



NOTICE OF FUNDING AVAILABILITY

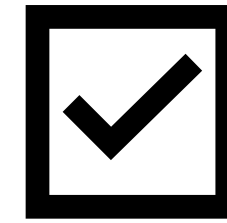
Affordable Multifamily Rental Housing

Round 33

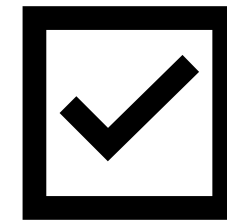
Proposers Conference – October 28, 2026



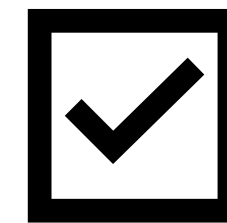
AGENDA



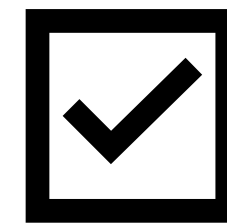
AVAILABLE FUNDING/RENTAL ASSISTANCE



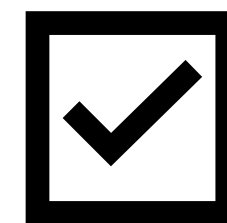
ELIGIBILITY REQUIREMENTS



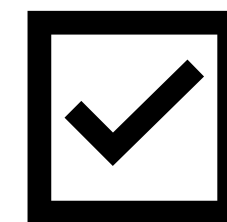
APPLICATION PROCESS AND SCORING



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 \$120 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	\$180,000
1	\$190,000
2	\$200,000
3	\$210,000

Capital Fund Project Limits

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• Funds are allocated on a per-unit basis for eligible assisted unit types, but all units are subject to an affordability covenant.

Applying for Rental Assistance

- A request for project-based rental assistance must accompany a request for capital funds.
 - Projects applying for PBVs must complete the associated Universal Notice of Funding Availability (UNOFA) application sections. If UNOFA application questions are not applicable, please put “N/A” in the response.
 - Contract term is 20 years.
 - Use PBV payment standards in the UNOFA application and proforma.
 - At the sole discretion of the Executive Director, the LACDA will consider providing PBVs to projects in jurisdictions in which the local Housing Authority has reached the statutory cap for PBVs, as evidenced by the issuance of HAP contracts.

Bond Issuance

- If LACDA is providing project financing and the project plans to use 4% bonds and tax credits, LACDA will be the conduit bond issuer when:
 - The project is within unincorporated Los Angeles County, or
 - If the project is in an incorporated city that does not issue housing bonds.
- If a project is located within an incorporated city that is providing project financing and maintains a bond issuance program, then that city (or Housing Authority) may be the conduit issuer.
- Contact the LACDA's Bond Administrator at mfbonde@lacda.org early to discuss timing.



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 projects that will serve General Affordable populations, at least 10% of a project's units must be reserved for households earning no more than 30% of the Area Median Income (AMI).
 - These units will be subject to an affordability covenant

Projects requesting funding for Special Needs units must reserve at least 20% of total units for a qualifying Special Needs population.

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 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.
 - The project's cash flow is expected to carry the operational costs of the 30% 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 50% 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 for funding.
- Complete the PBV/PBVASH application sections, 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 33

www.unofa.org



Notice of
Funding Availability

Feedback | FAQs | Login | Register | [Ask a question](#)



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

Selected All

Fund Type

Selected All

LACDA - NOFA Round 33

Agency : LACDA

App Open Date : 10/19/2026

App Close Date : 12/03/2026

LACDA's Notice of Funding Availability (NOFA) Round 33

[VIEW MORE](#)

Homes for LA NOFA Round 2 Sponsor Application

Agency : LAHD

App Open Date : 10/13/2026

App Close Date : 11/13/2026

As part of the Homes for LA NOFA Round 2 process, LAHD will underwrite Sponsors. Sponsor underwriting is mandatory for all prospective applicants.

[VIEW MORE](#)

[Announcements and Upcoming Events](#)

Application Evaluation and Scoring

Pre-Application Deadline

- Real Estate Owned (REO) Schedule is to be completed and emailed by **November 3rd** to **NOFAapp@lacda.org**.
- Please note: Applicants whose REO schedules were approved by the LACDA in the previous 12 months do **not** need to re-submit for NOFA 33.

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 **Tuesday, November 3, 2026**, to NOFAapp@lacda.org.

<u>REO Schedule - Threshold Rubric</u>			
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

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.

Technical Review

- Projects seeking more than 50% 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)

Application Evaluation and Scoring

- **Funding Awards**

- Project must score a minimum of 492 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 820 points.

APPLICATION SCORING SUMMARY (MORE DETAIL FOUND IN SECTIONS 5.1 – 5.6)		
Category	Max. Points	Scoring
Financing		
Committed Permanent Public Funds	60	Three (3) points will be awarded for every one percent (1%) of total development cost financed with committed public funds, up to a maximum of 60 points.
Development Team		
Developer Experience or Supportive Housing Developer Experience	60	See Section 5.2. for point allocations.
Managing GP Experience	75	
Architect Experience	50	
Geography		
Unincorporated Los Angeles County projects and projects developed on County-owned land, or part of a County project, <u>or</u>	150, <u>or</u>	
Incorporated jurisdictions outside of the City of Los Angeles.	75	

NOFA Scoring – Cont.

Readiness		
Excluding this current NOFA, all other project funding is committed (does not include LIHTC).	100	These NOFA funds and/or tax credits are the only funding needed.
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	Evidenced by completed entitlements or by -right development confirmation by the local planning authority.
County Priorities		
The project is recommended by the County's Affordable Housing and Sustainable Communities workgroup, or the project is receiving other financial County support	100	County support does not include prior NOFA funding or general letters of support.
The project is located in a High Resource (75 pts.) or Highest Resource (100 pts.) area.	100	See NOFA 33 map Highest/High Resource Area Map
Unit Type - Projects with fewer than 10% studio units will be awarded 50 points.	50	
MAXIMUM APPLICATION POINTS	820	

Significant Changes

Section 3.3 Eligible Projects and General Requirements

- Eligible funding requests:
 - 1. Funding and PBVs for eligible Special Needs units;
 - 2. Funding for Special Needs units only;
 - 3. Funding for General Affordable units only;
 - 4. Funding for both Special Needs units and General Affordable units.
- Projects that were awarded NOFA funds in a previous round are not eligible to apply. An exception is made for projects that previously received a No Place Like Home award and no other LACDA funding.

Significant Changes

Section 3.3.2 Minimum Project Requirements

Projects may not request funding for General Affordable studio units.

3.7 Additional Application Eligibility Requirements

If the applicant submitted the Real Estate Owned (REO) Schedule form and met the criteria within the past twelve (12) months, the applicant does not need to resubmit.

Section 5.5 County Priorities

For high and highest resource area points, an applicant may choose to utilize the census tract resource designation from the CTRACT/HCD Opportunity Maps in effect when the initial site control was obtained up to seven calendar years prior to the application. The applicant must provide evidence if requesting to utilize the lookback period to receive points.

Projects with fewer than 10% studio units will be awarded 50 points

Significant Changes

Section 7.12 General Contractor

- General Contractors working on funded projects must use a Guaranteed Maximum Price Contract (GMAX) wherein the basis for payment is the cost of the work plus fee.

Supplemental Document 7 Underwriting

The base Property Management Fee has been increased to \$76 per leased unit per month, with add-on fees permitted for projects that serve specified special needs populations, apply utility allowances, use a combination of rental subsidies, or meet any other add-on criteria established in HUD's Memorandum for the Multifamily West Region. LACDA will not apply automatic escalations of the fee; however, the owner may in the future increase this fee in alignment with Management Fee range published by HUD for the State of California.



TIMELINE

Timeline

*Date	Event
10/19/2026	NOFA Guidelines Released and UNOFA Application Open
10/28/2026	Mandatory Proposers Conference from 2:00 – 3:00 PM
11/3/2026	All Projects submit a completed Real Estate owned (REO) Schedule to NOFAapp@lacda.org
11/16/2026	Deadline to submit questions through the UNOFA
11/20/2026	Q & A published
Monday, Dec.3, 2026	NOFA Application Due before midnight (by 11:59:59 p.m.)
12/10/2026	List of applications and self-scores posted
12/14/2026 - 2/1/2027	Threshold and Technical Review Period
2/15/2026	Appeal Period
3/2026	Approval of projects by the LACDA Executive Director

**These dates are approximate and may change*

NOFA 33 Resources

- The NOFA 33 Map can be used to identify a project's jurisdiction and CTCAC's Neighborhood Opportunity Highest/High Resource
 - **NOFA Round 33 Resource Area 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 organization and anticipated project name and funding request.
- 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 11/16/2026 question and answer deadline will be posted on our website.

Questions received after the 11/16/2026 deadline may be answered as time permits.

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

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

NOFA

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Agency

Selected All

Fund Type

Selected All

LACDA - NOFA Round 33

Agency : LACDA

App Open Date : 10/19/2026

App Close Date : 12/03/2026

Agency : LAHD

App Open Date : 10/13/2026

App Close Date : 11/13/2026

Announcements and Upcoming Events

LACDA NOFA 33 Mandatory Proposers Conference

Oct 28, 2026 @ 2:00:00 PM

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 33

Ask a question *

First Name *

Last Name *

Email *

Contact Number

CANCEL SUBMIT