



**NOTICE OF FUNDING AVAILABILITY (NOFA) FOR AFFORDABLE
MULTIFAMILY RENTAL HOUSING, ROUND 29
QUESTIONS AND ANSWERS NO. 2
Issued on October 5, 2023**

The below questions were collected as part of the Los Angeles County Development Authority's (LACDA) NOFA Round 29 application process. The purpose of this document is to answer questions related to the criteria and means used for awarding funds for multifamily affordable rental housing projects. Questions may have been edited for clarity. Answers are provided in blue font.

Will LACDA/LAHSAs facilitate matches between DV households and projects serving them? Is a pipeline of eligible applicants in this population being set up to ensure matching happens in a timely fashion? How does the matching process work with the importance of anonymity/home address privacy for this population?

The Los Angeles Homeless Services Authority (LAHSA) is very much interested in partnering with developers on expanding access to permanent supportive housing (PSH) for survivors. For such projects funded under this NOFA, LAHSA intends to work very closely with all project partners (developer, property management company, lead service provider, Department of Health Services) to discuss and plan out all aspects of the matching and lease up process so that it is agreeable to all parties and, furthermore, protects the safety and confidentiality of survivors at all times.

Victim service providers (VSPs) will use LAHSA's non-HMIS portal to enter non-identifiable information about a survivor that needs to be referred to permanent supportive housing. No identifying information like name, date of birth, or Social Security Number will be entered about the survivor nor, if applicable, any other household member.

Before gaining access to the portal, VSPs go through a training with LAHSA which covers eligibility, referral guidelines, and protocols related to survivor confidentiality throughout the matching process. LAHSA is actively working on approving additional VSPs to enter into the portal, including those specializing in serving human trafficking survivors.

When using the portal, VSPs provide basic information that will support the matching process (e.g., safe SPAs for housing placement, household size). This is the "queuing up" that occurs currently and is necessary to match a sufficient number of survivors to any new resource, whether it's a batch of tenant-based vouchers (e.g., as happened with Emergency Housing Vouchers) or a new multi-family property.

LAHSA anticipates hiring Domestic Violence (DV) Matchers in 2024 to take over the duties that LAHSA's current Matchers handle with respect to the non-HMIS portal. The DV Matchers will have backgrounds in serving survivors and working with VSPs and understand best practices in the field.



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As occurs now for permanent supportive housing projects, developers with projects serving survivors will notify LAHSA and DHS that a project will be coming online and is ready for matching to begin. Unlike with “regular” matching where project address is critical because CES is increasingly doing place-based matching (i.e., persons living within a geographic radius of a building), the specific location of a building will not necessarily be made known to staff for safety purposes. This is why LAHSA’s DV Matchers will manage the matching process rather than Regional CES Matchers; matching will not be limited to survivors in the SPA where a building is located. LAHSA will be responsible for queuing up survivors for any new building and, as currently occurs, DHS, which will be funding the supportive services for tenants, will actively work with the property management agent to lease up the property.

These advance notification and planning protocols will help to ensure a successful lease-up process which will begin before the Certificate of Occupancy is obtained. This is why LAHSA and its partners have been able to reduce the lease-up process from 120 days to 30 days for new buildings.

Is there anything Developers should be aware of if choosing to serve this population related to Fair Housing laws?

Developers are subject to all applicable laws, including federal, state, and local fair housing laws, and any other civil rights laws which protect DV survivors'/victims' rights to safely and equitably access housing, such as the [Violence Against Women Act](#). For more information about federal fair housing laws, visit the US Department of Housing and Urban Development's [website](#). For more information about state fair housing laws, visit the California Civil Rights Department's [website](#). Developers should consult their attorneys for specific legal questions about program development.

Are there any special considerations for operations and property management (beyond building security measures) to ensure the ongoing safety of these residents?

There are a number of resources available that provide information on best practices regarding safe housing for survivors, e.g., Southern California Association of Nonprofit Housing’s webinar on [Housing Protections for Survivors in PSH](#). As part of the LACDA NOFA review process, the supportive service and property management plans will be reviewed to ensure there are adequate safety measures and policies in place.

Does the definition for persons limited by a disability require a co-occurrence of two or more disabilities? Or can the residents/restrictions be one eligible disability?

A household must have one or more of the eligible disabilities to meet the definition of person living with a disability.

Financing readiness requires LIHTC applications with all other funding committed to reflect a 2023 TCAC/CDLAC application date, but LACDA final approval isn't until January 2024. Please clarify expected CDLAC/TCAC application dates.

Applications should reflect 2024 TCAC/CDLAC application dates.

The NOFA has a requirement to submit environmental reports dated within 180 days of the application due date. Can we submit a letter from our environmental consultant confirming that the site conditions have not changed in lieu of updated Phase I, Phase II, and LBP and Asbestos reports?

The environmental consultant can provide a letter stating that site conditions are unchanged and that you and the LACDA can rely upon the older report.

Per SB 469, is an Article XXXIV letter still a required item?

If a project has Low-Income Housing Tax Credits, California Department of Housing and Community Development, Strategic Growth Council, or California Debt Limit Allocation Committee funding, the projects is exempt from Article 34 requirements. An addendum will be issued regarding this item.

TCAC allows SN populations to earn up to 40% Average Median Income. The City of West Hollywood has recently posted the highest minimum wage salary in the country. Would LACDA allow the SN populations to earn up to 40% AMI in the highest opportunity areas? Many of the potential SN population residents would otherwise be priced out in the City of West Hollywood.

Special Needs Units are reserved for households up to 30% AMI.

The guidelines state: Projects using tax credit financing must provide at least 25 units of permanent multifamily housing and set aside the greater of 20% of the total units or 15 units for a qualifying Special Needs population." Please confirm the requirement for meeting 25 permanent multifamily housing units can be met by providing at least 25 low-income units.

A 25-unit project must provide at least 15 units for a qualifying Special Needs population. General low-income units are not considered a qualifying Special Needs population.

Please confirm if LACDA will conduct a public hearing or solicit public comment associated with the funding allocation of NOFA 29.

The LACDA will not hold public hearing or solicit public comment. The applicant is responsible for public outreach.

Do the Supportive Services Provider, Architect, and Property Management Company need to provide organizational documents (Bylaws & Articles, CA Certs of Good Standing, Corporate Resolution, Board Affidavit, W-9, Financial Statements)?

No, include referred documents for each organization that is part of the Applicant entity.

If the proposed project is not a rehab, is a Lead-Based Paint & Asbestos Report still required?

Please provide a letter describing how the project will comply with the various lead/asbestos containing materials regulations that apply to demolition activities. Your contractor should understand the requirements for demolition when lead and/or asbestos are involved and the letter should address this in some detail, including the regulatory requirements for the demolition, with an acknowledgment that the contractor will comply with the requirements.

If the site has been purchased, does the PSA need to be submitted to meet appraisal requirements?

Yes.