, as described in Section 2.D. LACAHSa will finalize the Grant amount for each unit through a pre-recordation true-up based on final development costs, the final appraisal, the actual contract sale price, and all other subsidy sources.

Term of Commitment and Quarterly Funding. An award under this NOFA qualifies a Development Partner to submit Projects for Production Grant funding through LACAHSa's quarterly Project application process for the term set out in the Master Grant Agreement. LACAHSa may periodically adjust funding levels and program metrics based on market dynamics and changing need, as provided in the Master Grant Agreement.

Material Adverse Change. LACAHSa's funding commitment is subject to the absence of any material adverse change in the Development Partner's financial condition, organizational capacity, or ability to perform under the Master Grant Agreement—or in the facts represented by the Development Partner's applications—between award and funding. LACAHSa may modify, suspend, or terminate a commitment upon a material adverse change.

Affordability Covenant. Measure A requires each assisted home to carry a recorded Restrictive Covenant using either a resale restriction or recapture provision, but not both, unless LACAHSa approves an alternative approach through a waiver. Each assisted home must be sold to a first-time homebuyer at or below 120% AMI who will use it as a primary residence, and the covenant runs for an affordability period set by LACAHSa.

The Production-Side Assistance program allows LACAHSa to elect either a resale or recapture provision for its assisted homes:

- Under a resale restriction, the home may be resold only to a buyer at or below 120% AMI who will occupy it as a primary residence, at a price that provides the seller a fair return on investment while keeping the home affordable to a reasonable range of buyers under 120% AMI.
- Under a recapture provision, LACAHSa recovers all or a portion of the Grant, in an amount not to exceed the net sale proceeds, upon sale of the home during the affordability period, unless the home is sold to a subsequent homebuyer at or below 120% AMI, who may assume the Grant on the same terms and subject to the same recapture requirement.

The applicable covenant terms are a policy matter to be established by LACAHSa, after consultation with Development Partners as appropriate, and documented in the Master Grant Agreement and the recorded covenant.

5. EVALUATION STANDARDS

Evaluation under this NOFA occurs at two stages. First, LACAHSa evaluates each Applicant and its track record to select Development Partners, scored under the criteria in Section 3 and the Scoring Framework ([EXHIBIT A](#)). Second, after selection, LACAHSa evaluates each Project a Development Partner submits for Grant funding through the quarterly Project application process. This section describes the standards applied at each stage. Detailed project underwriting, administration, and compliance standards will be finalized in consultation with Development Partners following Contract Award and memorialized in each Master Grant Agreement; provided that any standard used to rank or select Projects will be stated in writing before the applicable quarterly deadline and applied consistently to all Projects submitted in that round.

A. Applicant Evaluation

LACAHSa will evaluate each Applicant's capacity to produce and deliver affordable for-sale homes responsibly and at scale, including:

- Demonstrated experience developing residential units, particularly for-sale units, in Los Angeles County;
- Organizational and financial capacity, including, for Applicants proposing Construction Financing Projects, the net worth and liquidity required by the Term Sheet and the ability to provide a principal-and-interest guaranty;
- The design and readiness of the proposed development program, including the project types the Applicant proposes to deliver and its development pipeline;
- Capacity to provide or coordinate housing counseling and homebuyer education for buyers of assisted homes;
- Experience income-qualifying households for income-restricted housing;
- Geographic and community reach, consistent with LACAHSa's equitable-access objectives; and
- Proposed production volume and pace.

Applicants are scored against these areas of capacity as described in Section 3 above and the Scoring Framework ([EXHIBIT A](#)), which gives preference to 501(c)(3) nonprofit entities and to entities that do not already receive regular funding from LACAHSa under Measure A.

B. Project Evaluation

After a Development Partner is selected, LACAHSa will evaluate each Project the Development Partner submits for Production Grant funding through the quarterly process. Project evaluation covers the following.

Project Underwriting Standards. LACAHSa will underwrite each Project submitted for a quarterly deadline to confirm the Production Grant is sized to the true gap for each unit. Underwriting includes:

- Determining the per-unit gap between the total development cost of the home (or its appraised market value, if lower) and the sale price affordable to a household at or below 120% AMI;
- Applying LACAHSa's total development cost and eligible-cost standards;

- Reviewing an appraisal—completed in accordance with LACAHSAs standards by an appraiser approved by LACAHSAs—substantiating the home’s market value and, for existing units, its value as restricted at 120% AMI;
- Determining the home’s affordable sale price;
- Assessing all other subsidy sources; and
- Confirming the per-unit Production Grant does not exceed the lesser of 30% of total development cost or \$250,000.

Home and Buyer Eligibility Standards. For each assisted home, the Development Partner must confirm that:

- The home is sold to an income-qualified, first-time homebuyer with household income at or below 120% AMI who will occupy it as a primary residence, with no non-occupant co-buyers;
- The home is priced at a level affordable to a household at or below 120% AMI;
- The home is a new-construction or existing market-rate unit not already subject to affordability restrictions and is an eligible property type as described in the Term Sheet, including single-family, tenancy-in-common, condominium, and small-lot or infill ownership, in fee-simple, ground-leased or shared-equity form;
- The buyer has completed any required homebuyer education and housing counseling; and
- A Restrictive Covenant using the relevant resale restriction or recapture provision will be recorded against the home.

Partner Delivery and Compliance Obligations. Each Development Partner must:

- For Construction Financing Projects, provide a principal-and-interest guaranty from a financially strong entity and meet LACAHSAs-approved construction monitoring and draw requirements;
- Document and retain evidence of buyer income qualification, the sale price, the appraisal and development costs supporting Production Grant sizing, all other subsidy sources, and the recorded Restrictive Covenant; and
- Report to LACAHSAs on production, Project status, and compliance on the schedule set in the Master Grant Agreement.

6. PROPOSAL REQUIREMENTS

Each Applicant must submit a complete proposal comprising each component described below. LACAHSAs may decline to score any proposal that is incomplete.

A. Application Workbook

The Application Workbook (the “Workbook”) is organized around the Term Sheet. For each item requiring a threshold determination or point score, the Workbook (1) shows the applicable term, related criteria, and maximum possible score and (2) provides space for the Applicant to confirm it meets the associated threshold requirement as described, respond to the scoring factors with supporting comments, and identify the supporting documents that substantiate its responses. The Workbook displays the maximum score available for each scored item and records the Applicant’s self-score, so that responses map directly to the scoring framework described in Section 3 and [EXHIBIT A](#). A completed Workbook also serves as the Applicant’s application document checklist.

Information collected in the Application Workbook includes the following:

- Applicant and Organizational Information

- Demonstrated Experience and Capacity
- Narrative Proposal/Program Plan, including the project types that the Applicant intends to offer
- Service Area
- Housing Counseling and Homebuyer Education Capacity
- Financial Capacity and Guaranty (for Applicants planning Construction Financing Projects)
- Applicant's Development Partners and Subcontractors

B. Executed Certifications and Legal Disclosure Form

Applicants must provide signed certifications and legal disclosures in the form provided in [EXHIBIT B](#), including debarment and good-standing certifications.

C. Conflict of Interest Disclosure Form

Applicants must complete the conflict of interest disclosure in the form provided in [EXHIBIT C](#).

D. Other Required Supporting Documentation

Applicants must provide the applicable supporting documents identified in the Application Workbook to substantiate responses to threshold and scoring-related questions.

7. OTHER TERMS AND CONDITIONS

A. General LACAHSAs Requirements

All Applicants receiving funding under this NOFA must adhere to SB 679, Measure A, the Program Guidelines, the Annual Expenditure Plan, and any other policies and guidelines adopted by the Board.

B. LACAHSAs Rights and Responsibilities

LACAHSAs reserves the right to change the requirements and policies described in this NOFA. LACAHSAs is responsible only for that which is expressly stated in the NOFA documents, any authorized written addenda, and any posted questions and answers. Such addenda shall be made available to each person or organization via LACAHSAs's website. It is the responsibility of Applicants to ensure, prior to submission, that their application reflects the most recent addenda information, program requirements, and policies. By submission of an application, each Applicant acknowledges receipt of all addenda, if any, that are emailed or posted on LACAHSAs's website. LACAHSAs is not responsible for and shall not be bound by any representations otherwise made by any individual acting or purporting to act on its behalf if those representations conflict with NOFA requirements.

C. Confidentiality; Application Property of LACAHSAs

Once submitted, each application becomes the property of LACAHSAs and becomes a public record. LACAHSAs is not liable for the disclosure of any information contained in an application. Any information that Applicants do not wish to disclose to the public must be clearly marked "confidential" and accompanied by an explanation of the basis for such confidentiality. A blanket statement of confidentiality or the marking of every page of the application as confidential shall not be deemed sufficient notice of exception. Applicants must specifically label only those portions of the application that are confidential in nature and notify LACAHSAs that confidential information is included.

D. Cost of Application Preparation

The cost of application preparation shall be borne by the Applicant. In no event shall LACAHSa be liable for any expenses incurred in the preparation and submission of the application.

E. Other Funding Applications by NOFA Applicants

LACAHSa reserves the right to request any funding applications submitted by NOFA Applicants to other funding sources, whether administered by LACAHSa or by other entities. Funding applications include all such requests for financing associated with the proposed program. Failure to provide such information upon request may result in LACAHSa taking action up to and including rescission of a Contract Award.

F. Compliance with Local, State, and Federal Law

Applicants must comply with all LACAHSa fiscal and programmatic requirements, all regulatory agreements with LACAHSa, and the requirements of other governmental entities or permitting agencies, including any and all laws, statutes, ordinances, codes, rules, regulations, directives, writs, injunctions, orders, decrees, rulings, or conditions of approval.

If any of the Applicant's existing projects or programs are not in compliance with LACAHSa fiscal and programmatic requirements or other requirements as noted in the foregoing, LACAHSa may decline to consider the proposed program for funding.

G. Noncompliant/Debarred Entities

Applications may be withheld from funding consideration in the event that the Applicant (or any of its principals, or partners) is currently in arrears or delinquent in payment of debt to LACAHSa, deemed to be noncompliant with the requirements of any agreement with LACAHSa, or included on any debarment list maintained by any housing agency or municipal entity in the County of Los Angeles, by the State of California (e.g., CDLAC, CTCAC, Department of Housing and Community Development), or by the U.S. Federal Government (e.g., U.S. Department of Housing and Urban Development).

H. Insurance Requirements

Applicants must document that they maintain insurance against claims for injuries to persons or damage to property that may arise from or in connection with the performance of the work by the Applicant, its agents, representatives, employees, or subcontractors. Insurance is required for all Development Partners and applicable Project entities, and all insurance, including all applicable endorsements, is required to be final and approved by LACAHSa prior to the applicable Project closing or funding disbursement. For the purposes of estimating insurance costs during the construction and permanent phases, Applicants should assume the types and levels of coverage customarily required by commercial lenders and LA County housing agencies (e.g., Los Angeles County Development Authority). For approved Projects, LACAHSa will provide project-specific insurance requirements for the development, construction, and sale of assisted homes, as applicable, in the Master Grant Agreement or applicable Project funding documents.

I. Labor Requirements

Each Project must comply with the Labor Requirements included as [EXHIBIT D](#) to the extent required by Government Code section 64720.5, Measure A, and the Program Guidelines. Applicability depends on

whether the Project involves construction or rehabilitation and is not determined solely by the Project type or form of LACAHSAs assistance.

J. Affordability Requirements

Please refer to the Affordability Requirements applicable to the Homeownership Production Grant in the Term Sheet.

K. General Contractor Selection and Construction Contracts

When seeking a general contractor, Applicants must solicit a minimum of three bids for comparison of pricing and services offered. General contractors working on funded projects must use a guaranteed maximum price contract ("GMAX" or "GMP"), wherein the basis for payment is the cost of the work plus a fee. The construction contract shall include an overall cost limitation acceptable under LACAHSAs underwriting criteria. All construction contracts shall clearly state that the sharing of cost savings above and beyond the maximum general conditions, overhead, and profit allowed by LACAHSAs underwriting criteria are not allowed. Construction contracts shall not include costs associated with tenant improvements for commercial space associated with the project. Project budgets shall not include tenant improvement costs, and project funds (regardless of source) shall not be used for commercial tenant improvement costs.

L. Construction Signage

Projects receiving funding through this NOFA must acknowledge this assistance with signage at the site. Construction signage must be approved by LACAHSAs prior to placement at the project site.

M. Fair Housing, Accessibility, Marketing

All uses of funding under this NOFA must adhere to all fair housing and accessibility requirements applicable under federal, state, and local law.

Partners that propose or implement a local preference will not be eligible for funding unless (a) such preference is required by law or (b) the Applicant can, at the time of application, otherwise demonstrate to the satisfaction of LACAHSAs and its legal counsel that the preference is fully compliant with all applicable fair housing laws.

N. Consequences of Misrepresentation

All information contained within an application, or otherwise provided by an Applicant or by any person on behalf of an Applicant, is material to LACAHSAs decision to make a Contract Award. In the event that LACAHSAs determines that an application (or any other related submittal under this NOFA) includes false, misleading, or inaccurate statements or information, LACAHSAs may, in its sole and absolute discretion, rescind any Master Grant Agreement and related funding commitment or refuse to close on committed obligations. In addition to the foregoing, LACAHSAs may initiate an action at law or equity to pursue any and all available legal or equitable remedies, including remedies to recover funds issued to Applicants. This provision shall not be construed as any limitation on LACAHSAs rights or remedies. Recipients of Contract Awards may be required to make information available to LACAHSAs to confirm that the award and use of LACAHSAs public funding is free of fraud, waste, or abuse.

8. EXHIBITS

The following pages contain Exhibits A-D, which include:

- A. ***Production-Side Product Term Sheet and Scoring Framework***
- B. ***Certifications and Legal Disclosure Forms***
- C. ***Conflict of Interest Disclosures***
- D. ***Labor Requirements***

EXHIBIT A:

*Production-Side Product Term Sheet
and Scoring Framework*



LACAHS Homeownership Program
Production-Side Product Terms and Selection Framework

The following tables contain the terms of LACAHS’s production-side homeownership assistance, the Homeownership Production Grant (the “Production Grant” or “Grant”), as well as information on LACAHS’s scoring framework for selecting partners from the field of organizations responding to the Production-Side homeownership assistance NOFA (the “Applicants”). **Table 1** describes the terms of the Grant, related threshold requirements and point scoring, and the maximum score available for each category of terms; **Table 2** summarizes the point scoring system; **Table 3** describes possible bonus points; and **Table 4** shows tiebreakers for Applicants that receive the same point score. LACAHS intends to select 2-5 partners from among the highest scoring Applicants (“Development Partners” or “Partners”). The total number of selected Partners is expected to be driven primarily by LACAHS’s determination that the selected organizations will be able to adequately serve all jurisdictions served by LACHASA and provide a pipeline sufficient to utilize LACAHS funds. Once Partners have been selected, LACAHS expects to (1) work with Partners to refine Grant underwriting standards to be applied to specific Projects and (2) implement a quarterly application process by which selected Partners may apply for Grant funding for Projects where (a) affordability restrictions can be recorded in the next 6 months or where (b) Partners are seeking construction financing or a forward commitment (See Section B.2 in Table 1 below). Where more than one Project is submitted for a particular quarterly deadline and LACAHS funds are insufficient to fund all Projects, LACAHS expects to prioritize projects based on the following considerations: **Geography** (Projects in jurisdictions where no Project has been funded in the past two quarterly rounds), **Readiness** (Projects committed to recording a Restrictive Covenant in 6 months or less), **Per-Unit Funding** (Projects with lower-per unit funding requests), **Resilience/Recovery** (Projects in Altadena, Pasadena, Pacific Palisades, or Malibu affected by the 2025 wildfires), **Innovative Financing** (Projects incorporating innovative financing structures, or that serve deeper affordability with additional subsidies), **Local Support** (Projects that include support from local or county government). Capitalized terms not defined in this document have the meanings assigned in the NOFA.

Table 1. Homeownership Production Grant Terms, Selection Criteria, and Maximum Points			
Category	Terms	Criteria	Max. Score
A. Eligibility			
1. Buyer Requirements	Income-qualified, First-Time Homebuyers ⁵ with incomes at or below 120% AMI. ⁶ Buyers may layer LACAHS Buyer-Side Assistance products, subject to the eligibility, sequencing, underwriting, subsidy-sizing, and funding-availability requirements of the applicable buyer-side program. Applicants are welcome to submit proposals for Projects with deeper affordability than required by LACAHS but will be required to secure the additional funds necessary to help eliminate financing gaps for buyers with incomes lower than LACAHS requirements. At the Project selection stage, Applicants will be required to demonstrate (e.g., via soft commitments) sufficient subsidy to support deeper affordability.	Threshold Requirement Does the proposed program serve households earning a maximum of 120% AMI? If YES, proceed If NO, disqualified	
2. Occupancy	Primary residence required; no non-occupant co-borrowers/buyers.	Threshold Requirement Does the proposed program limit assistance to buyers’ primary residences? If YES, proceed If NO, disqualified	

⁵ “First-Time Homebuyer” means the borrower must have had no ownership Interest in a principal residence at any time during the three-year period prior to the date on which the relevant mortgage loan is executed.
⁶ Program qualifying income considers the income of borrowers and their spouses (regardless of spouse’s occupancy of the primary residence and whether or not a party to the loan) AND all household members 18 years of age or older (related or unrelated).

Table 1. Homeownership Production Grant Terms, Selection Criteria, and Maximum Points

Category	Terms	Criteria	Max. Score
3. Supported Housing Types	New-construction or existing market-rate units located in Los Angeles County without any existing affordability restrictions. LACAHSAs homeownership products are designed to support several forms of homeownership, including fee-simple and shared-equity structures. Eligible types may include: • Single-family • Tenancy-in-common (TIC) ownership • Condominiums • Small-lot and infill ownership	Threshold Requirement Does the proposed program support the ownership structures described at left and limit assistance to homes in Los Angeles County? If YES, proceed If NO, disqualified	
B. Product Terms			
1. Funding Amount	Documented per-unit gap between (a) total development cost or appraised market value, if lower, and (b) the sale price affordable to a household earning 120% AMI; not to exceed the lesser of 30% of TDC per unit or \$250,000. For existing market-rate units, Grant equals the gap between the unit’s unrestricted market value and its value as restricted at 120% AMI, both as determined by a LACAHSAs-approved appraisal.	Threshold Requirement Is the proposed program consistent with the funding amount terms described at left? If YES, proceed If NO, disqualified	
2. Project Timing & Form of Assistance	For units where a Restrictive Covenant (defined below) can be recorded within 6 months (“Immediate Delivery Projects”), assistance is in the form of a grant to the Project disbursed in escrow upon recordation of the Restrictive Covenant. For units where a Restrictive Covenant <u>cannot</u> be recorded within 6 months (e.g., new-construction projects), funds may be initially awarded as a— (a) Forward commitment with the following terms: • Up to 24-month forward period • Performance Deposit equal to the greater of 5% of the commitment requested or \$25,000 • Performance Deposit forfeited if the Restrictive Covenant is not recorded by the end of the forward period (“Forward Commitment Projects”) OR (b) Construction loan with the following terms: • Up to 36-month term • Market-level variable interest rate (e.g., SOFR + 250 bps) • Bullet maturity • Secured by deed of trust • Subject to readiness-to-proceed criteria • Subject to Partner/guarantor underwriting and principal & interest guaranty • Subject to LACAHSAs-approved construction monitoring and draw approvals (“Construction Financing Projects”)	Threshold Requirement Is the proposed program consistent with the form of assistance described at left? If YES, proceed If NO, disqualified Applicant must indicate which type of Projects they intend to submit to LACAHSAs for consideration: 1. Immediate Delivery Projects (No partner financial analysis needed) 2. Forward Commitment Projects (No partner financial analysis needed) 3. Construction Financing Projects (Partner financial analysis needed—<i>See Section C.4 below</i>) Point Scoring Add 5 points if 2 project types are selected above OR 10 points if 3 project types are selected above.	10

Table 1. Homeownership Production Grant Terms, Selection Criteria, and Maximum Points

Category	Terms	Criteria	Max. Score
	Loans will be forgiven, and Performance Deposits refunded, upon recordation of a Restrictive Covenant and occupancy by an eligible buyer. <i>LACAHSA may impose a financial penalty (the terms of which would be determined prior to execution of any Master Grant Agreement) for failure to satisfy the conditions required for forgiveness.</i>		
3. Restrictive Covenant	Partners must record a Restrictive Covenant on each assisted unit using a resale restriction or recapture provision, consistent with Gov. Code § 64830(d)(1)(B) and the Program Guidelines. The Restrictive Covenant will remain in place for an affordability period determined by LACAHSA and will restrict use of the assisted unit to a primary residence occupied by a household earning no more than 120% AMI. If a resale restriction is used, the unit may be resold only to a buyer earning no more than 120% AMI who will occupy it as a primary residence, and the resale price must provide the original homebuyer a fair return on investment (including their initial investment and any capital improvements) while keeping the unit affordable to a reasonable range of buyers at or below 120% AMI. If a recapture provision is used instead, LACAHSA will recoup all or a portion of the Grant amount upon sale of the unit (voluntary or involuntary) during the affordability period, in an amount not to exceed net sale proceeds; a subsequent homebuyer earning no more than 120% AMI may assume the Grant, subject to the same recapture requirement. Partners may use either a resale restriction or a recapture provision, but not both, unless LACAHSA approves an alternative approach through a waiver. <i>The applicable covenant terms are a policy matter to be established by LACAHSA, after consultation with Development Partners as appropriate, and documented in the Master Grant Agreement and the recorded covenant.</i>	<u>Threshold Requirement</u> Is the proposed program consistent with the restrictive covenant terms described at left? If YES, proceed If NO, disqualified	
4. Project-Specific Underwriting Standards & Selection	Initial Underwriting. LACAHSA will underwrite all Projects submitted for each quarterly deadline to ensure the Grant is sized based on the true gap between (a) total development cost or appraised market value, if lower, and (b) the sale price affordable to a household earning 120% AMI. LACAHSA will work with selected partners to develop related underwriting standards. Initial underwriting is expected to include: • Application of LACAHSA cost standards for various types of development costs • Procurement and review of an appraisal substantiating the unit’s market value and as-restricted value dated no more than 6 months before recordation of the Restrictive Covenant • Initial determination of the unit’s affordable sale price • Assessment of other subsidy sources	<u>Threshold Requirement</u> Is the proposed program consistent with the underwriting terms described at left? If YES, proceed If NO, disqualified	

Table 1. Homeownership Production Grant Terms, Selection Criteria, and Maximum Points

Category	Terms	Criteria	Max. Score
	True-up. Prior to recording the Restrictive Covenant, LACAHSAs expects to re-evaluate key metrics and adjust the Grant size to reflect actual values (e.g., actual development costs and contract prices) and any other subsidy received. Project-Level Selection Criteria. Where more than one Project is submitted in connection with a particular quarterly deadline and LACAHSAs funds are insufficient to fund all Projects, LACAHSAs expects to prioritize projects based on the following considerations: • Geography (Projects in jurisdictions where no Project has been funded in the past two quarterly rounds) • Readiness (Projects committed to recording a Restrictive Covenant in 6 months or less) • Per-Unit Funding (Projects with lower-per unit funding requests) • Resilience/Recovery (Projects in wildfire recovery areas) • Innovative Financing (Projects incorporating innovative financing structures) • Local Support (Projects that include support from local or county government)		
C. Partner Information & Program Administration			
1. Partner Type & LACAHSAs Relationship	Partners may be existing, duly organized governmental agencies, nonprofit organizations, or for-profit entities. Strong preference for: • 501(c)(3) nonprofit Partners • Entities not already receiving regular funding from LACAHSAs pursuant to Measure A	Threshold Requirement Is Applicant an existing, duly organized governmental agency, nonprofit organization, or for-profit entity? If YES, proceed If NO, disqualified Point Scoring Add 20 points for 501(c)(3) nonprofit entities and 5 points for entities not already receiving regular funding from LACAHSAs pursuant to Measure A.⁷	25
2. Partner Service Area	LACAHSAs intends to select a geographically and community-diverse set of partners to help ensure equitable access across all regions of the County, including for immigrant communities and neighborhoods with low homebuyer percentages. Strong preference will be given to partners able to administer programs in all jurisdictions served by LACAHSAs.	Threshold Requirement Is Applicant currently authorized to operate programs like the one proposed in at least one of the jurisdictions served by LACAHSAs? If YES, proceed If NO, disqualified Point Scoring Add 25 points for Applicants currently authorized and willing to operate programs like the one proposed in all jurisdictions served by LACAHSAs.	25

⁷ For the purposes of this section, “regular funding” means the periodic allocation of funds for PPO purposes made pursuant to the 70% passthrough for Eligible Jurisdictions described in Section 2.B above. This does not include selection as a partner, or receiving funding under, LACAHSAs’s buyer-side homeownership products; organizations are encouraged to apply for selection as a partner under both buyer-side and production-side programs if eligible.

Table 1. Homeownership Production Grant Terms, Selection Criteria, and Maximum Points			
Category	Terms	Criteria	Max. Score
3. Partner Experience	Partners must have demonstrated experience developing residential units—particularly for-sale units (i.e., homeownership units)—in Los Angeles County.	Threshold Requirement In the past 10 years, has Applicant developed at least 8 residential units (for-sale or rental), in at least 2 residential projects, in Los Angeles County? If YES, proceed If NO, disqualified Point Scoring Add 1 point for each: (a) year of Applicant experience developing residential units (for-sale or rental) in Los Angeles County OR (b) every 10 residential units developed, whichever is greater, up to a maximum of 10 points. Add an additional 1 point for each: (a) year of Applicant experience developing <u>for-sale</u> residential units in Los Angeles County OR (b) every 10 <u>for-sale</u> residential units developed, whichever is greater, up to a maximum of 15 points.	25
4. Partner/ Guarantor Financial Analysis	For Partners seeking LACAHSAs assistance with Construction Financing Projects (<i>See Section B.2 above for details</i>), LACAHSAs will analyze Partner/guarantor financials—including multiyear calculations of liquidity and net worth, as well as contingent liabilities—to gauge loan repayment capacity and ensure entities have the financial strength to step in and assist if a Project struggles financially.	Threshold Requirement Where seeking LACAHSAs assistance with Construction Financing Projects, Applicant or their proposed guarantor must have at least (a) \$6 million of net worth for governmental/private entities and \$2 million for 501(c)(3) entities and (b) \$2 million of liquidity for governmental/private entities and \$500k for 501(c)(3) entities.	
5. Housing Counseling/ Education & Qualification	Partners are required to coordinate and/or provide housing counseling, homebuyer education services, and program-specific disclosures for buyers accessing LACAHSAs assistance. Partners will also be required to oversee the income qualification process for initial purchasers.	Threshold Requirement Is the proposed program consistent with the terms described at left? If YES, proceed If NO, disqualified Point Scoring Add 10 points for Applicants (a) with at least 3 years of experience provide housing counseling and/or homebuyer education services for prospective buyers in Los Angeles County or (b) that have counseled at least 50 households under such a program. Add an additional 5 points for Applicants with at least 3 years of experience overseeing the income qualification process for income-restricted housing (rental or ownership) in Los Angeles County.	15
6. Periodic Adjustments	Agreements with partners will account for regular adjustments to funding levels and metrics based on market dynamics and/or changing need.	Threshold Requirement Is the proposed program consistent with the periodic adjustment terms described at left? If YES, proceed If NO, disqualified	

Table 1. Homeownership Production Grant Terms, Selection Criteria, and Maximum Points

Category	Terms	Criteria	Max. Score
7. Equitable Access	LACAHSAs intends to ensure equitable access to Production-Side Assistance across all regions of Los Angeles County, particularly for immigrant communities with limited English proficiency. LACAHSAs expects partners to further this objective through multilingual outreach, culturally responsive education, translated materials, and language assistance.	Threshold Requirement Is the proposed program consistent with the equitable access terms described at left? If YES, proceed If NO, disqualified	
			100

Table 2. Summary of Homeownership Production Grant Point Categories and Maximum Points

Term	Details	Max. Points
Project Timing & Form of Assistance (B.2)	Supporting more project types—Immediate Delivery, Forward Commitment, Construction Financing—earns more points.	10
Partner Type & LACAHSAs Relationship (C.1)	501(c)(3) nonprofit status earns 20 points; not already receiving regular LACAHSAs funding earns 5 points.	25
Partner Service Area (C.2)	Applicants willing and able to serve all LACAHSAs jurisdictions earn more points.	25
Partner Experience (C.3)	Applicants with more experience developing residential units—particularly for-sale units—in LA County earn more points.	25
Housing Counseling/Education & Qualification (C.5)	Applicants with experience providing housing counseling/homebuyer education and income-qualifying households in Los Angeles County earn more points.	15
Total		100

Table 3. Homeownership Production Grant Bonus Points

Category	Criteria	Points
Deeper Affordability	Applicants indicating a willingness to restrict unit occupancy to households with incomes at or below 100% AMI, regardless of LACAHSAs Buyer-Side Assistance or other LACAHSAs subsidy, will receive an additional 10 points . Applicants seeking these additional points must indicate the proposed source of funding for this deeper affordability (e.g., Applicant liquidity, philanthropic support, committed government funds). The lower maximum AMI will be documented as a requirement in the Master Grant Agreement, and Applicants will be required to demonstrate sufficient funds to cover the associated additional costs (i.e., a complete Project capital stack) before receiving a Project-specific award.	10
Wildfire Recovery	Applicants indicating a willingness to target Projects in Altadena, Pasadena, Pacific Palisades, or Malibu affected by the 2025 wildfires (“Wildfire Recovery Areas”) will receive up to 10 additional points as follows: Applicants willing to agree that the first Project for which they receive Homeownership Production Grant funding will be located in a Wildfire Recovery Area will receive 5 points . Such Applicants will receive an <i>additional 5 points</i> if they are able to demonstrate site control of a homeownership site in a Wildfire Recovery Area.	10
Breadth of Assistance	Applicants that responded to both this Production-Side Homeownership Assistance NOFA and LACAHSAs’s Buyer-Side Assistance NOFA will receive an additional 5 points .	5

Table 4. Homeownership Production Grant Tiebreakers (Order of Priority)

Service Area	Applicants willing and able to serve all LACAHSAs jurisdictions will receive preference.
Project Type	Applicants willing and able to administer all project types—Immediate Delivery, Forward Commitment, Construction Financing—will receive preference.
For-Sale Development Experience	Applicants with at least 5 years and 25 units of for-sale development experience in Los Angeles County will receive preference.
Homebuyers Educated	Applicants that have provided housing counseling and/or homebuyer education services to the greatest number of households in Los Angeles County will receive preference.

EXHIBIT B:

Certifications and Legal Disclosure Form

Exhibit B: Certifications and Legal Disclosure Forms



Certification and Legal Disclosure Form

Instructions

The Los Angeles County Affordable Housing Solutions Agency (“LACAHSa”) requires all Applicants to complete a Certification and Legal Disclosure Form (“Disclosure Form”). LACAHSa uses the Disclosure Form to confirm the accuracy and completeness of the information that the Applicant provides in the application and to identify any legal issues that may affect the Applicant’s ability to administer the proposed program, any Project identified in the application, and the proposed use of LACAHSa funds.

The Disclosure Form includes a certification section and a questionnaire. In the certification section of the Disclosure Form, Applicants must attest to: (1) the accuracy of the information Applicant provided in the application, (2) legal authority to submit the application on behalf of the Applicant, (3) the Applicant’s legal status, good standing, authority, debarment status, and eligibility to participate in housing programs, (4) the disclosure of any persons or entities that will perform a material function to the proposed program or any Project identified in the application, (5) material legal matters affecting the Applicant, proposed program, or any identified Project, and (6) the public nature of the information in the application and acknowledgment that application records may be subject to disclosure under the California Public Records Act. The questionnaire covers the Applicant and certain related parties’ civil and criminal legal history, including any bankruptcies, receiverships, defaults on loans, foreclosures, civil litigation, administrative or civil settlements, decisions, or judgments, and criminal charges or convictions. Applicants must provide an explanation for any positive responses to any questions regarding the Applicant’s legal history. Some parties, including certain members of the boards of directors of nonprofit corporations are not required to complete the questionnaire. LACAHSa reserves the right to revise or supplement the forms in this Exhibit and to require Applicants or selected partners to provide additional or updated information, certifications, or disclosures as reasonably necessary to evaluate applications, make or administer funding decisions, or comply with applicable law or LACAHSa policies, as they may change over time.

Applicant Entity Information	
Name	
Entity Type	Choose an item.
Address	

Certification

On behalf of the entity identified above, I certify that:

1. The information, statements and attachments included in this application are, to the best of my knowledge and belief, true and correct.
2. I possess the legal authority to submit this application on behalf of the entity identified in this application and the attached signature block.
3. Applicant is duly organized, validly existing, and, if applicable, in good standing under the laws of its jurisdiction; possesses, or will possess before performing, the licenses, registrations, approvals, and authority required to perform the functions described in its application; and neither Applicant nor any principal or partner responsible for the proposed program or an identified project is currently debarred, suspended, or otherwise ineligible to participate in a federal, state, or local housing program, or included on a debarment list identified in Question 2 below, except as disclosed below.
4. To the extent known, as of the date of the application, the following is a complete disclosure of all partners, subcontractors, affiliates, proposed guarantors, and other persons or entities that will perform a material function in the proposed program or any Project identified in the application, together with the function each will perform.

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5. Applicant has disclosed and described below any pending or threatened claim, action, proceeding, or investigation involving the Applicant or any Project or property identified in the application that could materially impair the Applicant's ability to perform the proposed program or materially affect the feasibility of an identified Project.
6. Applicant will promptly update these disclosures with each quarterly Project application and following any material change. Applicant also acknowledges that the application is a public record and may be disclosed by LACAHSa pursuant to the California Public Records Act, subject

to applicable law and Section 7.C of this NOFA.

Printed Name	Title of Signatory	Signature	Date

Legal Disclosure

Applicant Entity Information	
Name	
Entity Type	Choose an item.
Address	

For purposes of the following questions, and with the exceptions noted below, the term “applicant” shall include the applicant, joint applicant, sponsor(s), and any subsidiary of the applicant, joint applicant, or sponsor(s) if the subsidiary is involved in (for example, as a guarantor) or will be benefited by the application or the project.

In addition to each of these entities themselves, the term “applicant” shall also include the direct and indirect holders of more than ten percent (10%) of the ownership interests in the entity, as well as the officers, directors, principals and senior executives of the entity if the entity is a corporation, the general and limited partners of the entity if the entity is a partnership, and the members or managers of the entity if the entity is a limited liability company. For any identified Project expected to use tax-exempt bonds, it shall also include the individual who will be executing the bond purchase agreement.

The following questions must be answered with respect to each entity or person qualifying as an “applicant” under the definition above. Responses may be provided in a consolidated questionnaire, provided that each affirmative response identifies the applicable entity or person. Exceptions:

- Public entity applicants, including cities, counties, and joint powers authorities, must complete the certification above and answer the following questionnaire on behalf of the public entity. Members of their governing body, officers, and employees need not answer separately solely because of those positions.
- Members of the boards of directors of non-profit corporations, including officers of the boards, are also not required to respond. However, chief executive officers (Executive Directors, Chief Executive Officers, Presidents or their equivalent) must respond, as must chief financial officers (Treasurers, Chief Financial Officers, or their equivalent).

Administrative Matters

Explain all positive responses on a separate sheet and include with this questionnaire in the application.

1. In the past ten years, has the applicant received a notice of non-compliance or other notice of violation related to its development, construction, financing, sale, or administration of residential or affordable housing from a housing agency or municipal entity in the County of Los Angeles or from the California Debt Limit Allocation Committee (CDLAC), California Tax Credit Allocation Committee (CTCAC), the California Department of Housing and Community	Choose an item.
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Development (HCD), or the U.S. Department of Housing and Urban Development (HUD)?	
2. Does the applicant (or any of its principals or partners) currently appear on any debarment list maintained by any housing agency or municipal entity in the County of Los Angeles, by the State of California (e.g., CDLAC, CTCAC, Department of Housing and Community Development), or by the U.S. Federal Government (e.g., U.S. Department of Housing and Urban Development)?	Choose an item.

Civil Matters

Explain all positive responses on a separate sheet and include with this questionnaire in the application.

3. Has the applicant filed a bankruptcy or receivership case or had a bankruptcy or receivership action commenced against it, defaulted on a loan or been foreclosed against in the past ten years?	Choose an item.
4. Is the applicant currently a party to, or been notified that it may become a party to, any civil litigation that may materially and adversely affect (a) the financial condition of the applicant's business, or (b) the proposed program or any Project identified in the Application?	Choose an item.
5. Have there been any administrative or civil settlements, decisions, or judgments against the applicant within the past ten years that materially and adversely affected (a) the financial condition of the applicant's business, or (b) the proposed program or any Project identified in the Application?	Choose an item.
6. Is the applicant currently subject to, or been notified that it may become subject to, any civil or administrative proceeding, examination, or investigation by a local, state or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency?	Choose an item.
7. In the past ten years, has the applicant been subject to any civil or administrative proceeding, examination, or investigation by a local, state or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency that resulted in a settlement, decision, or judgment?	Choose an item.

Criminal Matters

Explain all positive responses on a separate sheet and include with this questionnaire in the application.

8. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, felony charges against the applicant?	Choose an item.
9. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, misdemeanor charges against the applicant for matters relating to the conduct of the applicant's business?	Choose an item.
10. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, criminal charges (whether felony or misdemeanor) against the applicant for any financial or fraud related crime?	Choose an item.
11. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, that could materially affect the financial condition of the applicant's business?	Choose an item.
12. Within the past ten years, has the applicant been convicted of any felony?	Choose an item.
13. Within the past ten years, has the applicant been convicted of any misdemeanor related to the conduct of the applicant's business?	Choose an item.
14. Within the past ten years, has the applicant been convicted of any misdemeanor for any financial or fraud related crime?	Choose an item.

Printed Name	Title of Signatory	Signature	Date

EXHIBIT C:

Conflict of Interest Disclosures



LACAHSa CONFLICT OF INTEREST DISCLOSURE STATEMENT

Each Applicant must fill out and sign a Levine Act Compliance Form (Attachment 1) and a Conflict of Interest Disclosure Form (Attachment 2) and submit these forms with their application. Failure to submit these forms with the application may disqualify the Applicant from further consideration. Attachments 1 and 2 are provided on the following pages. A selected Development Partner must update Attachment 1 with each quarterly Project application and update Attachment 2, as applicable, when previously disclosed information materially changes before a Project-specific funding decision. LACAHSa reserves the right to revise or supplement the forms in this Exhibit and to require Applicants or selected partners to provide additional or updated information, certifications, or disclosures as reasonably necessary to evaluate applications, make or administer funding decisions, or comply with applicable law or LACAHSa policies, as they may change over time.

(Intentionally left blank, Attachment 1 begins on the following page)

ATTACHMENT 1 - LEVINE ACT COMPLIANCE FORM

This form must be completed separately by each Applicant and by each other person or entity that will itself be a party to the proceeding or an agent of an Applicant.

Pursuant to the Levine Act (Government Code section 84308), a person who is an “officer” of LACAHSa within the meaning of Government Code section 84308(a)(4) and California Code of Regulations, section 18438.1(d) of Chapter 4, Division 6, Title 2 (each, a “LACAHSa Officer”) may be required to disclose a contribution and/or be disqualified from participating in a proceeding involving contracts, franchises, licenses, permits, and other entitlements for use if the LACAHSa Officer received more than \$500 in contributions in the past 12 months from the Applicant, any paid agent of the Applicant, or any financially interested participant who actively supports or opposes a particular decision in the proceeding. While this proceeding is pending and for 12 months following LACAHSa’s final decision, an Applicant may not make a contribution of more than \$500 to a LACAHSa Officer, and an Applicant’s agent may not make a contribution in any amount to a LACAHSa Officer.

LACAHSa requires you to disclose information about any contribution or contributions exceeding \$500 made within the preceding 12 months by you, your company, and lobbyists and agents paid to represent you in this proceeding. Failure to complete the form in its entirety may result in significant delays in the processing of your application and potential disqualification from the application process.

You must fully answer the applicable questions below. You (“Declarant”), or your company, if applicable, including all entities identified below (collectively, “Declarant Company”) must also answer the questions below. The term “employee(s)”, as used here, is defined as employees, officers, partners, owners, or directors of Declarant Company.

An affirmative response to any questions will not automatically cause the disqualification or denial of your application. However, failure to answer questions completely, in good faith, or providing materially false answers may subject Applicants to disqualification from the application process.

Complete each section below. State “none” if applicable.

A. COMPANY OR APPLICANT INFORMATION

1) Declarant Company or Applicant Name:

-
- a) If applicable, identify all subcontractors that have been or will be named in your bid or proposal:
 - b) If applicable, variations and acronyms of Declarant Company’s name used within the past 12 months:
 - c) Identify all entities or individuals who have the authority to make decisions for you or Declarant Company about making contributions to a LACAHSa

Officer, regardless of whether you or Declarant Company have actually made a contribution:

[IF A COMPANY, ANSWER QUESTIONS 2 - 3]

- 2) Identify only the parent(s), subsidiaries and related business entities that Declarant Company has controlled or directed, or been controlled or directed by. "Controlled or directed" means shared ownership, 50% or greater ownership, or shared management and control between the entities.
 - a) Parent(s):
 - b) Subsidiaries:
 - c) Related Business Entities:
- 3) If Declarant Company is a closed corporation (non-public, with 35 or fewer shareholders), identify the majority shareholder.
- 4) Identify all entities (proprietorships, firms, partnerships, joint ventures, syndicates, business trusts, companies, corporations, limited liability companies, associations, committees, and any other organization or group of persons acting in concert) whose contributions you or Declarant Company have the authority to direct or control.
- 5) Identify any individuals or entities, such as employees, agents, attorneys, law firms, lobbyists, and lobbying firms, who are or will act on behalf of you or Declarant Company and who will receive compensation to appear before or otherwise communicate with LACAHSa for the purpose of influencing this proceeding. If an individual acting as an agent is also acting as an employee or member of a law, architectural, engineering, consulting, lobbying, or similar firm or entity, identify both the individual and the firm or entity.
- 6) If you or Declarant Company are a 501(c)(3) non-profit organization, identify the compensated officers of your organization and the compensated members of your board.

B. CONTRIBUTIONS

- 1) Have you or the Declarant Company solicited or directed your employee(s) or agent(s) to make contributions, whether through fundraising events, communications, or any other means, to a LACAHSa Officer in the past 12 months? If so, provide details of each occurrence, including the date.

Date (contribution solicited or directed)	Name (of the contributor)	Recipient Name (LACAHS A Officer)	Amount

* Attach an additional page, if necessary

- 2) Disclose all contributions made by you or any of the entities and individuals identified in Section A, or by any other individual or entity whose contributions must be aggregated with contributions made by you or Declarant Company under Government Code section 82015.5, to a LACAHS A Officer in the past 12 months.

Date of Contribution	Name (of the contributor)	Recipient Name (LACAHS A Officer)	Amount

* Attach an additional page, if necessary

C. DECLARATION

By signing this Levine Act Compliance Form, you (Declarant), or you and the Declarant Company, if applicable, attest that you have read the entirety of the foregoing and the statements made herein are true and correct to the best of your knowledge and belief. (Only complete the one section that applies.)

There are _____ additional pages attached to this Levine Act Compliance Form.

COMPANY APPLICANTS

I, _____ (Authorized Representative), on behalf of _____ (Declarant Company), at which I am employed as _____ (Title), attest that after having made or caused to be made a reasonably diligent investigation regarding the Declarant Company, the foregoing responses, and the explanation on the attached page(s), if any, are correct to the best of my knowledge and belief. Further, I understand that failure to answer the questions in good faith or providing materially false answers may subject Declarant Company to consequences, including disqualification of its application or delays in the processing of the requested contract, license, permit, or other entitlement.

IMPORTANT NOTICE REGARDING FUTURE AGENTS AND FUTURE CONTRIBUTIONS:

By signing this Levine Act Compliance Form, you also agree that, if Declarant Company hires an agent, such as, but not limited to, an attorney or lobbyist during the course of these proceedings and will compensate them for communicating with LCAHSA about this contract, application, project, permit, license, or other entitlement for use, you agree to inform LCAHSA of the identity of the agent or lobbyist and the date of their hire, no later than the date of the agent's first appearance before or communication with LCAHSA after this form is submitted. You also agree to disclose to LCAHSA any future contributions made to members of the LCAHSA Board of Directors or any other LCAHSA Officer or employee by the Declarant Company, or, if applicable, any of the Declarant Company's proposed subcontractors, agents, lobbyists, and employees who have communicated or will communicate with LCAHSA about this contract, application, license, permit, or other entitlement that are made after the date of signing this disclosure form while this proceeding is pending or during the 12 months following the date LCAHSA renders its final decision in the proceeding. .

Signature

Date

INDIVIDUAL APPLICANTS

I, _____, declare that the foregoing responses and the explanation on the attached sheet(s), if any, are correct to the best of my knowledge and belief. Further, I understand that failure to answer the questions in good faith or providing materially false answers may subject me to consequences, including disqualification of my application or delays in the processing of the requested license, permit, or other entitlement.

IMPORTANT NOTICE REGARDING FUTURE AGENTS AND FUTURE CONTRIBUTIONS:

If I hire an agent or lobbyist during the course of these proceedings and will compensate them for communicating with LCAHSA about this contract, project, application, permit, license, or other entitlement for use, I agree to inform LCAHSA of the identity of the agent or lobbyist and the date of their hire, no later than the date of the agent's first appearance before or communication with LCAHSA after this form is submitted. I also agree to disclose to LCAHSA any future contributions made to members of the LCAHSA Board of Directors or any other LCAHSA Officer or employee by me, or an agent such as, but not limited to, a lobbyist or attorney representing me that are made after the date of signing this disclosure form while this proceeding is pending or during the 12 months following the date LCAHSA renders its final decision in the proceeding.

Signature

Date

(Intentionally left blank, Attachment 2 begins on the following page)

ATTACHMENT 2 - CONFLICT OF INTEREST DISCLOSURE FORM

_____ (“Applicant”), in submitting the application (“Application”) in response to the Los Angeles County Affordable Housing Solutions Agency (“LACAHS”) Notice of Funding Availability (Production-Side Homeownership Assistance) makes the following representations:

- A) Except as set forth in this Conflict of Interest Disclosure Form (“Disclosure Form”), Applicant does not have a direct or indirect financial interest in LACAHS;
- B) Except as set forth in this Disclosure Form, no business or organization with which Applicant is associated has a direct or indirect financial interest in LACAHS;
- C) Except as set forth in this Disclosure Form, Applicant does not have any other interest or relationship that would constitute a conflict of interest, or potential conflict of interest, with LACAHS;
- D) Applicant declares and warrants that no elected or appointed official, board member, committee member, alternate, officer, or employee of LACAHS has been or shall be compensated, directly or indirectly, in connection with the Application or any work connected with the Application. Should any agreement be approved in connection with the Application, Applicant declares and warrants that no elected or appointed official, board member, alternate, officer or employee of LACAHS, during the term of their service with LACAHS shall have any direct interest in that agreement, or obtain any present, anticipated or future material benefit arising therefrom.
- E) In the event that the circumstances under which I submitted this Disclosure Form change such that a response pertaining to items A through D must be provided, I will promptly contact LACAHS and prepare a revised Disclosure Form.

DESCRIPTION OF POTENTIAL CONFLICTS OF INTEREST

*Attach additional page(s) if necessary

Signed: _____ Date: _____

Name and Title: _____

Representing: _____

EXHIBIT D:
Labor Requirements

Exhibit D: Labor Requirements

The Act and Measure A Construction Labor Requirements and Documentation

Applicants Must Submit:

1. Certification of intent to comply with prevailing wage requirements
2. Certification of PLA applicability (or written explanation of why PLA is not required)
3. Identification of the applicable PLA (City DPW PLA or Countywide CWA)
4. Draft labor compliance plan
5. If applicable, relocation of subcontractor labor tracking or workforce plan

The Act

Government Code, § 64720.5:

- (a) Any construction or rehabilitation project receiving funding or financing from the agency, a measure proposed by the agency pursuant to subdivision (a) of Section 64720, or a joint powers Issuer of which the agency is a member, including, but not limited to, a project with under 40 units, shall constitute a public work for which prevailing wages shall be paid for purposes of Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code.
- (b) A project with 40 units or greater is eligible to receive funding or financing from the agency, a measure proposed by the agency pursuant to subdivision (a) of Section 64720, or a joint powers Issuer of which the agency is a member, only if all construction and rehabilitation is subject to the City of Los Angeles Department of Public Works PLA. For purposes of this subdivision and subdivision (c), the number of units means the maximum number of units authorized in an entitlement granted by the land use permitting Issuer for the development project, regardless of whether construction or rehabilitation proceeds in phases or ownership is divided.
- (c) Notwithstanding subdivision (b), if a specific countywide project labor agreement is negotiated with mutual agreement between the Los Angeles/Orange Counties Building and Construction Trades Council and the Southern California Association of Nonprofit Housing and approved by the agency, then a project with 40 units or greater is eligible to receive funding or financing from the agency, a measure proposed by the agency pursuant to subdivision (a) of Section 64720, or a joint powers Issuer of which the agency is a member, only if all construction and rehabilitation is subject to the specific countywide project labor agreement rather than the Department of Public Works PLA.
- (d) For purposes of this section, “project labor agreement” has the same meaning as in paragraph (1) of subdivision (b) of Section 2500 of the Public Contract Code.
- (e) For purposes of this section, “Department of Public Works PLA” means the City of Los Angeles Department of Public Works Project Labor Agreement 2020-2030 with Los Angeles/Orange Counties Building and Construction Trades Council, effective August 25, 2021.

(Added by Stats. 2022, Ch. 661, Sec. 1. (SB 679) Effective January 1, 2023.)

Measure A

Section 28 – Construction Work

- A. It is the intent of this section to encourage the development of local job opportunities and career pathways into the building and construction trades, including but not limited to apprenticeship and pre-apprenticeship programs.
- B. Any construction or rehabilitation project receiving funding or financing from this Ordinance, including but not limited to a project of fewer than 40 units, shall constitute a public work for which prevailing wages shall be paid for purposes of Chapter 1 (commencing with section 1720) of Part 7 of Division 2 of the Labor Code.
- C. A project of 40 or more units is eligible to receive funding or financing from this Ordinance only if all construction and rehabilitation is subject to the City of Los Angeles Department of Public Works Project Labor Agreement 2020-2030 if the project is within the City of Los Angeles, or the Countywide Community Workforce Agreement executed by the Chief Executive Officer on June 7, 2023 if the project is elsewhere, or any successor to either agreement.
- D. For purposes of sections 28 and 29 of this Ordinance, the number of units means the maximum number of units authorized in an entitlement granted by the land use permitting Issuer for a development project, regardless of whether construction or rehabilitation proceeds in phases or project ownership is divided.
- E. The Designated Enforcement Agency (“DEA”) shall have Issuer to enforce Labor Code sections 1720-1815, as amended from time to time, for projects funded by the tax imposed by this Ordinance. Any developer, contractor, or subcontractor as to such projects shall be required to cooperate fully in any investigation the DEA initiates. For projects located in the City of Los Angeles, the DEA shall be the Department of Public Works, Bureau of Contract Administration. For projects elsewhere, the contracting Funding Recipient shall act as or designate the DEA. The DEA shall be authorized to work with joint labor management committees established pursuant to the federal Labor Management Cooperation Act of 1978 (29 U.S.C. section 175a) in order to carry out the enforcement/investigation duties under this Ordinance. A joint labor management committee may bring an action in any court of competent jurisdiction against an employer that fails to comply with the labor standards required under this Ordinance.
- F. Notwithstanding subsection C of this section, if a project labor agreement is agreed between the Funding Recipient or project developer, the Los Angeles/Orange Counties Building and Construction Trades Council, and the Western States Regional Council of Carpenters, then a project with 40 or more units is eligible to receive funding or financing from this Ordinance if all construction and rehabilitation is subject to that project labor agreement.
- G. For purposes of this Ordinance, “project labor agreement” has the meaning stated in subdivision (b)(1) of section 2500 of the Public Contract Code.