



NOTICE OF FUNDING AVAILABILITY

Affordable Multifamily Rental Housing

Round 32

Developers' Forum – March 5, 2026



AGENDA



AVAILABLE FUNDING/RENTAL ASSISTANCE



ELIGIBILITY REQUIREMENTS



TARGET POPULATIONS



SIGNIFICANT CHANGES



QUESTIONS



**LAKELAND
SENIOR**
BY RICHMAN PROPERTY SERVICES

**AVAILABLE FUNDING/RENTAL
ASSISTANCE**

Available Funding/Rental Assistance

- This Notice of Funding Availability (NOFA) makes available up to \$90 million in Affordable Housing Trust Funds (AHTF) Program capital funding for eligible permanent multifamily rental housing projects for units reserved for qualifying Special Needs 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).
 - Up to 100 of these PBVs can be allocated for projects in unincorporated LA County that have previously been awarded LACDA funds but have not secured PBVs.

Capital Fund Project Limits

Maximum Subsidy Per Project: Up to \$10,000,000 per project (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 (Excluding the City of Los Angeles)	<ul style="list-style-type: none">• \$10,000,000• Funds are allocated on a per-unit basis for eligible assisted unit types.

Funding Basics

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

*Projects proposing 3-bedroom units for Special Needs populations must provide evidence acceptable to the Los Angeles County Departments of Health Services and Mental Health.



ELIGIBILITY REQUIREMENTS

Eligibility Requirements

- **General Affordable Projects** (eligible for capital only):
 - Projects with units up to a maximum of 80% Area Median Income (AMI).
 - Must reserve at least 10% of the total number of units for households earning no more than 30% AMI.
 - The General Affordable units must support the 30% AMI units, which will not receive PBVs.
- Special Needs Projects (eligible for capital and PBVs):
 - Available to mission-driven, non-profit developers only.
 - Projects with up to 50% of units reserved for Special Needs populations. Any project requesting more than 50% of total units reserved for Special Needs populations must obtain a waiver from LACDA.





TARGET POPULATIONS

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
- At-Risk of Homelessness (30% AMI)



SIGNIFICANT CHANGES

Affordability Requirements

- Special Needs units must be restricted to households earning at or below 30% of 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 at or below 80% AMI.
- Units assisted by PBVASH Vouchers may target residents with incomes up to 80% AMI.

Significant Changes

- **3.2.1 Affordability Requirements**

- General Affordable units that receive funding must be restricted to households earning at or below 80% AMI.

- **3.3 Ineligible Project Types**

- Projects within 500 feet of a freeway with appropriate site design may now be considered for funding, after all other eligible projects have been considered for funding and funds are still available.

- **3.3.1 Minimum Project Requirements**

- Language requiring Housing First practices in property management plans has been removed. Coordinated Entry System use is no longer required.

Significant Changes – Cont.

- **5.2.1 Developer Experience**

- PBVs are available for mission-driven, nonprofit developers only. The developer's portfolio pre-2016 may be used to determine eligibility.

- **5.2.4 Architect Experience**

- The architect or the firm can be used for experience points.

- **Supplemental Document 1**

- The Environmental Checklist has been added to Supplemental Document 1. The Checklist and the Environmental Services Request form are required of all applicants.

QUESTIONS?

Raise your hand or put it in the chat box.