



**NOTICE OF FUNDING AVAILABILITY (NOFA) FOR AFFORDABLE
MULTIFAMILY RENTAL HOUSING, ROUND 29
QUESTIONS AND ANSWERS
Issued on October 2, 2023**

The below questions were collected as part of the Los Angeles County Development Authority's (LACDA) NOFA Round 29 application process. The purpose of this document is to answer questions related to the criteria and means used for awarding funds for multifamily affordable rental housing projects. Questions may have been edited for clarity. Answers are provided in blue font.

Does NOFA accept applications from applicants who wish to purchase property using the NOFA funds?

LACDA funds are not eligible for acquisition of land only.

Does the minimum score of 600 points for capital funding apply as well to the stand-alone applications? Or do standalone applications only need to meet the 200 point minimum identified in Supplemental Document 3?

Standalone PBVASH applications are not being accepted during this round.

How do I transfer information from the NOFA 28 application to the NOFA 29 application?

The NOFA application system does not transfer data from one application to another.

Can you please provide the Housing Assistance Division's Administration Plan – 21.5.1 through 21.5.4? This document is referenced in the PBV Building Information section of the UNOFA application, but we are unable to locate that reference.

The Administration Plan was recently renumbered, please see chapter 19: [https://www.lacda.org/docs/librariesprovider25/shared-content---documents/2023-administrative-plan-\(07-01-2023\).pdf?sfvrsn=acef46f8_1](https://www.lacda.org/docs/librariesprovider25/shared-content---documents/2023-administrative-plan-(07-01-2023).pdf?sfvrsn=acef46f8_1)



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Is a public hearing required after a NOFA 29 funding recommendation by the LACDA Executive Director? Is a public hearing required for Board approval?

Evidence of all outreach activities must be submitted before Board approval. Please see section NOFA Section 7.20 for information.

Will the project cause the local jurisdiction (LACDA) to hold public hearing to solicit public comment in the future? Examples include hearings for design review, funding allocations, zoning variance for a conditional use permit.

The LACDA will not hold public hearings for projects. The applicant is responsible for initiating the LACDA's public outreach requirements.

Is the definition for "persons limited by a disability" the same for the Tier 1 definition, "persons living with a disability"?

Yes.

Does a market study constitute sufficient evidence that demand exists for 3-bedroom special needs units?

No, applicants should reach out to the Los Angeles Housing Services Authority (LAHSA) and inquire about the population you are targeting and the bedroom size you are proposing. In your application, provide any correspondence you had with LAHSA supporting the need for 3-bedroom units.

Does the appraisal require a reliance letter naming the LACDA or is reliance to the Borrower/Development Team sufficient?

Please see NOFA Section 2.6.

If the applicant anticipated more than one funding recommendation (e.g. NOFA 29 for HOME funds plus the anticipated NOFA 30 NPLH/AHTF) does public outreach occur after each LACDA funding recommendation is received, or if a second round of funding is to be requested, AFTER that second round of funding is recommended?

Public outreach activities need to be completed for the first round of funding. If public outreach has been completed, the applicant needs to submit evidence that the public outreach requirements have been met for the second NOFA round.

The timeline for public outreach is predicated on knowledge of the LACDA Board approval date, is there an anticipated timeline for the board approval date or a typical lead time, to estimate the scheduling of Board Approval Date (e.g. 120 days AFTER funding recommendation)?

Board approval is contingent on the completion of public outreach activities, therefore, the completion of public outreach will allow for the setting of a Board approval date.

Is there a minimum score required in order to be considered for Tier 1?

All projects must score a minimum of 600 points to be considered for funding.

Where can we find the compliance form that we need to send to the AM Loan Servicing email prior to submitting an application?

The form can be found in the Supporting Documents Section under the Organizational Documents folder.

Regarding the requirement that 11% of units be mobility units - is it 11% of the total even spread across each unit type, or is it 11% of EVERY unit type (e.g. 11% of all 1-BRs, plus 11% of all 2-BRs, etc).

A minimum of 11% of total project units.

Is submitting a relocation plan a requirement of the application? I see that questions about relocation are imbedded in the application, but we are unclear if the plan itself needs to be submitted as well.

Yes, if a relocation plan has been prepared provide a copy in your application.

Does LACDA have recommendations on service providers who specialize in the DV population?

Reference Addendum 1 for a list of lead service providers serving Survivors of Human Trafficking.

Supplemental Document 5 - Architectural Design Requirements, Section III. Standard Accessibility Requirements B. Universal Design Requirements speaks to Universal Design in general but does not specify when it is required. This Fair Housing and Accessibility Requirements Supplemental Document 6 of the NOFA. NOFA Supp. Doc. 6, Section E. Universal Design indicates that all senior housing projects must incorporate Universal Design Principles. I do not see a requirement that requires non-age restricted/non-senior units to incorporate Universal Design. Can LACDA please confirm the understanding that Universal Design is only required in age-restricted units.

Universal Design is only required for senior projects.

Regarding the LBP and Asbestos report. Our building was built prior to 1978, but we will be demolishing the building and the project will be new construction. Do we still need to get an LBP report, or can we just provide an asbestos report?

Please provide a letter describing how the project will comply with the various lead/asbestos containing materials regulations that apply to demolition activities. Your contractor should understand the requirements for demolition when lead and/or asbestos are involved and the letter should address this in some detail, including the regulatory requirements for the demolition, with an acknowledgment that the contractor will comply with the requirements.

For the updated Phase I Report requirements. If there have been no changes to the conditions reported in our report from Dec. 2022 on the site, can we have the original vendor provide a letter stating that no changes have occurred instead of an updated report?

Yes, the environmental consultant can provide a letter stating that site conditions are unchanged and that you and the LACDA can rely upon the older report.