



Proposers Conference - February 11, 2025



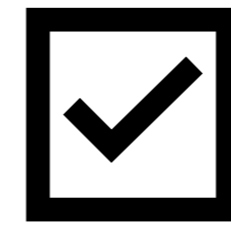
AGENDA



AVAILABLE FUNDING/RENTAL ASSISTANCE



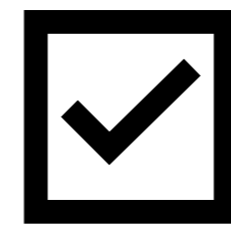
ELIGIBILITY REQUIREMENTS



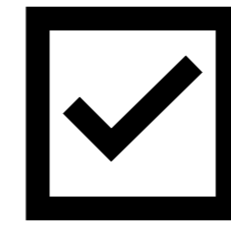
TARGET POPULATIONS



APPLICATION PROCESS AND SCORING



TIMELINE



ACKNOWLEDGEMENT



AVAILABLE FUNDING/RENTAL ASSISTANCE

Available Funding/Rental Assistance

- This Notice of Funding Availability (NOFA) makes available up to \$69 million in Affordable Housing Trust Funds (AHTF) Program capital funding for eligible permanent multifamily rental housing projects for units reserved for qualifying Special Needs populations.
- Additionally, Federal HOME Investment Partnerships Program (HOME) funds may be used to supplement funding.
- 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 600 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
1	\$180,000
2	\$190,000

Capital Fund Project Limits

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

CAPITAL FUND PROJECT LIMITS			
Fund Type	Target Population	Eligible Geography	Maximum Subsidy Per Project
AHTF	Special Needs Populations	Los Angeles County	<ul style="list-style-type: none">• \$10,000,000 unincorporated Los Angeles County or projects using County-owned land.• \$10,000,000 in incorporated cities outside of the City of Los Angeles.• \$3,000,000 in 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.
 - 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.
- Tax credit projects: 25 unit minimum, with the greater of 15 units or 20% of total units reserved for Special Needs populations.
- Projects without tax credits: Minimum \$1 million loan and 20% of total units reserved for Special Needs populations.





TARGET POPULATIONS

Target Special Needs 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

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.
- Units assisted by PBVASH Vouchers may target residents with incomes up to 80% AMI.



APPLICATION PROCESS AND SCORING

UNOFA Application Website for NOFA 31

Website: 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



Notice of Funding Availability Round 31 (NOFA 31)

Agency : LACDA
App Open Date : 02/03/2025
App Close Date : 03/05/2025

LACDA's Notice of Funding Availability (NOFA Round 31)

[VIEW MORE](#)

[Announcements and Upcoming Events](#)

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.

Application Evaluation and Scoring

• **Threshold Review**

- Adherence to program parameters, including geography, target population, funding limits, eligible use of funds, underwriting standards, and financial feasibility.
- Applicant criteria are met.
- All threshold items must be submitted (see Application Checklist in Supporting Documents Section in the UNOFA).

• **Technical Review**

- More in-depth review of project and financial feasibility conducted.
- Maximum score = 1000 points.

Application Evaluation and Scoring – Cont.

• Funding Awards

- Available funding will be prioritized and awarded through a two-tier system.
 - Project must score a minimum of 500 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 evaluation and awards will be based on tier and on the numerical scoring of each project. The maximum score is 1,000 points.

Self-Score Summary	Max Available Points
Financing	
Committed Permanent Public Funds	60
Committed Rental Subsidies for Special Needs Units	30
Maximum Financing Points	90
Development Team	
Developer Experience – Affordable	60
Emerging Developer	50
Managing GP Experience – Special Needs	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.	150
Incorporated jurisdictions outside of the City of Los Angeles	75
Maximum Geography Points	225

NOFA Scoring – Cont.

Readiness	
Excluding this current NOFA, 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
Maximum Readiness Points	175
County Priorities	
The project is supported by the County's Affordable Housing and Sustainable Communities workgroup, or the project is receiving other County support	100
The project is located in a high or highest resource area (see NOFA 31 map)	100
Maximum County Priority Points	200
Bonus Points	
Special Needs project	25
Unit types: Greater number of units larger than studios	50
Maximum Bonus Points	75
MAXIMUM APPLICATION POINTS	1,000



TIMELINE

Timeline

*Date	Event
Monday, 2/3/2025	NOFA Guidelines Release and UNOFA Application Open
Tuesday, 2/11/2025	Mandatory Proposers Conference from 2:00 – 3:00 PM
Friday, 2/14/2025	All Projects submit Request for Confirmation of Compliance to AMLoanServicing@lacda.org
Friday, 2/14/2025	Deadline to submit questions through the UNOFA
Friday, 2/21/2025	Q & A published
Wednesday, March 5, 2025	NOFA Application Due before midnight (by 11:59:59 p.m.)
Friday, 3/7/2025	List of applications and self-scores posted
Monday, 3/10/2025	Threshold and Technical Review Period
Monday, 3/31/2025	Appeal Period
4/2025	Project approval by the LACDA Executive Director

**These dates are approximate and may change*

Significant Changes

•3.1 Available Funds and Rental Assistance

➤ Projects that received a past allocation of NOFA funds and are applying through this NOFA are governed under the most restrictive NOFA round, which includes project and unit funding, stacking of LACDA-awarded funds, affordability requirements, underwriting guidelines, and other project, funding, and rental assistance project limitations. Projects that do not close construction financing within the timeframes identified in this NOFA will be subject to the most current LACDA funding and underwriting requirements.

•3.2.1 Affordability Requirements

➤ Income targeting for units assisted by PBVASH Vouchers may be at or below 80% AMI.

NOFA 31 Resources

- The NOFA 31 Map can be used to identify a project's jurisdiction and opportunity and displacement scores.
 - <https://lacounty.maps.arcgis.com/apps/instant/lookup/index.html?appid=bc4fc54a586a440f872b15d9fa3daa2c>
- 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 the name of your anticipated project.
- 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 ?

All questions must be submitted through the UNOFA portal. A written response to questions received before the 2/14/2025 question and answer deadline will be posted on our website.

Questions received after the 2/14/2025 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 in the UNOFA Application website. The link is found in the top ribbon of the UNOFA webpage once you select “FAQs.”

The screenshot shows the UNOFA website's 'Frequently Asked Questions' page. At the top left is the UNOFA logo with the text 'Notice of Funding Availability'. At the top right are links for 'Feedback | FAQs | Login | Register'. Below the header is a search bar with the text 'Search...' and a blue 'Ask a question' button, along with a '← Back' button. On the left side, there is a 'Categories' sidebar with a blue button for '> General'. The main content area is titled 'General' and has a sub-header 'Website'. It contains a question: 'Q. How to register & manage organizations on the UNOFA website?' followed by an answer: 'A. Please see the following manual and accompanying videos for the steps on how to Register on the UNOFA website and to associate yourself with an organization. You must be registered and associated to an approved organization in order to apply for a NOFA Round.' Below the answer are links for 'Manual: UNOFA Registration Manual (PDF)', 'Powerpoint: UNOFA Registration Powerpoint (PDF)', and 'Training Videos:'. Under 'Training Videos', there are three links: 'Registration Part 1 - Register', 'Registration Part 2 - Add/Join Organization', and 'Registration Part 3-Organization Admin Functions'.