



The Los Angeles Housing Department (LAHD) is posting the following Questions and Answers (Q&A – Part 1) regarding the ULA Accelerator Plus Bidder’s Conference of November 13, 2023. Additional information can be found online at <https://housing.lacity.org/partners/affordable-housing-managed-pipeline>.

2023 ULA Accelerator Plus – Notice of Funding Availability Bidder’s Conference Q&A Part 2 (12-04-2023)

#	Section	Question	Answer
SECTION 1: GENERAL PROVISIONS			
12	1.2 and 1.4	Section 1.2 “Eligible Projects” states: “All Eligible Projects, including those in Category A and B, must be admitted into the Affordable Housing Managed Pipeline (AHMP), have a loan commitment from the City such as HHH or Affordable Housing and Sustainable Communities (AHSC), a tax-exempt loan, or other City loan, or a loan commitment from the County or Department of HCD.” However, section 1.4 “Ineligible Activities” has “Costs associated with units not funded by the City of Los Angeles” as an ineligible use of funds. Can you please clarify/confirm that projects without LA City funds but with HCD and/or LA County funds are eligible to use these funds on all units?	Los Angeles Housing Department (LAHD) will not approve a budget with an ineligible cost, regardless of funding source proposed unless its specifically allowed under those regulations.
13	1.2 and 1.4	My question is for clarification. In the NOFA under section 1.4 Ineligible Activities, it has costs associated with units not funded by the City of Los Angeles as an ineligible use of the fund. But projects don’t necessarily need a City of Los Angeles funding source, right? It could be HCD or County? There’s that "Or" part, right? So is that a correction that needs to be in the NOFA? It says costs associated with units not funded by the City of Los Angeles.	Please see above (Q12).
SECTION 1: GENERAL PROVISIONS and SECTION 5: COMPLIANCE AND ADMINISTRATIVE PROVISIONS & SUPPLEMENTAL ULA REQUIREMENTS			
14	1.2, 5.3 and 5.5	There’s some confusion in the CHPC offices about rent setting and income eligibility for the Accelerator Plus NOFA. Specifically, is HUD used for Income Restrictions (15% to 80% AMI) but H&SC for rents (specifically LAHD’s Schedule VII chart)?	Please look at the Measure ULA definitions Section 22.618.2, which references the California Health & Safety Code.

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SECTION 2: THRESHOLD REQUIREMENTS			
15	2.1	For projects that qualify under Mayor Bass's Executive Directive 1 (ED1), the Ready To Issue (RTI) letter is handled differently.	For scoring purposes, a Building Permit or Ready-to-Issue letter is needed.
16	2.1 and 2.2	Will a board resolution be required?	Yes. A Board Resolution is a requirement of commitment.
17	2.1 and 2.2	Hi, I wanted to confirm that applicants under category A are not required to submit board resolutions. Given that we have a board meeting on 5th, we would greatly appreciate if you could answer our question as soon as possible. Thank you so much!	Please see above (Q16). We will accept post-award submittals.
18	2.7	Will this program allow the use of 9% LIHTC if you have, as of this date, not applied to TCAC?	Yes, if Accelerator Plus funds are the last source on your project's stack of funding to apply with CTCAC.
19	2.13	For projects that are currently under an ENA that will have a JDA prior to the awards of this NOFA, is that something that you would consider?	An Exclusive Negotiation Agreement (ENA) is not a commitment. Site control requires California Environmental Quality Act (CEQA) clearance through the City of Los Angeles' Department of City Planning. A proof of site control must be submitted at the time of application.
20	2.13	Just to further clarify, the site control in the application requires a JDA. We will not have a JDA for the application of the submission date of December 15th. But we will have that by the time you anticipate to have the final scores, by mid-January.	Please see above (Q19).
Section 4: Application Process and Requirements			
21	4.1	What about Category B? Does an HHH Project that cleared its one-time Background Check need to clear a Background Check again?	<p>There is a 365-day lookback period for background checks. If you've been cleared within the last 365 days, you are deemed to be in compliance on this item.</p> <p>HHH Program Regulations, Policies & Procedures Amended 2018-19 Section 2.19 HCIDLA Business Policy regarding background checks states:</p> <p>HCIDLA will conduct a background check internally, based on the information provided to determine if any outstanding financial</p>

			statements, residual receipts payments, Rent Registration or Code (SCEP), or Land Use Monitoring fees are due, if there are unpaid property taxes, lapsed insurance, Occupancy Monitoring (tenant eligibility) issues or issues concerning Affirmative Marketing due to non-listing on Housing.LACity.org, outstanding cited habitability violations, and/or if the property is in any of the City's compliance programs due to unabated habitability violations (i.e., REAP). Failure to disclose all applicable properties may result in disqualification of the application.
Section 5: COMPLIANCE AND ADMINISTRATIVE PROVISIONS AND SUPPLEMENTAL ULA REQUIREMENTS			
22	5.1	For Category B applications, the checklist doesn't indicate that a building permit or RTI letter is needed however it is a 50 point scoring category. Can you please clarify whether or not a Category B project needs building permits and if it will be penalized the 50 points if it does not?	Please refer to (Q15).
23	5.2	Section 5.2 "Accessibility Certification Requirements" states: "Prior to issuance of a Temporary Certificate of Occupancy (TCO), the developer must obtain a clearance from the LAHD Accessible Housing Program (AChP). The AChP has been added to the ACOS (Automated Certificate of Occupancy System), within the Los Angeles Department of Building and Safety (LADBS), to ensure that the development complies with all applicable accessibility standards prior to LADBS' issuance of a TCO." Does this apply to projects on LA County owned land that obtained a Building Permit through the County's Building Department?	All projects that LAHD finances needs to be in compliance with our Accessible Housing Program (AChP).
24	5.4	I am working on an application for the ULA Accelerator Plus program. I have a question regarding the PLA requirement. Our project is not currently subject to a PLA but we would enter into one if awarded funding. What should we provide for that item on the checklist? Is a letter from the developer sufficient?	A Category A project that's partially complete without a Project Labor Agreement (PLA) would be ineligible for this program. The project has to be subject to a PLA throughout the course of construction.
25	5.4	Please provide more detail on what documentation would be acceptable to meet this requirement for project not yet in construction without a PLA in place: "Attachment 3 – Project Labor Agreement Evidenced by Letter of Assent"? Would a	A Letter of Assent from the Los Angeles Bureau of Contract Administration (BCA) is acceptable to meet the requirement for projects not yet in construction without a Project Labor Agreement (PLA) in place.

		letter from an attorney suffice or does the letter have to come from a specific agency?	
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26	5.4	Is there a template Letter of Assent for Category B projects not yet under a PLA?	Please see above (Q25).
27	5.4	What are the requirements to satisfy the relocation section? I'm just seeing proof of noticing, but AHMP requires a resume, plan, rent roll, etc. Is proof of noticing all that is required for this application? If so, must the noticing have been provided to existing tenants be within a certain amount of time from the application deadline? Must the notices be signed and acknowledged by tenants?	<p>The 2022 Affordable Housing Managed Pipeline (AHMP) Program Regulations, Policies and Procedures Section 2.20: Relocation states:</p> <p>If the proposed site is occupied, a tenant displacement assessment must be conducted before submitting a funding application. This written assessment and a Relocation Plan must be submitted during NOFA application.</p> <p>The Relocation Project Summary Assessment form (Attachment 2.20.4) must be valid and within six months of the application deadline. In addition, a copy of the relocation consultant's proposed or executed service agreement or contract, and the consultant's resume/qualifications must be provided.</p> <p>Before any relocation activities can be carried out, the applicant shall obtain from LAHD a written approval of the relocation plan. The written approval should state that the relocation plan has been reviewed and accepted by LAHD. Upon acceptance, the relocation plan shall be implemented by a qualified relocation consultant. At a minimum, the relocation plan must include:</p> <ul style="list-style-type: none"> • A reasonable cost estimate that includes underlying assumptions (housing assistance payment, moving expenses, and other allowable expenses); • Identification of the number of households or businesses to be displaced; • A current rent roll as of the date of the project's NOFA application; • Samples of the required relocation notices; • A description of the proposed advisory services to be provided to the displaced households/businesses; and, • Projected dates for 1) issuance of required notices; 2) claim payments; 3) tenant move out.