

**TRANSMITTAL**

TO  
The City Council

DATE  
04/06/2026

FROM  
The Mayor

**REQUEST FOR AUTHORITY TO ISSUE FUNDING AWARDS TOTALING \$360,970,054 TO  
THE PROJECTS IN ROUND 1 HOMES FOR LA NOTICE OF FUNDING AVAILABILITY**

Approved and transmitted for your consideration.  
Please see attached.



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MAYOR  
(Mitch Kamin for)

City of Los Angeles

Tiena Johnson Hall, General Manager  
Luz C. Santiago, Acting Executive Officer



LOS ANGELES HOUSING DEPARTMENT  
1910 Sunset Blvd., Ste 300  
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Anna E. Ortega, Assistant General Manager  
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[housing.lacity.gov](http://housing.lacity.gov)

Karen Bass, Mayor

March 24, 2026

Council File: CF 25-0690  
Council Districts: Citywide  
Contact Persons: Hannah Levien: (213)-458-6068  
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Honorable Karen Bass  
Mayor, City of Los Angeles  
200 N. Spring Street  
Room 303, City Hall  
Los Angeles, CA 90012

Attention: Legislative Coordinator

**COUNCIL TRANSMITTAL: LOS ANGELES HOUSING DEPARTMENT REQUEST FOR AUTHORITY TO ISSUE FUNDING AWARDS TOTALING \$360,970,054 TO THE PROJECTS IN ROUND 1 HOMES FOR LA NOTICE OF FUNDING AVAILABILITY**

**SUMMARY**

The General Manager of the Los Angeles Housing Department (LAHD or Department) respectfully requests that your office review and approve this transmittal and forward it to the City Council for further consideration. Through this transmittal, LAHD seeks authority to approve the recommendations contained in this report related to Round 1 of the inaugural Homes For LA (H4LA) Notice of Funding Availability (NOFA or H4LA NOFA). This historic NOFA is the first in the City to allocate preservation and operations funding on a large scale, and a first in terms of financial magnitude. The recommendations in this report would obligate \$360,970,054 to support a total of 4,062 units across 80 projects, including 1,528 newly constructed units and 2,534 units preserved or stabilized.

**RECOMMENDATIONS**

- I. That the Mayor review this transmittal and forward to the City Council for further action;
- II. That the City Council, subject to the approval of the Mayor:
  - A. AUTHORIZE, the General Manager of LAHD, or designee, to issue a funding recommendation letter for each project requesting new funds as identified in Recommendation H (detailed information on projects in Attachments 1-6) of this report, subject to the following conditions:
    - i. The final funding commitment will not exceed the amount listed;

- ii. For applicable projects only, the project sponsor must apply to the California Tax Credit Allocation Committee (CTCAC) in the next applicable Low-Income Housing Tax Credit (LIHTC) allocation round;
  - iii. The disbursement of LAHD funds will occur only after the sponsor obtains enforceable commitments for all other proposed funding, as applicable;
  - iv. The project is subject to additional underwriting, including but not limited to, if the project receives additional funding; and
  - v. The sponsor acknowledges that their award will expire in one year, with an up to one-year extension (for a total of two years) upon award issuance.
- B. AUTHORIZE the General Manager of LAHD, or designee, subject to review and approval of the City Attorney as to form, to negotiate and execute operating assistance/acquisition/predevelopment/construction/permanent loan agreements with the legal owner of each applicable project identified in Recommendation H (detailed information on projects in Attachments 1-6), who are expected to receive awards from the proposed leveraging sources (as applicable), subject to the satisfaction of all conditions and criteria contained in the LAHD H4LA Program regulations, this transmittal, and the LAHD Award Letter (if applicable);
- C. AUTHORIZE the General Manager of LAHD, or designee, to execute subordination agreements of the City's financial commitment for all ULA Programs, wherein the City Deeds of Trust and Regulatory Agreements are subordinated to the respective conventional or publicly-funded construction and permanent loans, as allowed;
- D. AUTHORIZE the General Manager of LAHD, or designee, to execute subordination agreements of the City's financial commitment for all Pooled Sources Programs, wherein the City Deeds of Trust and Regulatory Agreements are subordinated to the respective conventional or publicly-funded construction and permanent loans, as allowed;
- E. AUTHORIZE the General Manager of LAHD, or designee, to allow the transfer of the City's financial commitment to a limited partnership or other legal entity recently or previously formed solely for the purpose of owning and operating the project in accordance with City, State and Federal requirements;
- F. Authorize the General Manager of LAHD, or designee, to reprogram \$10,941,204 of United to House LA Alternative Models Preservation funding from Fiscal Year 24-25 and \$19,316,035 United to House LA Alternative Models Preservation funding from Fiscal Year 25-26 to the United To House LA Alternative Models New Construction Program for the projects recommended in this report;
- G. AUTHORIZE the Controller to transfer \$19,316,035 from account 43CU13-ULA Alt Models:Preservation to account 43CU12-ULA Alt Models:New Construction within the House LA Fund No. 66M;
- H. AUTHORIZE the General Manager of LAHD or designee to obligate and disburse funds for the following projects:

Program Name	Project Name	Project Amount	Fund No.	Account No.	Account Name	Amount
<b>ULA OPERATING ASSISTANCE</b>						
ULA Operating Assistance	Gateways Apartments	\$100,000	66M-ULA	43AU07	ULA Operating Assistance	100,000.00
ULA Operating Assistance	Casa Amparo	\$200,000	66M-ULA	43AU07	ULA Operating Assistance	200,000.00
ULA Operating Assistance	Yankee Hotel	\$300,000	66M-ULA	43AU07	ULA Operating Assistance	300,000.00
ULA Operating Assistance	36th STREET and BROADWAY APARTMENTS	\$239,682	66M-ULA	43AU07	ULA Operating Assistance	239,682.00
ULA Operating Assistance	Southern Hotel	\$216,000	66M-ULA	43AU07	ULA Operating Assistance	216,000.00
ULA Operating Assistance	Temple Villas	\$453,438	66M-ULA	43AU07	ULA Operating Assistance	453,438.00
ULA Operating Assistance	Hart Village	\$375,324	66M-ULA	43AU07	ULA Operating Assistance	375,324.00
ULA Operating Assistance	Lyndon Hotel	\$100,000	66M-ULA	43AU07	ULA Operating Assistance	100,000.00
ULA Operating Assistance	Renato Apartments	\$100,000	66M-ULA	43AU07	ULA Operating Assistance	100,000.00
ULA Operating Assistance	New Terminal Hotel	\$160,000	66M-ULA	43AU07	ULA Operating Assistance	160,000.00
ULA Operating Assistance	Las Margaritas	\$370,164	66M-ULA	43AU07	ULA Operating Assistance	370,164.00
ULA Operating Assistance	88th and Vermont	\$472,401	66M-ULA	43AU07	ULA Operating Assistance	472,401.00
ULA Operating Assistance	Nuevo Pico Union	\$267,616	66M-ULA	43AU07	ULA Operating Assistance	267,616.00
ULA Operating Assistance	Glassell Park Community Housing/Rio Vista Apts	\$382,916	66M-ULA	43AU07	ULA Operating Assistance	382,916.00
ULA Operating Assistance	Morgan Place	\$462,882	66M-ULA	43AU07	ULA Operating Assistance	462,882.00
ULA Operating Assistance	Grand Ave	\$452,712	66M-ULA	43AU07	ULA Operating Assistance	452,712.00
ULA Operating Assistance	Court Street Apartments	\$283,170	66M-ULA	43AU07	ULA Operating Assistance	283,170.00
ULA Operating Assistance	Halifax Apartments	\$432,880	66M-ULA	43AU07	ULA Operating Assistance	432,880.00
ULA Operating Assistance	Gower Apartments	\$466,000	66M-ULA	43AU07	ULA Operating Assistance	466,000.00
ULA Operating Assistance	Little Tokyo Sites	\$754,000	66M-ULA	43AU07	ULA Operating Assistance	754,000.00
ULA Operating Assistance	Clark Residence	\$428,000	66M-ULA	43AU07	ULA Operating Assistance	428,000.00
ULA Operating Assistance	Courtland Hotel	\$100,000	66M-ULA	43AU07	ULA Operating Assistance	100,000.00
ULA Operating Assistance	Eugene Hotel	\$172,000	66M-ULA	43AU07	ULA Operating Assistance	172,000.00

Program Name	Project Name	Project Amount	Fund No.	Account No.	Account Name	Amount
ULA Operating Assistance	Pac Arts	\$146,400	66M-ULA	43AU07	ULA Operating Assistance	146,400.00
ULA Operating Assistance	Washington 722 TOD Apartments	\$279,000	66M-ULA	43AU07	ULA Operating Assistance	279,000.00
ULA Operating Assistance	39 West Apartments	\$382,013	66M-ULA	43AU07	ULA Operating Assistance	382,013.00
ULA Operating Assistance	Vendome Palms	\$390,000	66M-ULA	43AU07	ULA Operating Assistance	390,000.00
ULA Operating Assistance	California Hotel	\$406,000	66M-ULA	43AU07	ULA Operating Assistance	406,000.00
ULA Operating Assistance	Park Lane Apts LP	\$718,000	66M-ULA	43AU07	ULA Operating Assistance	718,000.00
ULA Operating Assistance	Boyle Hotel Apartments	\$290,239	66M-ULA	43AU07	ULA Operating Assistance	290,239.00
ULA Operating Assistance	Ivy Terrace	\$438,965	66M-ULA	43AU07	ULA Operating Assistance	438,965.00
ULA Operating Assistance	Cornerstone Apartments	\$352,174	66M-ULA	43AU07	ULA Operating Assistance	352,174.00
ULA Operating Assistance	Amistad Apartments	\$342,000	66M-ULA	43AU07	ULA Operating Assistance	342,000.00
ULA Operating Assistance	Haskell Hotel	\$148,000	66M-ULA	43AU07	ULA Operating Assistance	148,000.00
ULA Operating Assistance	La Jolla Hotel	\$204,000	66M-ULA	43AU07	ULA Operating Assistance	204,000.00
ULA Operating Assistance	Rivers Hotel	\$296,000	66M-ULA	43AU07	ULA Operating Assistance	296,000.00
ULA Operating Assistance	Fedora Apartments	\$338,000	66M-ULA	43AU07	ULA Operating Assistance	338,000.00
ULA Operating Assistance	Reno Apartments	\$430,000	66M-ULA	43AU07	ULA Operating Assistance	430,000.00
ULA Operating Assistance	New Harbor Vista	\$674,518	66M-ULA	43AU07	ULA Operating Assistance	674,518.00
ULA Operating Assistance	Los Cuatro Vientos	\$342,744	66M-ULA	43AU07	ULA Operating Assistance	342,744.00
ULA Operating Assistance	Villa Esperanza	\$382,000	66M-ULA	43AU07	ULA Operating Assistance	382,000.00
ULA Operating Assistance	La Coruna Senior Apartments	\$161,600	66M-ULA	43AU07	ULA Operating Assistance	161,600.00
ULA Operating Assistance	Korean Youth Center (KYC) Apartments	\$207,873	66M-ULA	43AU07	ULA Operating Assistance	207,873.00
ULA Operating Assistance	Santos Plaza	\$394,000	66M-ULA	43AU07	ULA Operating Assistance	394,000.00
ULA Operating Assistance	Casa Familiar de Nordhoff	\$12,047	66M-ULA	43AU07	ULA Operating Assistance	12,047.00
	<b>Operating Assistance FY 24-25 Subtotal</b>	<b>\$14,624,758</b>				
ULA Operating Assistance	Casa Familiar de Nordhoff	\$385,953	66M-ULA	43CU18	ULA Operating Assistance	385,953.00
ULA Operating Assistance	Pisgah Village	\$427,063	66M-ULA	43CU18	ULA Operating Assistance	427,063.00

Program Name	Project Name	Project Amount	Fund No.	Account No.	Account Name	Amount
ULA Operating Assistance	619 Westlake	\$558,000	66M-ULA	43CU18	ULA Operating Assistance	558,000.00
ULA Operating Assistance	Orbison House	\$286,000	66M-ULA	43CU18	ULA Operating Assistance	286,000.00
ULA Operating Assistance	Vista Nueva Apartments	\$306,000	66M-ULA	43CU18	ULA Operating Assistance	306,000.00
ULA Operating Assistance	Paseo del Sol Apartments	\$261,000	66M-ULA	43CU18	ULA Operating Assistance	261,000.00
ULA Operating Assistance	Central Court	\$278,000	66M-ULA	43CU18	ULA Operating Assistance	278,000.00
ULA Operating Assistance	Tres Palmas	\$36,000	66M-ULA	43CU18	ULA Operating Assistance	36,000.00
ULA Operating Assistance	Durae Crenshaw and Kingsley House	\$264,000	66M-ULA	43CU18	ULA Operating Assistance	264,000.00
ULA Operating Assistance	Blades	\$134,272	66M-ULA	43CU18	ULA Operating Assistance	134,272.00
ULA Operating Assistance	Figueroa Court	\$326,000	66M-ULA	43CU18	ULA Operating Assistance	326,000.00
ULA Operating Assistance	Gilbert Lindsay	\$729,228	66M-ULA	43CU18	ULA Operating Assistance	729,228.00
ULA Operating Assistance	127th Street Apartments	\$489,400	66M-ULA	43CU18	ULA Operating Assistance	489,400.00
ULA Operating Assistance	Woodland Terrace Apartments	\$120,000	66M-ULA	43CU18	ULA Operating Assistance	120,000.00
ULA Operating Assistance	Arlington Square	\$438,000	66M-ULA	43CU18	ULA Operating Assistance	438,000.00
ULA Operating Assistance	Jefferson Park Terrace	\$319,000	66M-ULA	43CU18	ULA Operating Assistance	319,000.00
ULA Operating Assistance	Hollywood Arts Collective	\$302,000	66M-ULA	43CU18	ULA Operating Assistance	302,000.00
ULA Operating Assistance	Park Plaza	\$440,499	66M-ULA	43CU18	ULA Operating Assistance	440,499.00
	<b>Operating Assistance FY 25-26 Subtotal</b>	<b>\$6,100,415</b>				
<b>ULA ALTERNATIVE MODELS PRESERVATION</b>						
ULA Alternative Models Preservation	Slauson Preservation	\$12,095,528	66M-ULA	43AU08	Alternative Models for PAH	12,095,528.00
ULA Alternative Models Preservation	2611 Vallejo	\$3,287,832	66M-ULA	43AU08	Alternative Models for PAH	3,287,832.00
	<b>ULA Alternative Models Preservation FY 24-25 Subtotal</b>	<b>\$15,383,360</b>				
<b>ULA ALTERNATIVE MODELS NEW CONSTRUCTION</b>						

Program Name	Project Name	Project Amount	Fund No.	Account No.	Account Name	Amount
ULA Alternative Models New Construction	Fourth Clover	\$40,857,202	66M-ULA	43AU08	Alternative Models for PAH	40,857,202.00
ULA Alternative Models New Construction	One San Pedro Phase III	\$9,570,847	66M-ULA	43AU08	Alternative Models for PAH	9,570,847.00
	<b>ULA Alternative Models New Construction FY 24-25 Subtotal</b>	<b>\$50,428,049</b>	66M-ULA			
ULA Alternative Models New Construction	One San Pedro Phase III	\$429,153	66M-ULA	43CU12	Alternative Models: New Construction	429,153.00
ULA Alternative Models New Construction	One San Pedro Phase II	\$10,000,000	66M-ULA	43CU12	Alternative Models: New Construction	10,000,000.00
ULA Alternative Models New Construction	Linda Vista	\$25,667,245	66M-ULA	43CU12	Alternative Models: New Construction	25,667,245.00
ULA Alternative Models New Construction	726 Hartford Ave	\$44,779,995	66M-ULA	43CU12	Alternative Models: New Construction	44,779,995.00
	<b>ULA Alternative Models New Construction FY 25-26 Subtotal</b>	<b>\$80,876,393</b>				
<b>POOLED SOURCES</b>						
Pooled Sources	Selby Gardens	\$110,150	64R-SB2	43W723	Rental New Construction	0.12
			64R-SB2	43A724	Rental New Construction	110,149.88
Pooled Sources	Selby Gardens	\$9,866,512	64R-SB2	43A724	Rental Preservation	9,866,512.00
Pooled Sources	Selby Gardens	\$266,186	44G-AHTF	43P501	ADI Settlement	266,186.00
Pooled Sources	Selby Gardens	\$1,474,173	59T-Linkage	43Y724	Rental Preservation	1,474,173.00
Pooled Sources	Selby Gardens	\$2,443,587	59T-Linkage	43S723	Rental New Construction	2,000,000.00
			59T-Linkage	43Y723	Rental New Construction	443,587.00
	<b>Selby Gardens Subtotal</b>	<b>\$14,160,608</b>				
Pooled Sources	18444 Plummer	\$12,274,431	59T-Linkage	43Y723	Rental New Construction	12,274,431.00
Pooled Sources	18445 Plummer	\$1,106,869	561-HOME	43T800	Affordable Housing Managed Pipeline	746,878.00
			561-HOME	43V010	Affordable Housing Trust prior years	359,991.00

Program Name	Project Name	Project Amount	Fund No.	Account No.	Account Name	Amount
Pooled Sources	18446 Plummer	\$22,728,700	561-HOME	43A800	Affordable Housing Managed Pipeline	22,728,700.00
	<b>18447 Plummer Subtotal</b>	<b>\$36,110,000</b>				
Pooled Sources	C4 Workman and C5 Avenue 24	\$532,048	561-HOME	43A800	Affordable Housing Managed Pipeline	532,048.00
Pooled Sources	C4 Workman and C5 Avenue 25	\$24,015,183	561-HOME	43C800	Affordable Housing Managed Pipeline	24,015,183.00
Pooled Sources	C4 Workman and C5 Avenue 26	\$2,272,107	59T-Linkage	TBD	TBD	2,272,107.00
	<b>C4 Workman and C5 Avenue 24 Subtotal</b>	<b>\$26,819,338</b>				
<b>ULA ACQUISITION &amp; REHABILITATION</b>						
ULA Acquisition & Rehabilitation	Roscoe Apartments Rehab	\$4,010,311	66M-ULA	43AU10	ULA Acq/Rehab:Preserving Affordability	4,010,311.00
ULA Acquisition & Rehabilitation	Little Tokyo Scattered Sites	\$10,614,447	66M-ULA	43AU10	ULA Acq/Rehab:Preserving Affordability	10,614,447.00
	<b>ULA Acquisition &amp; Rehabilitation FY 24-25 Subtotal</b>	<b>\$14,624,758</b>				
ULA Acquisition & Rehabilitation	Little Tokyo Scattered Sites	\$4,718,758	66M-ULA	43CU15	ULA Acq/Rehab:Preserving Affordability	4,718,758.00
	<b>ULA Acquisition &amp; Rehabilitation FY 25-26 Subtotal</b>	<b>\$4,718,758</b>				
<b>ULA MULTIFAMILY</b>						
ULA Multifamily	Prisma	\$1,261,361	66M-ULA	43Y00C	Affordable Housing Programs	1,261,361.00
	<b>ULA Multifamily FY 23-24 Subtotal</b>	<b>\$1,261,361</b>				
ULA Multifamily	Prisma	\$6,376,693	66M-ULA	43AU05	Multifamily Affordable Housing	6,376,693.00
ULA Multifamily	The Vine	\$2,574,410	66M-ULA	43AU05	Multifamily Affordable Housing	2,574,410.00
	<b>ULA Multifamily FY 24-25 Subtotal</b>	<b>\$8,951,103</b>				

Program Name	Project Name	Project Amount	Fund No.	Account No.	Account Name	Amount
ULA Multifamily	The Vine	\$17,325,590	66M-ULA	43CU05	Multifamily Affordable Housing	17,325,590.00
ULA Multifamily	Ross Center - Affordable Housing	\$21,786,974	66M-ULA	43CU05	Multifamily Affordable Housing	21,786,974.00
ULA Multifamily	Vista Del Rey	\$28,300,000	66M-ULA	43CU05	Multifamily Affordable Housing	28,300,000.00
ULA Multifamily	Eagle Rock Apartments	\$12,706,915	66M-ULA	43CU05	Multifamily Affordable Housing	12,706,915.00
ULA Multifamily	Chavez Gardens	\$6,791,673	66M-ULA	43CU05	Multifamily Affordable Housing	6,791,673.00
	<b>ULA Multifamily FY 25-26 Subtotal</b>	<b>\$86,911,152</b>				

- I. AUTHORIZE the General Manager of LAHD, or designee, to prepare the Controller instructions and any necessary technical adjustments consistent with Mayor and City Council actions, subject to the approval of the City Administrative Officer (CAO), and instruct the Controller to implement the instructions.

## **BACKGROUND**

The City Council approved the ULA Program Guidelines (C.F. No. 23-0038-S8) on December 19, 2024. Upon approval of the ULA Program Guidelines, the Department began revising the latest Affordable Housing Managed Pipeline (AHMP) regulations in order to encompass the new programs supported by the United To House LA (ULA) tax proceeds. The Department spent six (6) months developing the H4LA NOFA regulations, term sheets and development of the NOFA infrastructure including the application portal, website, and communications in collaboration with external stakeholders.

The City Council approved the City’s first H4LA NOFA on June 30, 2025 (C.F. No. 25-0690). This Council action gave the Department the authority to issue a Notice of Funding Availability (formerly known as a Call For Projects) to enable open competition of new projects and existing projects selected for Round 1 of the H4LA NOFA.

### **Inaugural Homes For LA Notice of Funding Availability (2025)**

On August 7, 2025, the Department published the H4LA NOFA regulations and term sheets. Within the single NOFA are seven individual programs, each with a dedicated funding source and specific programmatic criteria. Following this publication, the Department hosted a Bidders Conference on August 27, 2025. Shortly thereafter, the H4LA NOFA Application portal was opened on September 5, 2025. Throughout the duration of the NOFA open period, which ended on October 20, 2025, the Department hosted twice-weekly office hours, open to registered applicants, to answer questions about the NOFA process and portal. The Department also received questions via email and posted answers to the website for easy access by potential applicants. An archive of questions, answers and video recordings of the Office Hours are available on the Homes for

LA Website (<https://housing.lacity.gov/ula/homes-for-la-nofa>). On October 24, 2025, the Department published a list of project applicants.

The Department underwrote, scored and reviewed 174 applications received between November 1, 2025 and January 14, 2025. In the past, the Department received, on average, 25-30 applications for the AHMP in a given year. With roughly six (6) times the number of applications, the Department took about three (3) months to complete thorough reviews.

Between January 28 and February 4, 2026, all applicants received notification of their scores and preliminary funding recommendations. The Department provided applicants seven (7) calendar days to appeal their scores, with appeals due by no later than 5:00 p.m., 7 calendar days from when the applicant received the notification letter. The Department spent roughly one (1) month processing appeals, sending the final response letter on March 10, 2026. Appeal determinations were final and not subject to further appeal.

In total, 82 of the 174 projects submitted an appeal. Of the 82 projects that appealed, the Department denied 41 of the appeals and approved or partially approved 41 of the appeals. The projects in Recommendation H (detailed information on projects in Attachments 1 through 6) of this report incorporate the rigorous underwriting and scoring, as well as the results of the appeals process. Upon approval of these recommendations, the Department intends to begin processing the funding agreements, as applicable, immediately for projects not requiring additional financing.

In summary, a total of 174 projects applied for funds in Round 1 of the H4LA NOFA, requesting a total of \$1,575,416,267 in funding. LAHD recommends funding a total of 80 projects in Round 1 of the H4LA NOFA. 11 of those projects will apply to either the state-level, competitive tax credits or the California Tax Credit Allocation Committee (CTCAC) for Low Income Housing Tax Credits (LIHTC) in the next applicable round. Finally, this report recommends approval of three (3) alternate projects across the seven (7) programs, as shown in Attachment 7 to this report. LAHD will return to Council with the award amounts should the need to award an alternate project arise.

This report provides programmatic detail on the H4LA NOFA and further information related to the scoring and appeals process. Most importantly, this report recommends projects to receive funding awards under Round 1 of this H4LA NOFA and seeks approval from the Los Angeles City Council for the inaugural awards under Round 1 of the Department's largest NOFA effort to-date.

### **SUMMARY OF APPLICATIONS AND AWARDEES**

The H4LA NOFA included seven funding programs, for a total of \$393 million in available funding. Table 1, below, shows the total applications received, by funding program. This reflects the total number of applications, prior to determination of whether those projects met Threshold Requirements. With the exception of the ULA Operating Assistance Program, the total amount of funding requested in each program exceeded the available funding, showing robust demand within each funding program.

Table 1. Summary Of Homes For LA Applications Received by Program

<b>Program Name</b>	<b>Number of Applications**</b>	<b>Amount Available</b>	<b>Dollar Amount Requested</b>	<b>Difference Between Requested and Available</b>
Pooled Sources Multifamily/ Preservation	25	\$77,600,000*	\$351,132,674	-\$273,532,674
ULA Operating Assistance	72	\$34,167,729	\$26,765,132	\$7,402,597
ULA Acquisition and Rehabilitation	6	\$30,259,134	\$48,327,377	-\$18,068,243
ULA Alt. Models New Construction	22	\$101,047,203	\$572,108,670	-\$471,061,466
ULA Alt. Models Preservation	19	\$52,707,574	\$119,738,828	-\$67,031,253
ULA Multifamily	30	\$98,155,833	\$457,343,586	-\$359,187,753
<b>TOTAL</b>	<b>174</b>	<b>\$393,937,474.28</b>	<b>\$1,575,416,267.00</b>	<b>-\$1,181,478,793.03</b>

\*Note that this amount is the total available for both preservation and new construction within the Pooled Sources Category.

\*\*Note that the same project may have applied to multiple programs, repeat projects are listed in the total number of applications per program since each program has distinct underwriting requirements and therefore each application needed to be reviewed for each respective program, despite submitting multiple applications.

Table 2, below, provides a summary of the recommended awardees for the inaugural H4LA NOFA, by funding program. In total, the Department recommends awarding over \$360 million to support a total of 4,062 affordable units.

Table 2. Summary Of Homes For LA Awardees (detailed in Attachments 1-6)

<b>Program Name</b>	<b>Number of Projects Awarded</b>	<b>Total Number of Units</b>	<b>Number of Projects Seeking Tax Credits</b>	<b>Number of CLT-sponsored projects</b>	<b>Total Awarded**</b>
Pooled Sources Multifamily/ Preservation	3	423	3	0	\$77,089,947
ULA Acquisition and Rehabilitation	2	183	2	0	\$19,343,516

<b>Program Name</b>	<b>Number of Projects Awarded</b>	<b>Total Number of Units</b>	<b>Number of Projects Seeking Tax Credits</b>	<b>Number of CLT-sponsored projects</b>	<b>Total Awarded**</b>
ULA Operating Assistance	62	3,487	0	0	\$20,725,173
ULA Alt. Models New Construction	5	491	3	3	\$131,304,442*
ULA Alt. Models Preservation	2	43	0	2	\$15,383,360
ULA Multifamily	6	614	6	0	\$97,123,616
<b>TOTAL</b>	<b>80</b>	<b>5,241</b>	<b>14</b>	<b>5</b>	<b>\$360,970,054</b>

\*A total of \$30,257,239 is reallocated from the Alternative Models Preservation Program to fund Alternative Models New Construction projects

\*\* The funding in each bucket spans multiple fiscal years (FYs). It includes ULA funding from FY24-25. Pooled Sources funds being allocated are for funding from fiscal years as far back as FY 2021-22.

Table 3. Awards By Council District

<b>Council District</b>	<b>Total Number of Projects</b>	<b>Total Number of Units</b>	<b>Total Number of Preservation Projects</b>	<b>Total Number of New Construction Projects</b>	<b>Total Number of Operating Assistance Projects</b>
1	12	735	1	2	9
2	1	52	0	0	1
3	2	72	1	0	1
4	0	0	0	0	0
5	1	67	0	0	1
6	3	219	0	1	2
7	2	69	0	0	2
8	5	228	0	0	5
9	6	338	0	0	6
10	6	421	0	1	5
11	2	148	1	1	0
12	1	200	0	1	0
13	8	426	0	2	6
14	25	1705	1	4	20

<b>Council District</b>	<b>Total Number of Projects</b>	<b>Total Number of Units</b>	<b>Total Number of Preservation Projects</b>	<b>Total Number of New Construction Projects</b>	<b>Total Number of Operating Assistance Projects</b>
15	6	561	0	2	4
<b>TOTAL</b>	<b>80</b>	<b>5,241</b>	<b>4</b>	<b>14</b>	<b>62</b>

Reallocation of A Portion of ULA Alternative Models Preservation Program Dollars to New Construction

The ULA Program Guidelines and Expenditure Plans include two subprograms within the ULA Alternative Models Program – the New Construction Program and the Preservation Program. Consistent with the ULA Program Guidelines, the Department is required to allocate a minimum percentage of the overall ULA Alternative Models Program funding to the New Construction Program in any given fiscal year. In FY 2024-25, this required minimum percent was 60% and in FY 2025-26, this required minimum percent was 70%.

Given the project applications that passed Threshold Review in Round 1, the Department proposes reallocating additional ULA Alternative Models Program funding to the New Construction Program, above those minimum required allocations. The Alternative Models New Construction had significantly more demand, with a high number of competitive projects applications submitted, whereas there were too few projects that passed Threshold Requirements under the Alternative Models Preservation to fully utilize available funding allocated to that Subprogram. The Department continues to emphasize the need for preservation funding to be allocated and made available in subsequent funding rounds; however, as described later in this report, the Department recommends consideration of modifications to the Program requirements to better meet the need under this program in subsequent funding rounds, thereby expanding the pool of eligible applicants in the future

Process For Selecting Alternate Awardees

Projects listed on the Alternates list will be contacted to receive an award, should projects from the same program fail to assemble their financing in the appropriate timeframe. Additionally, alternates may be contacted should an awarded project fail background check or further underwriting.

**RETIRING THE AFFORDABLE HOUSING MANAGED PIPELINE (AHMP)**

With the creation of the H4LA NOFA framework, the Department has made several changes to processes and regulations that were applicable under the City’s prior Affordable Housing Managed Pipeline (AHMP) program established by the Mayor and City Council in June 2013 (C.F. No. 13-0824). Project awards issued through the H4LA HOFA will be for a one (1) year period with an up to-one (1) additional year, unlike the award period of up to four (4) years that was provided under the AHMP. The Department shortened the timeline for award validity in an effort to more expeditiously spend available funds. For projects that cannot assemble their capital stacks within the up to two years of the valid award, those projects may apply in future rounds, and the originally committed funds will be assigned to a project that has assembled the whole of its capital funds and is ready for construction. This change aligns with the State’s programmatic change to shorten commitments to ensure funds are used expeditiously.

In past years, the Department set forth clear recommendations for local LIHTC priorities and established the selection process for management of the 9% LIHTC in the City of Los Angeles geographic set-aside. Under

the H4LA NOFA and due to the multitude of program types with and without tax credit leveraging, the Department created a scoring criteria that incorporates competitiveness for tax credits, but will not directly manage the tax credit recommendations for the geographic set asides nor the general pool. The Department expects this change will facilitate a faster predevelopment timeline for projects.

### Summary of Key Differences Between Homes For LA NOFA and AHMP Regulations

Upon adoption of the ULA Program Guidelines, the Department began writing the Homes For LA regulations in order to conform with the requirements of the new funding source and modernize some of the AHMP requirements held over from 2022. Some of the key differences between the AHMP regulations from 2022 and the Homes For LA 2025-2026 regulations are summarized below:

1. **Rebranding:** The pool of funding sources that previously were included in the Affordable Housing Managed Pipeline, the former name of LAHD's signature NOFA program, has been rebranded as the Pooled Sources Program. This includes federal HOME, state Permanent Local Housing Allocation program/SB 2, and local Linkage Fee funds.
2. **Award Periods:** The award period for all projects has decreased from two (2) years with an up-to-two (2) year extension to one (1) year with an up-to-one (1) year extension. This means that from the time of award, the award is valid for one (1) year with a possible extension of another full year.
3. **Loan Limits:** The Department expressed loan dollar limits as a percentage of Total Development Cost instead of a fixed dollar contribution for this NOFA round, with the exception of the ULA Operating Assistance Program which will make awards with a fixed dollar amount. The Department experienced an increase in gap financing requests since the inception of Proposition HHH. With percentages assigned to a loan limit, and with more reflective underwriting standards, the project's loan will be sized more accurately upon initial award and reduce the likelihood of a project requiring additional gap funding after the initial award. This is intended to support projects in more quickly completing their capital stack and entering development.
4. **AMI Levels:** The ULA Alternative Models program allows for up to 20% of the total units in a project to be non-deed-restricted, which seek to support the financial feasibility of more deeply affordable units required to be included in the project (15% or 30% AMI units). All of the other programs have a requirement that AMI levels do not exceed 80% AMI.
5. **Sponsor Underwriting:** For the first time, the Department underwrote applicant sponsors, their organizations as a whole, and their real estate portfolio in addition to the applicant project. Due to the volatility of organizational health for multiple development entities, particularly in the Permanent Supportive Housing ecosystem, the Department ensured, through this underwriting process, that each respective sponsor has a healthy portfolio, strong liquidity characteristics and enough professional experience to finance, build and manage affordable housing.
6. **Application Window:** As required by the ULA Program Guidelines, the Department opened the application window for 45 days instead of the typical 30-day application period provided in previous AHMP NOFAs.
7. **Cross Application:** Applicants had the opportunity to apply to multiple programs with a single project. For example, an applicant could submit one application for "Project A" to the ULA

Multifamily Program, and another application for “Project A” to the Pooled Sources Program. While LAHD considered each project in each program for which an application was submitted, only one award could be made to a given project, based on the application’s competitiveness and the availability of funds under each funding program. The exception to this rule is that a project could submit an application to a Preservation program (either the ULA Alternative Models Preservation, ULA Acquisition and Rehabilitation, or Pooled Sources Preservation program) **and** the ULA Operating Assistance Program. In this case, projects could have received funding from ULA Operating Assistance and a single other Preservation program to achieve a larger preservation strategy.

8. **Accessibility Requirements:** The accessibility requirements for this NOFA align with current CTCAC standards. For New Construction Projects: 15% of total units are required to be accessible to persons with mobility impairments, and 10% of total units are required to be accessible to persons with sensory impairments. In contrast, rehabilitation work requires 10% of all units to be accessible to persons with mobility impairments and 4% of all units to be accessible to persons with sensory impairments. All projects must demonstrate compliance with these Accessibility Requirements as a Threshold Requirement.
9. **Stabilization Plans:** Under the ULA Operating Assistance Program, the Department required applicants to describe their pathway to stabilization based on prescribed categories as described in the program term sheet.
10. **Tenant Governance:** The ULA Acquisition and Rehabilitation Program as well as both the ULA Alternative Models New Construction and Preservation Programs have requirements related to tenant governance opportunities for residents of proposed buildings. This is a new requirement for projects funded by LAHD. In order to support applicants to better understand these requirements, the City Council recently approved a contract with Liberty Hill Foundation to administer the ULA Capacity-Building program (CF 23-0038-S10). The program is anticipated to launch prior to the end of the fiscal year, pending final contract execution. Once launched, the program will provide technical assistance and training resources for awarded projects that include tenant governance models. This Capacity-Building Program will also serve as a resource for prospective applicants for future NOFA funding rounds.

The design of the H4LA NOFA is intended to accomplish several goals:

1. Encourage applicants to implement cost reduction measures in order to reduce overall total development costs.
2. Prioritize “ready to start” projects in order to move projects through the development process at a faster pace.
3. Promote cost effective, feasible projects adhering to ULA Guidelines where applicable.
4. Implement the Enhanced Accessibility Program (EAP). The EAP is a program to encourage developers to incorporate enhanced accessibility features in the design of the proposed housing developments.

### Outside Leveraging and Tax Credits

One of the most important features of the H4LA Program is the ability to leverage and attract the investment dollars of other public and private entities for the development of affordable housing within the City, based on the ability to coordinate the development process of selected projects. Consistent with this authority, LAHD issues funding award letters and/or tie-breaker letters for projects leveraging tax credits, as applicable.

The 14 recommended projects pursuing tax credits will provide a total of 1,564 affordable multifamily housing units in the City. The 14 projects have a combined total development cost of approximately \$ 1.1 billion, leveraging an estimated \$850 million from other public and private funds. The City's contribution to the total development cost ranges from 25-30%.

At least four (4) of the seven (7) H4LA Programs that rely on outside funding leverage ULA Multifamily, Pooled Sources New Construction, Pooled Sources Preservation, and ULA Acquisition and Rehabilitation. Given the increased amount of local funds competing for the same leveraged funds at the state level, it is unclear whether the extent to which City-proposed projects will be awarded other competitive, public funds.

At least three (3) of the seven (7) Homes For LA Programs do not rely on outside funding leverage: ULA Alternative Models New Construction, ULA Alternative Models Preservation and ULA Operating Assistance. Given the larger percentage of City funding provided to projects in these programs without the need and the uncertainty of outside funding, projects in the two (2) ULA Alternative Models Programs may move forward more quickly. It is important to note that the City's contribution to these projects is much higher and therefore the ability to fund a higher volume of units remains limited. In Round 1, however, three of the five proposed awardees under the ULA Alternative Models New Construction will seek tax credits. The Department may seek to amend the allowance of tax credits in future Alternative Models Programs.

### **RECOMMENDATIONS FOR FUTURE HOMES FOR LA PROGRAMMATIC CHANGES**

#### Stakeholder Feedback and Homes For LA Round 2 Improvements

Given that this is the first time that the Department has significantly revamped the NOFA process in several years, and the first time that several new funding sources were made available, the Department actively sought feedback from a range of stakeholders in order to identify areas of improvement and refinement for future rounds of funding. As a result, the Department has received extensive feedback on the NOFA guidelines, regulations and implementation from various interest groups including, but not limited to, Southern California Association Of Non-Profit Housing (SCANPH), Enterprise Community Partners, CTY Housing, Corporation for Supportive Housing, and various developers.

The Department will address and incorporate feedback as applicable and appropriate for the next round based on feedback already received. Additionally, the Department plans to convene a group of developers and other stakeholders to provide additional feedback prior to development of the next NOFA. The ULA Citizen Oversight Committee (COC) may also provide additional feedback for consideration to the Department.

#### Recommendations for Amendments to the ULA Program Guidelines

As provided by Section 22.618.6 of the Los Angeles Admin Code, the ULA Citizen Oversight Committee (COC) may advise LAHD, the City Council, and the Mayor on Program Guidelines for the implementation

of programs funded by ULA. Specifically, the ULA COC has the authority to develop Program Guidelines and submit recommended guideline language for adoption by the City Council, subject to approval and amendments by the Council. The current ULA Program Guidelines were approved by the ULA COC at their meetings held on June 13, 2024 and August 15, 2024, and adopted by the City Council on December 19, 2024 (C.F. No. 23-0038-S8). As noted in the report provided under C.F. No. 23-0038-S8, the COC, LAHD, Mayor, and City Council follow the same procedures with any amendment to the Program Guidelines.

Through stakeholder feedback and review by LAHD staff following implementation of Round 1 of the H4LA NOFA, LAHD has identified the need for amendments to the ULA Program Guidelines that will improve implementation of ULA Programs. This will require consideration and recommendation by the ULA Citizen Oversight Committee, prior to potential approval by the City Council. LAHD anticipates working with the ULA COC to develop recommended modifications to the Program Guidelines in advance of Homes For LA Round 2, with an anticipated release in the summer of 2026.

Some initial amendments to the ULA Program Guidelines already identified by the Department and other partners include:

1. Transitioning the ULA Operating Assistance Program funds from a loan to a grant structure. Most of the projects receiving these funds have old loan agreements and have well-passed their tax credit compliance period. Providing grants to these projects instead of loans reduces the financial burden on these already cash poor projects by removing the possibility of additional debt.
2. Remove the 60-year loan term requirement for Alternative Models Program Projects and align it with existing traditional loan terms at 57 years in order to expedite loan drafting and closing in the spirit of funding units more quickly, a core goal of the Alternative Models Programs.
3. Amend or remove the fully amortizing requirement for the ULA Alternative Models Preservation Program, in order to expand the pool of qualified applicants. In the Alternative Models Preservation program, over 75% of applicants could not meet the debt service requirements under a fully amortizing loan. The Department's typically structured loan is in the form of a residual receipt loan which provides greater flexibility in repayment of debt for the project. This requirement to cover debt service under a fully amortizing loan removed many otherwise qualified projects. These amendments will need to be carefully balanced in addressing the financial risk to the Department.

#### LAHD Regulations and Term Sheet Changes

Similarly, based on analysis and findings from Round 1 of the H4LA NOFA, the Department will recommend several changes to the term sheets and program regulations dictating the application process for the next NOFA round. These changes will be presented to the City Council for consideration with the Department's request for authority to open the next NOFA funding round. The Department seeks to simplify the application process greatly in the next round, which will drive the bulk of the programmatic changes.

#### HOMES FOR LA TIMELINE AND NEXT STEPS

### Award Letters

Upon approval of this transmittal, the Department will issue award letters to projects that will be valid for one (1) year with up to a one (1) year extension. The Department will begin to draft loan documents and obligate funds for projects that can demonstrate immediate readiness. Projects eligible to receive funds immediately fall into the following categories: 1) ULA Alternative Models Preservation, 2) some projects under ULA Alternative Models New Construction, and 3) ULA Operating Assistance. Projects that have yet to assemble their full financing because they seek outside, competitive funding fall into the following categories: 1) ULA Multifamily, 2) Pooled Sources Multifamily, 3) ULA Acquisition and Rehabilitation, and 4) some projects under ULA Alternative Models New Construction.

The Department has existing template loan agreements that were developed for the ULA Accelerator Plus program, which can be utilized for the ULA Multifamily projects. The City Attorney's Office and LAHD have been actively developing loan agreements for projects falling into the three "immediate" program buckets in anticipation of this transmittal's forthcoming approval.

### Subordination Agreements for ULA Preservation Projects

Section 22.618.3(d)(1)(i)(b)(7) of the Los Angeles Admin Code requires that, for ULA-funded projects, "The affordability restrictions shall be senior to and not subordinated to any lien, deed of trust or condition or restriction to be recorded against the property, except for any land use-related affordability covenant, such that any entity taking title to the property or a dwelling unit by foreclosure or deed-in-lieu of foreclosure shall take subject to the affordability restrictions." This means that for any proposed awardees for the ULA Preservation Program (either ULA Alternative Models Preservation or ULA Acquisition and Rehabilitation), any and all senior lenders to which the project owes debt must agree to the terms and conditions of this Section. Should the City fail to obtain the agreement of all relevant senior lenders to this requirement, the project shall be deemed ineligible.

### Homes For LA Round 2

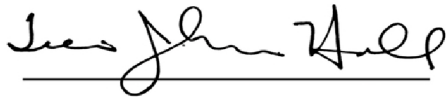
As noted throughout this report, the Department hopes to open Round 2 of the Homes for LA NOFA, with guidelines and programmatic improvements, in late summer 2026. Funding available for Round 2 is anticipated to include the remaining funds from Round 1 totaling \$32,967,420.28. In addition, Round 2 will include a new program to award the available \$29.5 million in LACAHSAs PPO-New Construction funding that was allocated in the FY 2025-26 LACAHSAs Expenditure Plan (C.F. No. 25-0400). The program design for these funds has yet to be determined by the Department but will be recommended in a future report.

Beyond those existing available funding amounts, the Department will be preparing the FY 2026-27 ULA Expenditure Plan for consideration by the City Council prior to July 1, 2026. Additionally, it is currently anticipated that the FY 2026-27 LACAHSAs Expenditure Plan will be presented to the City Council for adoption prior to June 15, 2026. Funds allocated to the NOFA funding programs via those forthcoming Expenditure Plans are anticipated to be made available in Round 2.

### **FISCAL IMPACT**

There is no impact to the General Fund.

Approved By:

A handwritten signature in black ink, appearing to read "Tiena Johnson Hall", is written over a horizontal line.

TIENA JOHNSON HALL  
General Manager  
Los Angeles Housing Department

ATTACHMENT:

Attachments Homes for LA Awardees and Alternates

## Attachment 1 - ULA Operating Assistance Awardees

ULA Operating Assistance						
Project	Sponsor	Council District	Total Number of Units	Total Number of Deed Restricted Units	Total Proposed LAHD Award Amount	Score
Gateways Apartments	Single Room Occupancy Housing Corp. (SRO)	14	108	107	\$100,000.00	PASS
Casa Amparo	Mercy Housing California	14	64	62	\$200,000.00	PASS
Yankee Hotel	Single Room Occupancy Housing Corp. (SRO)	14	80	79	\$300,000.00	PASS
36th STREET and BROADWAY APARTMENTS	LTSC Community Development Corporation	9	27	25	\$239,682.00	PASS
Southern Hotel	Single Room Occupancy Housing Corp. (SRO)	14	55	54	\$216,000.00	PASS
Temple Villas	Women Organizing Resources, Knowledge and Services	1	52	51	\$453,438.00	PASS
Hart Village	Abode Communities	3	47	46	\$375,324.00	PASS
Lyndon Hotel	Single Room Occupancy Housing Corp. (SRO)	14	53	52	\$100,000.00	PASS
Renato Apartments	Single Room Occupancy Housing Corp. (SRO)	14	96	95	\$100,000.00	PASS
New Terminal Hotel	Single Room Occupancy Housing Corp. (SRO)	14	40	26	\$160,000.00	PASS
Las Margaritas	East LA Community Corporation	14	42	41	\$370,164.00	PASS
88th and Vermont	Women Organizing Resources, Knowledge and Services	8	62	60	\$472,401.00	PASS
Nuevo Pico Union	Abode Communities	1	16	16	\$267,616.00	PASS

**ULA Operating Assistance**

<b>Project</b>	<b>Sponsor</b>	<b>Council District</b>	<b>Total Number of Units</b>	<b>Total Number of Deed Restricted Units</b>	<b>Total Proposed LAHD Award Amount</b>	<b>Score</b>
Glassell Park Community Housing/Rio Vista Apts	Abode Communities	1	50	49	\$382,916.00	PASS
Morgan Place	Abode Communities	8	55	54	\$462,882.00	PASS
Grand Ave	Abode Communities	14	66	65	\$452,712.00	PASS
Court Street Apartments	Women Organizing Resources, Knowledge and Services	1	24	23	\$283,170.00	PASS
Halifax Apartments	Women Organizing Resources, Knowledge and Services	13	46	45	\$432,880.00	PASS
Gower Apartments	A Community of Friends	13	55	55	\$466,000.00	PASS
Little Tokyo Sites	LTSC Community Development Corporation	14	158	155	\$754,000.00	PASS
Clark Residence	Abode Communities	1	152	152	\$428,000.00	PASS
Courtland Hotel	Single Room Occupancy Housing Corp. (SRO)	14	97	95	\$100,000.00	PASS
Eugene Hotel	Single Room Occupancy Housing Corp. (SRO)	14	44	43	\$172,000.00	PASS
Pac Arts	Meta Housing Corporation	15	49	49	\$146,400.00	PASS
Washington 722 TOD Apartments	Meta Housing Corporation	9	55	54	\$279,000.00	PASS
39 West Apartments	A Community of Friends	8	34	33	\$382,013.00	PASS
Vendome Palms	A Community of Friends	13	36	35	\$390,000.00	PASS
California Hotel	A Community of Friends	15	40	39	\$406,000.00	PASS

**ULA Operating Assistance**

<b>Project</b>	<b>Sponsor</b>	<b>Council District</b>	<b>Total Number of Units</b>	<b>Total Number of Deed Restricted Units</b>	<b>Total Proposed LAHD Award Amount</b>	<b>Score</b>
Park Lane Apts LP	West Angeles Community Development Corporation	10	117	117	\$718,000.00	PASS
Boyle Hotel Apartments	East LA Community Corporation	14	51	51	\$290,239.00	PASS
Ivy Terrace	Abode Communities	2	52	51	\$438,965.00	PASS
Cornerstone Apartments	A Community of Friends	6	36	35	\$352,174.00	PASS
Amistad Apartments	Esperanza Community Housing Corporation	1	23	22	\$342,000.00	PASS
Haskell Hotel	Single Room Occupancy Housing Corp. (SRO)	14	38	37	\$148,000.00	PASS
La Jolla Hotel	Single Room Occupancy Housing Corp. (SRO)	14	52	51	\$204,000.00	PASS
Rivers Hotel	Single Room Occupancy Housing Corp. (SRO)	14	76	74	\$296,000.00	PASS
Fedora Apartments	A Community of Friends	10	23	22	\$338,000.00	PASS
Reno Apartments	Koreatown Youth and Community Center	1	46	45	\$430,000.00	PASS
New Harbor Vista	Abode Communities	15	132	130	\$674,518.00	PASS
Los Cuatro Vientos	East LA Community Corporation	14	25	25	\$342,744.00	PASS
Villa Esperanza	Esperanza Community Housing Corporation	9	33	33	\$382,000.00	PASS
La Coruna Senior Apartments	Meta Housing Corporation	6	87	86	\$161,600.00	PASS
Korean Youth Center (KYC) Apartments	Koreatown Youth and Community Center	10	19	18	\$207,873.00	PASS

**ULA Operating Assistance**

<b>Project</b>	<b>Sponsor</b>	<b>Council District</b>	<b>Total Number of Units</b>	<b>Total Number of Deed Restricted Units</b>	<b>Total Proposed LAHD Award Amount</b>	<b>Score</b>
Santos Plaza	A Community of Friends	8	37	36	\$394,000.00	PASS
Casa Familiar de Nordhoff	Decro Corporation	7	38	37	\$398,000.00	PASS
Pisgah Village	Women Organizing Resources, Knowledge and Services	14	47	46	\$427,063.00	PASS
619 Westlake	Meta Housing Corporation	1	78	77	\$558,000.00	PASS
Orbison House	A Community of Friends	13	9	9	\$286,000.00	PASS
Vista Nueva Apartments	A Community of Friends	13	30	29	\$306,000.00	PASS
Paseo del Sol Apartments	East LA Community Corporation	14	7	7	\$261,000.00	PASS
Central Court	A Community of Friends	9	7	7	\$278,000.00	PASS
Tres Palmas	New Economics for Women	1	19	19	\$36,000.00	PASS
Durae Crenshaw and Kingsley House	Decro Corporation	10, 5	67	65	\$264,000.00	PASS
Blades	East LA Community Corporation	14	3	3	\$134,272.00	PASS
Figueroa Court	A Community of Friends	8	40	40	\$326,000.00	PASS
Gilbert Lindsay	Thomas Safran & Associates Development Inc.	9	137	135	\$729,228.00	PASS
127th Street Apartments	Meta Housing Corporation	15	85	84	\$489,400.00	PASS
Woodland Terrace Apartments	A Community of Friends	7	31	30	\$120,000.00	PASS
Arlington Square	A Community of Friends	10	48	47	\$438,000.00	PASS

**ULA Operating Assistance**

<b>Project</b>	<b>Sponsor</b>	<b>Council District</b>	<b>Total Number of Units</b>	<b>Total Number of Deed Restricted Units</b>	<b>Total Proposed LAHD Award Amount</b>	<b>Score</b>
Jefferson Park Terrace	Mercy Housing California	10	60	59	\$319,000.00	PASS
Hollywood Arts Collective	Thomas Safran & Associates Development Inc.	13	152	151	\$302,000.00	PASS
Park Plaza	Thomas Safran & Associates Development Inc.	9	79	78	\$440,499.00	PASS
<b>62 projects</b>	<b>total</b>					
<b>Total Available</b>	\$34,167,729					
<b>Total Amount Awarded</b>	\$20,725,173					
<b>Funds Leftover</b>	\$13,442,556					

## Attachment 2 - ULA Alternative Models Preservation Awardees

ULA Alternative Models Preservation							
Project	Sponsor	Council District	Total Number Of Units	Proposed LAHD Award Amount	Total Development Cost (TDC)	TDC/Unit	Project Score
Slauson Preservation*	Venice Community Housing Corporation	11	26	\$12,095,528.00	\$12,292,194	\$472,777	68
2611 Vallejo*	East LA Community Corporation	1	17	\$3,287,832.00	\$3,287,832	\$193,402	62.5
<b>Total Available</b>	\$52,707,574						
<b>Total Amount Awarded</b>	\$15,383,360						
<b>Balance</b>	\$37,324,214						
<b>Deduction to Cover Alt. Models NC Projects</b>	\$30,257,238						
<b>Funds Leftover</b>	\$7,066,976						
*Community Land Trust							



## Attachment 4 - Pooled Sources Multifamily Awardees

Pooled Sources Multifamily							
Project	Sponsor	Council District	Total Number of Units	Proposed LAHD Award Amount	Total Development Cost (TDC)	TDC/Unit	Project Score
18444 Plummer*	Alliant Strategic Development	12	200	\$36,110,000	\$144,511,772	\$722,559	108
Selby Gardens*	A Community of Friends	13	65	\$14,160,609	\$56,642,435	\$871,422	103
C4 Workman and C5 Avenue 24*	Women Organizing Resources, Knowledge and Services	1	158	\$26,819,338	\$107,277,355	\$678,971	102
<b>Total Amount Available</b>	\$77,600,000						
<b>Total Amount Awarded</b>	\$77,089,947						
<b>Balance</b>	\$510,053						
*Applying for tax credits							

## Attachment 5 - ULA Acquisition & Rehabilitation Awardees

Acquisition & Rehabilitation							
Project	Sponsor	Council District	Total Number of Units	Proposed LAHD Award Amount	Total Development Cost (TDC)	TDC/Unit	Total Score
Roscoe Apartments Rehab*	Kingdom Development, Inc.	3	25	\$4,010,311	\$14,322,539	\$572,902	119
Little Tokyo Scattered Sites*	LTSC Community Development Corporation	14	158	\$15,333,205	\$61,332,820	\$388,182	79
<b>Total Available</b>	\$30,259,134						
<b>Total Amount Awarded</b>	\$19,343,516						
<b>Funds Leftover</b>	\$10,915,618						
*Applying for tax credits							

## Attachment 6 - ULA Multifamily Awardees

ULA: Multifamily Affordable Housing							
Project	Sponsor	Council District	Total Number of Units	Proposed LAHD Award Amount	Total Development Cost (TDC)	TDC/Unit	Total Score
Prisma*	Affirmed Housing Group, Inc.	13	98	\$7,638,054.00	\$70,486,409.00	\$719,249.07	116
The Vine*	A Community of Friends	6	96	\$19,900,000.00	\$81,264,878.00	\$846,509.15	110
Ross Center - Affordable Housing*	LINC Housing Corporation	14	124	\$21,786,974.00	\$116,009,445.00	\$935,560.04	109
Vista Del Rey*	Community Corporation of Santa Monica	11	122	\$28,300,000.00	\$113,294,899.00	\$928,646.71	107
Eagle Rock Apartments*	AMCAL Multi-Housing, Inc.	14	64	\$12,706,915.00	\$42,356,383.00	\$661,818.48	103
Chavez Gardens*	Abode Communities	14	110	\$6,791,673.00	\$93,638,910.00	\$851,262.82	99
<b>Total Available</b>	\$98,155,833.00						
<b>Total Amount Awarded</b>	\$97,123,616.00						
<b>Funds Leftover</b>	\$1,032,217.00						
*Applying for tax credits							

## Attachment 7 - Program Alternates

<b>Program Name</b>	<b>Project</b>	<b>Score</b>
ULA Allternative Models Preservation	N/A - no others passed threshold	N/A
Pooled Sources Multifamily	Historic Lincoln Theatre Apartments	96
Pooled Sources Preservation	N/A - no others passed threshold	N/A
ULA Acqusition and Rehabilitation	N/A - no others passed threshold	N/A
ULA Multifamily	443 Soto	102
ULA Alt Models Nwe Construction	Jordan Downs Phase S6	112