NOTICE OF FUNDING AVAILABILITY (NOFA) FOR AFFORDABLE MULTIFAMILY RENTAL HOUSING, ROUND 33
PROPOSERS CONFERENCE QUESTIONS AND ANSWERS
Issued November 9, 2026

Now that LACDA has revised its NOFA guidelines to allow projects to receive funding for both Special Needs and General Affordable units simultaneously, would a project that received an award under NOFA 32 be eligible to apply for funding for a separate set of units, provided there is no duplication or stacking of LACDA funding on individual units.

No, projects previously recommended for funding under previous NOFA Rounds are not eligible for NOFA Round 33.

We are smaller unit developer in Palmdale CA. Would you make exceptions on unit size and on the REO developer's eligibility for new and emerging non-profit developers?

Exceptions will not be made; all applicants must meet the NOFA eligibility requirements.

We are receiving PBVs for our SN units from the local municipality. Do we need to submit the PBV documents (per the end of the checklist) even if we are not seeking LACDA vouchers?

If a project does not request PBVs from LACDA, the applicant does not have to complete the PBV checklist, however, documentation showing the PBV commitment must be submitted.

Is the financials 3 years or 2 years? The checklist (item #59) says 2 years, but the presenter said 3 years?

Item 59 of the Application Checklist, Financial Statements, is part of the Organizational Documents. It requires that the applicant "provide certified 3rd party audited financial statements (which include balance sheet and operating or income & expenses statements) for the most recent two (2) years for all the developer entities." The three-year requirement mentioned by the presenter is correct and applies only to applicants requesting PBVs. Section 5.2.2 Supportive Housing Developers and PBV Eligibility.

Can you explain the change in the Voucher Payment Standards (VPS)? Last round there was an across-the-board VPS, this round there seems to be a zip code-based VPS.

The model has not changed; one payment standard is used across all projects for PBVs.

Are the 30% AMI units for General Affordable units in addition to any special needs units?

If the project is providing Special Needs units at 30% AMI, the project does not need to provide additional 30% AMI units to fulfill the 10% of total units at 30% AMI requirement.

If a large established, experienced developer who owns many PSH properties throughout the state but does not own three (3) supportive properties of 25+ units specifically within LA County applies to this NOFA, can we qualify to apply for PBVS if we submit a qualifying narrative? Is there any way we can get this qualifying narrative pre-approved to have a better assurance our organization will qualify before completing all the NOFA application work?

You can submit a qualitative narrative of reasonable length that provides the mitigating information with the application. In fairness to other applicants, LACDA will not pre-approve a qualifying narrative in advance. The application and supporting documents will be based solely on what was submitted through the UNOFA portal.

Will the workbook be updated so it's clear which tab (funding-WITH Rent Subsidy or Funding-WITHOUT Rent Subsidy) should be filled out if applying as a mixed population project (General Affordable and Special Needs with PBVs)?

The Proforma has been updated for NOFA 33 and does not include two "Funding Request Summary" tabs.

Does LA County Department of Mental Health committed funds count as "other LA County Financial Support" for scoring purposes?

DMH's commitment to provide supportive services does not count as "other LA County Financial Support."

For housing retention, does LACDA consider specific circumstances where tenants move away/pass away/eviction for justifiable causes?

If special circumstances exist, applicants should submit a detailed narrative along with the housing retention and stability documents.

For a project on County-owned land within the City of Los Angeles, where the developer has an ENA and is negotiating a discounted ground lease, would the project qualify for the 100 County Priorities points? What documentation would LACDA require to demonstrate the County's land contribution?

Yes, provided documentation showing the ground lease or the agreement with the County is submitted with the NOFA application.

If a developer's REO schedule and their projects are operating at a negative and are requesting vouchers or funding for capital, will they be disqualified or be provided negative points because they may have underwrote unrealistic opex numbers?

The REO schedule is part of the pre-application threshold review to assess a developer's capacity and stability. Unless a project is already in operation and otherwise meets the multiple criteria for acquisition/rehabilitation funding, such a project may not even be eligible for funding. The LACDA does not assign negative points. PBVs are available only to permanent supportive housing projects, and a series of criteria are in place to ensure that scarce rental assistance is provided only to sponsors with demonstrated experience and capacity.

Can you confirm whether one project can request funding for Special Needs units, PBVs for Special Needs units, AND funding for General Affordable Units.

Yes, if the applicant meets the eligibility criteria in Section 5.2.2 Supportive Housing Developers and PBV Eligibility and meets the criteria in Section 3.3 Eligible Projects and General Requirements.

If we submitted an REO last round and were approved, does LACDA require any sort of email stating that? When will the REO accepted list be published?

As stated in the NOFA, if an REO was approved last round, a new submission is not required. A list of approved applicants is available at: REO - Applicant Status List

Can a service provider partnering with a developer be named as the lead ICMS provider in an application if it has an executed DHS Supportive and/or Housing Services Master Agreement but no active ICMS work order? Is separate DHS approval required at application, and what must be completed before loan closing or lease-up?

Projects seeking to serve eligible homeless Special Needs populations must utilize a Lead Service Provider that is either a DHS-approved ICMS provider with an active work order or has begun DHS's Request for Statement of Qualifications for Supportive Housing Services process.

For mixed population projects seeking only capital funds through NOFA 33, can the project stack/request said capital funds on special needs units awarded NPLH PBVs through LACDA's NOFA 30?

Yes, as stated in the NOFA, NPLH funding can be stacked with NOFA 33 funds.

How would a developer get into the AHSC working group?

The State has updated the AHTC program and developers no longer need to apply with local jurisdiction. As a result of this update, the workgroup is no longer active.