



**NOTICE OF FUNDING AVAILABILITY (NOFA) FOR  
AFFORDABLE MULTIFAMILY RENTAL HOUSING, ROUND 32  
QUESTIONS AND ANSWERS NO. 1  
ISSUED MAY 29, 2026**

**Where can I find the UNOFA – Project Information Workbook?**

The Project Information Workbook can be found in the supporting documents section of the online application.

**If a developer has issues with site access on a City-owned (City of Bell) parcel due to an uncooperative tenant currently being evicted, will LACDA accept a Phase I ESA and Appraisal with "Data Gaps" or "Extraordinary Assumptions" for the initial application threshold, provided "clean" reports are submitted as a condition of the loan? For clarification, we have full site control via an ENA.**

For the initial application threshold, we will accept a Phase I ESA and appraisal with data gaps and assumptions provided that complete reports are submitted thereafter, should your project be referred for funding recommendation.

**Does the NOFA require a full ALTA/NSPS Land Title Survey for the Threshold submission, or is a Boundary Survey sufficient for the initial application?**

A boundary survey is sufficient for the initial NOFA application.

**Due to the requirements to score full points listed in Section 5.2.4 under the MGP, we are planning to list our JV partner as the MGP and our team as the AGP. Since we're both nonprofits, we wanted to confirm if both partners can be co-GPs but still submit our JV partner's experience to score full points. Otherwise, could you please confirm if we submit our application listing our partner as the MGP and us as the AGP, and are awarded LACDA funding, if we as the AGP meet the required MGP criteria in the future, can we amend our LP org chart and change from AGP to MGP prior to construction finance closing?**

No, development team members cannot change roles to gain full points and then change again prior to closing.

**Are projects under construction eligible to apply for funding?**

No, projects that are in construction are not eligible to apply for funding.



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**Section 7.14 of the guidelines states that projects proposing local preferences are not eligible for funding, with an exception for "any project in a jurisdiction with a state-approved local preference program or ordinance." Given that our project is located in an area directly impacted by the Eaton Fire, we want to implement a lease-up preference for households displaced by the fire. HCD Administrative Notice DSFA 25-03 (revised March 18, 2026) — issued pursuant to Executive Orders N-23-25 and N-37-25 — establishes a mandatory waitlist priority for fire-displaced households experiencing homelessness or at imminent risk of homelessness. Please confirm LACDA considers HCD's Administrative Notice DSFA 25-03 to satisfy the Section 7.14 exception as a state-approved local preference program.**

Yes, the LACDA will honor HDC's Notice and accept this exception for local preferences.

**Would the following documentation be sufficient to satisfy the entitlement criteria (under Readiness) and receive the full 75 points? 1. Proof of application submittal (i.e., case number) demonstrating the project is in the entitlement pipeline; and/or 2. A letter from our entitlement consultant confirming that the project qualifies for ministerial/by-right approval?**

No, readiness points are awarded to projects that have received entitlements. A consultant's determination is not accepted as evidence that the project is ministerial or by-right; evidence needs to come from the local jurisdiction.

**We have a JDA with Metro and developing on Metro land, would that still satisfy the requirement of "sponsored by the county or been located on County owned Land?"**

No, Metro land is not considered County-owned land.

**For Supportive Housing developers requesting PBVs, the NOFA states that they must own 500 units of Supportive Housing or 7 Supportive Housing projects. If a developer only satisfies one of these two criteria (ex. operates 7 SH developments but less than 500 SH units), would that satisfy the eligibility criteria for the NOFA?**

Yes.

**The supportive housing developer experience asks for percentage of residents who maintain their lease for more than 2 years. Is there a particular timeframe LACDA wants us to report on? For example, are you looking for the last 2 years or for the life of the project?**

You can choose to provide most recent two years for which you have data, or the full life of project including most recent years for which they have data.

**What do you need for me to have from the seller to submit with my application? The seller wants to know how long does it take for funding to be secured from you?**

The applicant must show site control. This can be through a grant deed, a current title report showing the applicant holds fee title, an executed lease agreement, an executed disposition and development agreement, or an agreement to negotiate exclusively. Once an applicant is recommended for funding, it can take up to 3 months to get a funding commitment.

**How does LACDA underwrite for an inclusionary housing requirement? The proposed project is 100% affordable and the inclusionary units will be income and rent restricted. Is there an automatic calculation/deduction from the funding request or is there another underwriting standard?**

For 100% affordable projects subject to local inclusionary housing ordinances, underwriting and eligibility assumptions are the same. However, if a market-rate project is seeking to satisfy off-site conditions of approval, the units obligated under those off-site conditions are not eligible for funding.

**If a project was awarded LACDA funds in a previous round, or applied and was not selected, are there any documents that we do not need to amend? (Phase I, market study, environmental service request, etc.)?**

All applicants need to provide appropriate documents as identified in the NOFA.

**How old can a PNA be before it goes "stale"? If an update is required, can a letter suffice or do you need a completely new report?**

A PNA needs to be dated within 180 days of the application deadline. A letter from the original PNA consultant that answers whether any changes should be noted between the date of the report and the current condition of the building is sufficient for the NOFA application stage.

**Regarding the Section 3 compliance checklist item - is this applicable to projects that have received PBV's in prior LACDA NOFA rounds (LACDA NOFA 30)? Our project will not be applying for PBV's in the NOFA round 32 but we need to confirm if this Section 3 Compliance applies to our project to submit the additional documentation.**

Section 3 does not apply to PBVs.

**Regarding the NEPA Approvals requirement for the LACDA NOFA 32 application - if our project received PBV's on a prior award (LACDA NOFA 30) and the NEPA approval will be handled by LACDA, what can be provided for "status of approval" or "approval" for this same project that is applying for general affordable unit Capital Funds (no additional PBV's) on the NOFA 32?**

The applicant must submit the ESR form and the Environmental Checklist. If NEPA has been completed, the applicant can submit the approval as well.

**In Section 3.3 for Projects providing PSH units that seek capital and PBVs, how does LACDA define positive cashflow for the following requirement "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 and that have been in operation for at least three (3) full years as of the NOFA application submission date. The audited financials must show positive cash flow and the ability of project income to pay operating**

**expenses”? Will LACDA be pulling information from the submitted audited financials or REO schedule?**

For the Supportive Housing Developer Experience, we will use the audited financials, for the 7 projects, submitted for review. The REO form did not require the submittal of audited financials.

**There's a discrepancy between the LACDA NOFA 32 Guidelines and the Self Scoring Worksheet within the “Geography” section. The LACDA NOFA 32 Guidelines assigns 50 points for Incorporated jurisdictions outside of the City of Los Angeles, while the Self Scoring Worksheet assigns 75 points for Incorporated jurisdictions outside of the City of Los Angeles. Which one is correct, and does it change the minimum scoring threshold value?**

The Self Scoring Worksheet is correct. “For Incorporated jurisdictions outside the City of Los Angeles”, the total points assigned are 75 points. This information is also available in the *Application Scoring Summary* table on page 19 of the NOFA Guidelines. The Maximum Application Points is 820. A project must score a minimum of 492 points to be considered for funding.

**For the amenity maps, is there a minimum requirement for number of amenities? Does LACDA have a definition of what is considered an amenity?**

There is no minimum number of amenities required. An amenity to the proposed project can be green space, walking paths, transit access and any other community resource/space that can enhance the resident’s comfort, convenience, or quality of life.

**For rehab projects, if the site has been completed abated, can the applicant submit the waste manifest instead of an updated report?**

A waste manifest serves as a tracking mechanism for shipment of waste offsite, so it may not be used in lieu of any NOFA requirement.

**My team is submitting an application with our JV partner. Please confirm if the lead developer in the application needs to be the party who has the most development experience or if the other developer could be listed as lead developer and use its partner's development experience to obtain full points? Also, for JV partners, should all required documentation be submitted for both developers?**

The developer with the most experience should submit their experience for points. And yes, both developers need to submit documentation.

**If my JV application is set up with the LP as the applicant, our developer partner as lead developer and my organization as co-developer, if my developer partner wanted to apply for LACDA funding for another project, will they still be eligible to do so?**

Yes, they would still be able to apply for another project.

**If GA population is only families, seniors and ELI 30% AMI, are units at both 50% and 60% AMI considered GA as well?**

Yes, units at 50% and 60% would fall under the General Affordable category.

**If we have an existing project that will be rehabbed, and adding additional new construction units, would we apply under the New Construction or Acq/Rehab? Can we apply for both loans? Separately? Are there different max limits? Would an existing LACDA/HACOLA loan on a property count as "committed public funds" if we will be asking to roll over the existing loan as part of a re-syndication?**

This project would have components of both new construction and rehabilitation. An applicant may request one loan per project and project funding limits apply. An established LACDA loan is not committed public funds. Committed public funds are those funds specifically dedicated to the current project application.

**For projects without tax credits or bonds can a Developer Agreement be used in place of a limited partnership agreement?**

Yes.

**For the Lead Based Paint and Asbestos Report, is an update to an existing report – with the update letter dated within 180 days of application, acceptable to meet the requirements for checklist item #49?**

Yes, the update letter within 180 days of application is acceptable.

**Is there a template for the zoning verification/entitlement approvals or will any letter from planning suffice?**

There is no template. A letter from the planning department is acceptable.

**Our project only has General Affordable units. Does the service provider for the General Affordable units need to be listed on the "DHS-Approved Intensive Case Management Service Providers" list? Also, on the "Supportive Services Narrative" tab in the PIW, for a 100% General Affordable project, do we need to answer all of the questions on this tab or just the questions below row 36. To be completely frank, the service requirements for General Affordable units seem overly cumbersome given many of the cost constraints already on these buildings. I would strongly encourage LACDA to align these requirements with CTCAC / CDLAC going forward.**

Your critique is noted. If a project has no permanent supportive housing units, Intensive Case Management, which is a requirement for supportive housing projects, does not apply.

**If a project was in a high resource area when site control was obtained (2025) but is now in moderate, are we allowed to claim the high resource area points?**

No.

**TCAC and CDLAC issue points and tiebreaker boosts for being in a high/highest resource area at time of site control up to 7 years prior to the application, even if the project's census tract is no longer a high/highest resource area at time of application. Will LACDA have a similar policy for its high/highest resource points? Or must the site be in a high/highest resource area in 2026?**

LACDA has not adopted this TCAC/CDLAC evaluation criterion.

**We are planning to submit an application for Wardlow Holly project in Long Beach. The project underwent an Environmental Impact Review in 2024. Please let us know what documentation is specifically needed to supplement our NOFA application.**

Please submit the ESR form and the Environmental Checklist, these are mandatory forms. Additionally, submit any environmental documents you have for the site. Additionally, please submit any environmental documents you may have for the site.

**Section 4.C of the Supplemental Document 4 (Supportive Services Criteria) states that the primary staffing for General Affordable units is a "Resident Service Coordinator (RSC) or equivalent position," and that "RSC staffing is required at a 1:40 staff-to-client ratio." For a project that is 100% General Affordable with no Special Needs units: 1. Is a dedicated RSC position required, or may the applicant staff the function through an "equivalent position" — such as a full-time on-site property manager supplemented by a contracted lead service provider coordinating life skills and health and wellness classes?**

Yes, an RSC position is required for 100% general affordable projects. No, a property manager cannot serve as the RSC position. They can serve as the "equivalent position."

**If the applicant utilizes an "equivalent position" rather than a dedicated RSC, does the 1:40 ratio apply to the equivalent position?**

Yes, the ratio applies.

**There are many different requirements in the NOFA guidelines that reference the award date or "notice of award", such as in the timing and use of funds section. But I'm not seeing a date for when funds will be awarded or the notice of awards will go out. Would you be able to confirm when awards will be made and when notice of awards will be issued?**

Based on our current estimated timeline, funding recommendations will be made by late July/early August. Our timeline has approximate dates, and they may change based on the number of applications we receive.

**We have a project with a Round 31 award of capital and vouchers. We are submitting this project for additional capital on non voucher general affordable units. Within the Proforma, which sheet should we be utilizing, the "Funding - WITH Rent Subsidy" or the "Funding - W.O. Rent Subsidy" sheet?**

You will fill out the Proforma WITH Rent Subsidy.

**Could you confirm how "Families" is defined in the NOFA? It is one of the eligible populations for funding. Does it only include certain bedroom types?**

Yes, low-income families is a Targeted General Affordable population. Family units can be any unit larger than a studio unit type.

**We are planning to submit an application for the Wardlow Holly project in Long Beach. The project has been awarded 19 PBVs through the Housing Authority of Long Beach. Could you please confirm whether this would qualify as a funding commitment?**

No, this would not qualify as funding commitment for public funds points.

**Can the Sponsor Entity score points as both Lead Developer (60 points) and MGP (75 points) for the LP? Does the MGP and Lead Developer need to be separate Entities?**

If the lead developer will also be responsible for Managing General Partner role and responsibilities, then yes, the lead developer and MGP can be the same entity.

**We have approximately 286 supportive housing units that have been placed in service for more than 3 years. But we'll have 820 PSH units placed in service by the end of 2026. Does this mean we will not pass threshold if we apply for PBVs this round?**

Correct, if you do not meet the 500-unit requirement you will not pass threshold. If you cannot meet the qualifying criteria due to special conditions or circumstance, you can submit a narrative providing mitigation information. The LACDA, in its sole discretion, may accept the information as a reasonable substitute for the qualifying criteria.

**In the financial workbook, on the 4% threshold basis sheet, it appears that cell G27 is calculating incorrectly.**

Thanks for identifying this error, please place a comment with the correct amount.

**To obtain full points for readiness (75 points) can a letter stating that the project can be developed by-right and can begin construction within 12 months of the date of funding recommendation from an Entitlements Consultant be submitted to capture all points?**

No. Readiness points are awarded to projects that have already received entitlements. A consultant's determination is not accepted as evidence that the project is ministerial or by-right, the letter needs to come from the local jurisdiction.

**What documentation should be included to demonstrate compliance with the resident retention requirements for the supportive housing developer experience?**

Provide documentation that includes the project's retention rate and explain the methodology used (i.e. you might count tenants from move in day to the number still housed at 12, 18, or 24 month; LAHSA or CSH method - count of those who stay successfully housed even if they go to other buildings; HSH and ICMS statistics, meaning tenants still enrolled in ICMS after 12 or 24 months are considered stabilized). Any method is fine with us as long as you can provide a detailed description.

**Does the lead-based paint and asbestos report for a new construction project that will demolish the structures built before 1978 need to be dated within 180 days of the application due date? If we already have an existing report and there have been no changes to the structures slated for demolition, can an older report be used to meet this requirement?**

Yes, the Lead-based Paint and Asbestos Report must be dated within 180 days of the application due date.

**TCAC requires at least 50% special needs units for projects competing in the Nonprofit Homeless Assistance Set-Aside. Since PBVs are often needed to support these units, would LACDA consider allowing up to 50% of a project's units to receive PBVs instead of limiting PBVs to 49%?**

Any project that proposes to reserve more than 49% of total units for a Special Needs population(s) must request a waiver from LACDA via a justification letter.

**I am unable to locate the "Sustainable Building Methods Compliance Certification" in the UNOFA application. Can you please confirm where I can find that document.**

It is located in the "Acknowledgements & Certifications" section of the UNOFA online application, item number 4. By checking the box, you certify that Sustainable Building Methods will be incorporated into the project's design.

**The NOFA states that "Projects that include Special Needs units but are not seeking PBVs through this NOFA may request funding for either Special Needs or General Affordable units" (Section 3 - Eligible Projects and General Requirements). However, the NOFA 32 workbook is currently set up to only allow projects to receive funding for Special Needs Units (see "Funding - WITH Rent Subsidy" tab). Please correct the workbook so that projects can request capital funds for only their GA units, as is allowed per the NOFA.**

Please use the "Funding WITHOUT Rent Subsidy" tab to request funding if you are not seeking PBVs.

**Please confirm that developers that plan to apply for PBVs from another source (not LACDA NOFA 32) are NOT required to qualify as a Supportive Housing Developer under this NOFA or complete the Supportive Housing Developer Experience sheet in the Project Information workbook.**

Yes, that is correct.

**Are Lead Developers that are not seeking PBVs for their projects under this NOFA able to include projects with PSH units in the Lead Developer Experience sheet in the Project Information workbook assuming all other criteria are met?**

Yes.

**The guidelines require CEQA approval for selected projects no later than 60 days prior to the LACDA's Executive Director making a funding recommendation to the Board. For planning purposes, what is the estimated date that the Executive Director will make a funding recommendation to the Board?**

We estimate that funding recommendations will be made by August 2026.

**What is the process for being selected by the County's Affordable Housing and Sustainable Communities (AHSC) Working Group as it relates to the scoring criteria of this NOFA?**

For selection by the AHSC workgroup, you need to submit an application to them. As for scoring, we will be notified of the projects accepted to the workgroup and we will award points to those projects.

**Are Project-Based Vouchers (PBVs) available through this NOFA for Special Needs but non PSH units or must all PBVs be for PSH units?**

PBVs are only available for PSH units.

**What type of documentation is LACDA looking for to demonstrate evidence of resident housing retention and stability?**

Provide documentation that includes the project's retention rate and explain the methodology used (i.e. you might count tenants from move in day to the number still housed at 12, 18, or 24 month; LAHSA or CSH method - count of those who stay successfully housed even if they go to other buildings; HSH and ICMS statistics, meaning tenants still enrolled in ICMS after 12 or 24 months are considered stabilized). Any method is fine with us as long as you can provide a detailed description.

**Would bonds issued by LACDA be considered as County financial support for getting points under the County Priorities scoring section?**

No, bonds where LACDA is the conduit issuer are not considered County financial support. Your project would not score the County Priorities points.

**Application Checklist items #14 and #78 both reference Property Management Experience in the UNOFA workbook. Is there a separate form required, or are they pulling from the same place? And what's the difference item #14 and #78?**

**I'm unable to find any information online about the County's AHSC workgroup. How do projects get referred by this workgroup? Could you provide contact information for the workgroup or is there any additional information you could share?**

Please go to our NOFA website to access AHSC program information [Multifamily Rental Housing NOFA](#).

**Is it the project architect or the firm that must have completed 10+ projects? Additionally, is the "project type" only referring to new construction vs rehab, or does that also include Senior / General Affordable / Supportive Housing? For a new construction – senior housing project - Would we qualify for all 50 points on architect experience if the firm has completed 11 new construction affordable housing projects of which 3 are senior housing? The project's architect (an individual) must be licensed in the State of California and must have completed at least two (2) affordable multifamily rental housing projects, or one (1) LACDA-funded affordable multifamily rental housing project, of the project type currently being proposed (new construction or rehabilitation) – Would the firm still qualify for full points if the architect does not meet these requirements?**

The project's architect must be licensed in California. If the project's architect is not licensed in California, the architect is not qualified to be the project's architect. For this NOFA round, points will be awarded based on the experience of the architect or the architect firm with affordable, rent-restricted projects of the type proposed in the application where they served as architect of record. The 10 or more projects would need to be the same as the proposed project. For example, if the proposed project is new construction, only new construction projects may be used to evidence experience.

**Does the Managing GP Experience need to be listed if project's target population is general affordable and we are relying on Developer's experience?**

Yes, the Managing GP Experience charts needs to be completed even if the developer will be the managing general as well.

**Is a service plan needed if project's target population is general affordable and there are no special needs units?**

Yes, services should be provided to tenants of the non-PSH (General Affordable) units and those residents that are not covered by County-funded services. The Supportive Services Plan must provide details of how social and recreational activities will promote a sense of community. All supportive services must be flexible, voluntary, and individualized. The primary staffing for the

General Affordable units is a Resident Service Coordinator (RSC) or equivalent position. The RSC provides information and referral services to residents to connect them to services in the community as needed and coordinates social activities and other programming for the residents. The RSC is expected to communicate with other on-site staff and/or Property Management) to ensure effective collaboration, including when planning activities (e.g., social activities) that are available to all tenants.

**Are we able to switch to a 9% application if we apply to LACDA 32 as a 4% application and vice versa?**

Yes, if your project is recommended for funding you can switch between the two tax credit types, however, LACDA must review the project's pro forma before the 9% tax credit from 4% and vice versa. Please let us know as soon as a decision is made.

**If our project does not have nor require public funds aside from what we are seeking from LACDA NOFA 32, may we assume full points for "Committed Permanent Public Funds"?**

No, the committed permanent public funds points are awarded only to projects that have secured public funding by the application submittal deadline; it excludes NOFA 32 funding requests.

**Could you please assist us in locating the Board of Directors Affidavit template? Alternatively, if we are required to prepare one, could you advise what language or provisions should be incorporated?**

Please refer to the Supporting Documents section of the online application. Within the Organizational Documents section, you will find the Board of Directors Affidavit form.

**We are applying to NOFA 32 as a joint venture partnership with Little Tokyo Service Center (LTSC). Currently our Board resolution states co-general partners, but we will be naming our partner LTSC as the MGP in the application. Due to timing constraints of requesting another Board vote prior to the application due date of June 8th, we want to know if the current Board resolution will be sufficient.**

LACDA relies upon the Board Resolutions to be true and correct and cannot accept a partnership type that is not authorized by an applicant's Board.