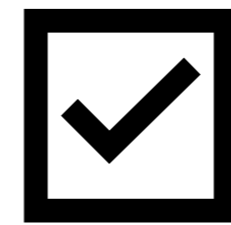




Proposers Conference – May 6, 2026



AGENDA



AVAILABLE FUNDING/RENTAL ASSISTANCE



ELIGIBILITY REQUIREMENTS



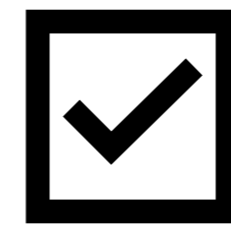
APPLICATION PROCESS AND SCORING



SIGNIFICANT CHANGES



TIMELINE



ACKNOWLEDGEMENT



AVAILABLE FUNDING/RENTAL ASSISTANCE

Available Funding/Rental Assistance

- This Notice of Funding Availability (NOFA) makes capital funding available of up to \$90 million in Affordable Housing Trust Funds (AHTF) for eligible permanent multifamily rental housing projects that reserve units for qualifying Special Needs populations and General Affordable populations.
- The Los Angeles County Development Authority (LACDA) is designating this NOFA as its public notice of a competitive request for the award of a combined total of 300 Project-Based Vouchers (PBVs) and/or Project-Based Veterans Affairs Supportive Housing Vouchers (PBVASH Vouchers).

Funding Basics

AHTF CAPITAL FUND SUBSIDY LIMITS	
Number of Bedrooms	Maximum Per Unit Subsidy
Studio	\$170,000 \$180,000
1	\$180,000 \$190,000
2	\$190,000 \$200,000
3	\$200,000 \$210,000

Capital Fund Project Limits

Maximum Subsidy Per Project: Up to ~~\$10,000,000~~ \$12,000,000 per funding source (includes any past awards).

CAPITAL FUND PROJECT LIMITS			
Fund Type	Target Population	Eligible Geography	Maximum Subsidy Per Project
AHTF	Special Needs and General Affordable Populations	Los Angeles County	<ul style="list-style-type: none">• \$12,000,000 unincorporated Los Angeles County or projects using County-owned land in any jurisdiction.• \$12,000,000 in incorporated cities outside of the City of Los Angeles.• Funds are allocated on a per-unit basis for eligible assisted unit types.

Applying for Rental Assistance

- A request for rental assistance must accompany a request for capital funds.
 - Projects applying for PBVs/PBVASH Vouchers must complete the required Universal Notice of Funding Availability (UNOFA) application sections and the designated sections for PBVs. If UNOFA application questions are not applicable, please put “N/A” in the response.
 - Projects in Unincorporated LA County that have been awarded capital funding but have not been awarded PBVs may apply only to PBVs. A full application is still required for a PBV only application.
 - Contract term is 20 years.
 - Include PBV/PBVASH Voucher assumptions in the UNOFA application and proforma.

Bond Issuance

- If tax-exempt bond financing is contemplated for a project within an unincorporated Los Angeles County area, the conduit issuer must be the LACDA. If a project is located within an incorporated city that (a) is providing financing for the project, and (b) is a conduit issuer of mortgage revenue bonds, that city (or Housing Authority) may be the conduit issuer. If the project is in an incorporated city that does not have authority to issue bonds, then the LACDA must be the conduit issuer.
- Applications to the California Debt Limit Allocation Committee (CDLAC) are competitive and the LACDA has submission guidelines that allow for sufficient time to review applications for completeness.
- Contact the LACDA's Bond Administrator at (mfbonds@lacda.org), early in the project planning stage.



ELIGIBILITY REQUIREMENTS

General Eligibility

- Located in Los Angeles County, but not within the geographic boundaries of the City of Los Angeles.
 - With the exception for projects sponsored by the County or located on County-owned land.
- For all projects, at least 10% of a project's units must be set aside for households earning no more than 30% of the Area Median Income (AMI). These units:
 - Will be subject to an affordability covenant
 - ~~Are not eligible for funding~~
 - ~~Any surplus units above the 10% at 30% AMI are eligible for financing.~~



Target Populations

Special Needs Target Populations

- Homeless Households
- Homeless Seniors
- Chronically Homeless
- Homeless Veterans
- Homeless Persons Living with a Mental Illness
- Persons Living with HIV/AIDS
- Persons with Intellectual/ Developmental Disabilities
- Transition Age Youth (Homeless and At-Risk)
- Survivors of Domestic Violence/Human Trafficking/Sexual Assault

General Affordable Target Populations

- Seniors
- Families
- Extremely Low-Income (30% AMI)

Affordability Requirements

- Special Needs units must be restricted to households earning at or below 30% of the Area Median Income (AMI). Income targeting may be as high as 35% AMI with reasonable justification provided by the applicant and approved by the LACDA.
- General Affordable units must be restricted to households earning up to 80% AMI.
- Units assisted by PBVASH Vouchers may target residents with incomes up to 80% AMI.

Eligibility Requirements

- Projects providing General Affordable units or Special Needs units, but not seeking PBVs through this NOFA must meet the following criteria:
 - Maximum unit affordability cannot exceed 80% AMI.
 - Must reserve at least 10% of the total number of units for households earning no more than 30% AMI.
 - These units will be subject to an affordability covenant. The project's cash flow is expected to carry the operational costs of the 30% AMI units.
 - The General Affordable units must support the 30% AMI units, which will not receive PBVs.
- Projects providing PSH units that seek capital and PBVs:
 - Must reserve at least 20% of total units for a qualifying Special Needs population.

Supportive Housing Developer Eligibility Criteria

The following eligibility criteria apply to applicants seeking PBVs through this NOFA:

- Own, operate, and maintain at least 500 units or seven (7) supportive housing projects in California that serve qualifying Special Needs populations.
- Have developed and placed in service at least seven (7) supportive housing projects, three (3) of which must be located in Los Angeles County.
- Applicants must provide the last three (3) years of audited financial statements for at least seven (7) supportive housing projects totaling at least 500 units that have been in operation for at least three (3) full years. The audited financials must show positive cash flow and the ability of project income to pay operating expenses.

Supportive Housing Dev. Eligibility Criteria Cont.

PBVs are available to applicants that qualify as a supportive housing developer. Eligibility criteria:

- The applicant must provide evidence of resident housing retention and stability of at least 90% for at least five (5) of the NOFA-qualifying projects. This is measured by the percentage of residents who maintain their lease for more than two (2) years.
- Applicants must disclose any Section 8 abatement actions taken by Public Housing Authorities, or notices of code violations of any kind received in past 24 months and provide evidence of responsive corrective actions.
- Any project requesting more than 49% of total units reserved for Special Needs populations must provide a justification letter.



APPLICATION PROCESS AND SCORING

Application Process



- Applications are submitted online at <https://www.unofa.org/#/homepage>.
- Complete the NOFA application.
- Complete the sections applicable for the PBV/PBVASH application, if applying for rental assistance.
- Threshold requirements and additional supporting documents identified in application checklist.
- Check application materials carefully – the award process is competitive.

UNOFA Application Website for NOFA 32

www.unofa.org

FUNDING OPPORTUNITIES

The Universal NOFA Application Website (UNOFA) was developed to improve the efficiency of how the Notice of Funding Availability (NOFA) applications are received, processed, and stored for the City of Los Angeles and the County of Los Angeles. The UNOFA coordinates the efforts of the City of Los Angeles Housing Development (LAHD), the Los Angeles County Development Authority (LACDA), and the Housing Authority of the City of Los Angeles (HACLA) in the creation and preservation of affordable housing in the City and County of Los Angeles.

[Click here](#) to join our mailing list and be informed of new funding opportunities!

Agency

Fund Type

Selected All

Selected All



Homes for LA - Pooled Sources Multifamily

Agency : LAHD
App Open Date : 09/04/2025
App Close Date : 10/21/2025

The Pooled Sources Multifamily Program is offered by the City of Los Angeles to develop affordable housing aimed at low and very-low-

Homes for LA - ULA Multifamily Affordable Housing

Agency : LAHD
App Open Date : 09/04/2025
App Close Date : 10/21/2025

The United to House Los Angeles (ULA) program is a sustainable funding stream dedicated to affordable housing production and homelessness

Announcements and Upcoming Events

NOFA Round 32- Application Period Open

📅 Apr 23, 2026 ⌚ 6:00:00 AM



Application Evaluation and Scoring

Pre-Application Deadline

- The Confirmation of Compliance is no longer required and has been replaced by the REO schedule.
- Real Estate Owned (REO) Schedule is to be completed and emailed by **May 15th** to **NOFAapp@lacda.org**.

Notes on Review Process

- Review will exclude all projects built or acquired in 2023 or thereafter.
- Review will exclude projects with fewer than 25 units from the “Occupancy” and “Financial Health” criteria.
- A narrative providing mitigating information may be submitted with the REO Schedule if an applicant cannot fully meet qualifying criteria.
- Please submit as early as possible to ensure sufficient time to appeal (if necessary).

Real Estate Owned (REO) Schedule

All applicants must submit a Real Estate Owned (REO) Schedule form, which will be used as a Threshold qualitative screening of applicant portfolio. This form is to be submitted by the deadline of **Friday, May 15, 2026, to NOFAapp@lacda.org**.

REO Schedule - Threshold Rubric			
PSH		Non-PSH	
Category	Threshold	Category	Threshold
Occupancy	65% or Above (Portfolio-Wide)	Occupancy	85% or Above (Portfolio-Wide)
Financial Health	Expense Coverage Ratio >= 1.0 for 60%+ of Portfolio	Financial Health	Expense Coverage Ratio >= 1.0 for 70%+ of Portfolio
Physical Health	Code Violations on < 20% Portfolio	Physical Health	Code Violations on < 10% Portfolio
Compliance	>= 90% of Projects Compliant with Soft Loans	Compliance	>= 90% of Projects Compliant with Soft Loans

Significant Changes For Threshold Review

Threshold Review

- Adherence to program parameters, including geography, target population, funding limits, eligible use of funds, underwriting standards, and financial feasibility
- All threshold items must be submitted (see Application Checklist in Supporting Documents Section in the UNOFA)
- Environmental Documentation:
 - Environmental Service Request (ESR) form
 - Environmental Due Diligence Checklist form
- Development Timeline – A project's development timeline will be reviewed, and additional documentation may be requested to support that timeline.

Results of the Threshold Review are final, with one exception. LACDA will accept an appeal following a disqualification if the applicant can provide evidence that any missing document was submitted within the application period.

Significant Changes For Technical Review

- Projects seeking more than 49% Special Needs units must submit a waiver request via justification letter.
- Projects proposing commercial space must have a viable leasing option, such as a letter of interest or a commitment letter from a business.
- Supportive Housing Developer Eligibility Requirements (if seeking PBVs)
 1. Audited Financial Statements
 2. Evidence of Resident Housing Retention & Stability
 3. Disclosure of any Section 8 abatement actions (if applicable)
 4. Qualifying Narrative (if applicable)
- Scoring – Rental Assistance category removed.
- Bonus Points – A project that includes studio units totaling less than 10% units of all units, will receive 50 bonus points.

Application Evaluation and Scoring

- **Funding Awards**

- Project must score a minimum of 522 points at technical score and evaluation to be considered for funding. At the sole discretion of the LACDA, projects below the scoring minimum may be considered for funding, if funds are available after final recommendations, the project is feasible, the development team is qualified, and County/LACDA housing criteria are met.

NOFA Scoring

- NOFA award recommendations will be based on the numerical scoring of each project. The maximum score is 870 points.

Self-Score Summary	Max Available Points
Financing	
Committed Permanent Public Funds	60
Maximum Financing Points	60
Development Team	
Developer Experience or Supportive Housing Developer	60
Emerging Developer Partner	50
Managing General Partner Experience	75
Architect Experience	50
Maximum Development Team Points	235
Geography	
Unincorporated Los Angeles County Projects and Projects developed on County-Owned land, or part of a County project, or	150, or
Incorporated jurisdictions outside of the City of Los Angeles	75
Maximum Geography Points	150

NOFA Scoring – Cont.

Readiness	
All other project funding is committed (does not include LIHTC)	100
Entitlements for project are complete, or project can be developed by-right and can begin construction within 12 months of the date of funding recommendation	75
Max Readiness Points	175
County Priorities	
Selected by the County's Affordable Housing and Sustainable Communities workgroup, <u>or</u> the project is receiving other financial County support	100
Located in a Highest Resource area (100 pts.), or Located in a High Resource area (75 pts.)	100
Max County Priorities Points	200
Bonus Points	
Unit Types - Less than 10% of the total units are studios	50
Maximum Bonus Points	50
Maximum Available Project Points	870

Significant Changes

Section 3.2.1 Affordability Requirements

- Income targeting for General Affordable units must be restricted to households earning at or below 80% AMI.

Section 3.7 Additional Eligibility Requirements

- There is now a maximum number of projects that can be in LACDA pipeline by an applicant.
 - Eligible applicants may not have more than five (5) LACDA-funded projects in any development phase. LACDA may waive this requirement after reviewing development team capacity.

Significant Changes

Section 4.3.1 Good Faith Deposit and Long-Term Compliance Monitoring

- The non-refundable good faith deposit and the annual compliance monitoring payment amount has been updated to \$7,512.

Section 6.2 Minimum Operating Expenses

- Table 6.2 Minimum Operating Expenses has been updated.

Section 6.3 Partnership and Asset Management Fee

- The annual Partnership and Asset Management Fee has been updated to \$40,000.



TIMELINE

Timeline

*Date	Event
Thursday, 4/23/2026	NOFA Guidelines Released and UNOFA Application Open
Wednesday, 5/6/2026	Mandatory Proposers Conference from 2:00 – 3:00 PM
Friday, 5/15/2026	All Projects submit a completed Real Estate owned (REO) Schedule to NOFAapp@lacda.org
Thursday, 5/21/2026	Deadline to submit questions through the UNOFA
Thursday, 5/28/2026	Q & A published
Monday, June 8, 2026	NOFA Application Due before midnight (by 11:59:59 p.m.)
Monday, 6/15/2026	List of applications and self-scores posted
6/15/2026 - 7/20/2026	Threshold and Technical Review Period
7/27/2026	Appeal Period
8/2026	Approval of projects by the LACDA Executive Director

**These dates are approximate and may change*

NOFA 32 Resources

- The NOFA 32 Map can be used to identify a project's jurisdiction and CTCAC's Neighborhood Opportunity Highest/High Resource
 - [NOFA 32 Map](#)
- LACDA Multifamily NOFA
 - <https://www.lacda.org/affordable-housing/multifamily-rental-housing-nofa>



ACKNOWLEDGEMENT

Acknowledgement of Attendance

- Please use the chat function for today's meeting to provide applicant name, organization, and anticipated project name.
- If you are undecided at this time on whether you will submit an application, at a minimum provide your name and your organization's name to confirm attendance at today's meeting.



QUESTIONS

Questions ?



All questions must be submitted through the UNOFA portal. A written response to questions received before the 5/21/2026 question and answer deadline will be posted on our website.

Questions received after the 5/21/2026 deadline may be answered as time permits.

Questions submitted to LACDA staff via email, phone, or other methods will not be answered.

Submitting Questions

During the application period, questions should be submitted via the "Ask a Question" link

Ask a question

Please fill out this form to ask your question. If you provide contact information, we may contact you directly with an answer or post a response in the FAQs.

Select Category *
LACDA

Select Subcategory *
NOFA 32

Ask a question *

First Name * Last Name *

Email * Contact Number

Agency: Selected All Fund Type: Selected All

Homes for LA - Pooled Sources Multifamily

Agency : LAHD
App Open Date : 09/04/2025

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