



LACDA

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

NOTICE OF FUNDING AVAILABILITY FOR AFFORDABLE MULTIFAMILY RENTAL HOUSING ROUND 30

Proposers Conference – January 10, 2024



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AVAILABLE FUNDING/ RENTAL ASSISTANCE

Available Funding/Rental Assistance

This Notice of Funding Availability (NOFA) makes available up to \$140 million in No Place Like Home (NPLH) Program capital funding for eligible permanent multifamily rental housing projects serving persons who meet NPLH eligibility criteria.

- NPLH funds are administered by the Los Angeles County Development Authority (LACDA) in cooperation with the County of Los Angeles Department of Mental Health (DMH).
- Approximately \$25.5 million of the NPLH funds are set-aside for units that target Transition Aged Youth (TAY).

Additionally, \$20 million in Affordable Housing Trust Funds (AHTF) is available for projects located on County-owned land.

The 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

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

NPLH & AHTF CAPITAL FUND SUBSIDY LIMITS	
Number of Bedrooms	Maximum Per Unit Subsidy
Studio	\$170,000
1	\$180,000
2	\$190,000

Applying For Rental Assistance

- A request for rental assistance must accompany a request for capital funds, except for PBVASH only applications.
 - 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.
- Projects requesting PBVASH Vouchers only, can submit a stand-alone application. PBVASH Voucher allocations will be awarded based on availability.

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.
- Projects requesting NPLH units must reserve a minimum of 15 and a maximum of 50 NPLH units, while not exceeding 49% of the total project units.
- AHTF funds are only available for projects located on County-owned land.



TARGET POPULATIONS

Target Special Needs Populations

NPLH units must serve persons who meet NPLH eligibility criteria, which include households with at least one person who qualifies as a member of one of the Target Populations identified in Welfare and Institutions Code Section 5600.3: (a) adults or older adults with Serious Mental Disorder, or (b) Seriously Emotionally Disturbed Children or Adolescents, who are:

- Homeless
- Chronically Homeless
- At-Risk of Chronic Homelessness

Target Populations include person with a serious mental illness who may have co-occurring physical health and/or substance use disorders.

Target Special Needs Populations

Two specific subpopulations highlighted in the NOFA:

- \$25.5 million for projects that serve Transition Age Youth with a Serious Mental Illness or Serious Emotional Disorder
- Culturally appropriate projects for American Indian/Alaskan Native (AIAN) populations

American Indian and Alaskan Native (AIAN) Projects

Context:

- The County of Los Angeles has a significant homeless population in which AIAN residents are disproportionately represented
- Evidence suggests that AIAN residents are more likely to engage in culturally supportive housing and services

Purpose:

- The County of Los Angeles strongly encourages applicants to develop culturally appropriate projects for self-identified American Indian and Native Alaskan populations
 - Projects would consider AIAN populations relative to both building design and the provision of culturally appropriate supportive services
- DMH is prepared to provide technical assistance to applicants that propose AIAN-focused projects. This technical assistance includes making appropriate contacts and referrals to organizations that would help guide decision making in the development of the project and provision of supportive services, as well as assistance in identifying qualifying populations and referrals

Contact: acgarcia@dmh.lacounty.gov

NPLH Requirements

- Supportive Services for individuals in NPLH assisted Units
 - DMH will provide Housing Supportive Services Program services
 - Department of Health Services – Housing For Health will provide Intensive Case Management Services
 - Department of Public Health – Substance Use Prevention and Control will provide Client Engagement and Navigation Services
- Coordinated Entry System must be used to fill the units
 - DMH will approve eligibility of referrals
- Housing First approach to leasing must be used
- Low barrier occupancy/lease-up requirements
- Property requirements should not be more restrictive than the subsidy requirements (e.g. credit history, criminal background check)
- Property Manager needs to be knowledgeable of the population
 - Knowledge of the related regulations of Housing Rights and the Americans with Disabilities Act such as providing reasonable accommodations to ensure individuals with a serious mental illness are not denied the opportunity for safe and affordable housing

Other Considerations

- Understand the DMH population when considering whether to apply
 - Individuals with Serious Mental Illness or children/TAY with severe emotional disturbance
 - Includes single adults, TAY, families with minor children, older adults
 - May have complex conditions including co-occurring substance use disorders and/or physical health conditions
 - May have other barriers to obtaining market rate housing:
 - Low-income
 - Poor Credit History
 - Previous Evictions
 - Criminal Justice Involvement
- Avoid overlay of funds that limit the population and make the units difficult to fill
 - DMH and LACDA must approve any changes to the target population, number of units and/or size of units prior to changes being made or funding commitment may be withdrawn
- Budget for appropriate security needs upfront – do not wait to address after the building is occupied

DMH MONITORING PROCESS

LACDMH's Housing and Policy Development (HP&D) unit is the DMH lead for capital investments and is responsible for monitoring the development progress as soon as the DMH funds are committed. Each project with NPLH funds will be assigned a HP&D Housing Coordinator who has the following responsibilities:

- Use DMH's Contract Monitoring Tool to document the funding scheme and timeline for the development, number of DMH-assisted units, bedroom size of DMH-assisted units, and any identified restrictions such as accessibility and other targeted populations.
- Conduct an initial meeting with the developer to discuss DMH's expectations including but not limited to discussing DMH's role in the development of affordable housing, targeted population, and low barrier housing.
- Meet monthly with the developer starting during the pre-development phase through the beginning of the pre-lease up phase to discuss the status of the development including but not limited to any changes in the financial scheme, development timeline, ground breaking and grand opening dates and any other relevant information.

DMH MONITORING PROCESS, CON'T.

- Participate in the pre-lease up and lease up meetings including but not limited to reviewing and approving the tenant selection criteria, house rules, security deposit amount, and available furniture packet.
- Ensure that DMH's applicants do not experience barriers during the lease up process and that applications are not denied due to credit and/or housing histories and that reasonable accommodations are approved when warranted.
- After lease-up, conduct quarterly meetings with the principal parties to monitor the ongoing management and operations of the development.
- Function as the primary DMH contact as the development advances through the various phases of development and ongoing operations.



APPLICATION PROCESS AND SCORING

UNOFA APPLICATION WEBSITE FOR NOFA 30

(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

Selected All

Fund Type

Selected All



Notice of Funding Availability, Round 30 (NOFA 30)

Agency : LACDA
App Open Date : 12/27/2023
App Close Date : 02/12/2024

UNOFA application for capital funding and rental assistance for Notice of Funding Availability for Affordable Multifamily Rental Housing Round 30 (NOFA 30).

[VIEW MORE](#)

PBVASH Only Application - NOFA 30

Agency : LACDA
App Open Date : 12/27/2023
App Close Date : 02/12/2024

This application is only for PBVASH Vouchers for Notice of Funding Availability, Round 30 (NOFA 30)

[VIEW MORE](#)

Announcements and Upcoming Events

NOFA 30 Application Period

📅 Dec 27, 2023 ⌚ 12:00:00 AM

☰ The Los Angeles County Development Authority (LACDA) released Notice of Fundin

📍 -

NOFA 30 - Mandatory Proposers Conference

📅 Jan 10, 2024 ⌚ 10:00:00 AM

☰ The Los Angeles County Development Authority (LACDA) released Notice of Funding Availability for Affordable



Application Process

- Applications are submitted online. (<https://www.unofa.org/#/homepage>)
- Complete the NOFA application.
- Complete the sections applicable for the PBV/PBVASH application, if applying for rental assistance.
- Use the “PBVASH Only Application” if the project is only requesting PBVASH
- 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 = 900 points.

Application Evaluation and Scoring – Continued

Funding Awards

Available funding will be prioritized and awarded through a two-tier system.

- Tier 1: Projects located in SPAs 1, 3, 5, 7, and 8 outside the City of Los Angeles.
- Tier 2: Project located in SPAs 2, 4, and 6 outside the City of Los Angeles.
- Projects located in the City of Los Angeles will be awarded if funds remain after awarding eligible Tier 1 and Tier 2 projects.
- Projects located within boundaries of Skid Row are not eligible for funding.
- Project must score a minimum of 540 points at technical score and evaluation to be considered for funding. At the 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, and the development team is qualified.

NOFA Scoring

NOFA evaluation and awards will be based on tier and on the numerical scoring of each project. The maximum score is 900 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	100
Emerging Co-Developer - Emerging Points	40
Managing General Partner Experience - Special Needs	75
Architect Experience	30
Maximum Development Team Points	245
Readiness	
All other project funding is committed	90
Entitlements for project are complete, or project can be developed by-right	60
Max Readiness Points	150

NOFA Scoring - Continued

County Priorities		
Selected by the County's Affordable Housing and Sustainable Communities workgroup, <u>or</u> the project received tangible County support through capital funding		150
Project Size - 1 point for each affordable housing units in the project (excludes manager's unit(s))		65
Located in a Highest Resource area (100 pts.), <u>or</u> Located in a High Resource area (75 pts.)		100
Highest Vulnerability Index Score (100 pts.), High Vulnerability Index Score (75 pts.), <u>or</u> Moderate Vulnerability Index Score (50 pts.)		100
	Max County Priorities Points	415
	Maximum Available Project Points	900
	Application Points	
Bonus Points		
1 Bonus Point for every 1 NPLH 1-bedroom unit above the number of NPLH studio units (excludes manager's unit(s))		25
	Application Score + Bonus Points	



TIMELINE

Timeline

*Date	Event
Wednesday, 12/27/2023	NOFA Guidelines Release and UNOFA Application Open
Wednesday, 1/10/2024	Mandatory Proposers Conference at 10:00-11:30 am
Wednesday, 1/17/2024	All projects submit request for Confirmation of Compliance to AMLoanServicing@lacda.org
Thursday, 1/18/2024	Q & A published
Friday, 1/26/2024	Deadline to submit questions through the UNOFA
Monday, 2/12/2024	NOFA Application Due before midnight (by 11:59:59 p.m.)
Tuesday, 2/20/2024	List of applications with self-scores posted
Monday, 2/26/2024	Threshold and Technical Review Period
Monday, 3/25/2024	Appeal Period
4/2024	Project approval by LACDA Executive Director

**These dates are approximate and may change*

Significant Changes

3.7.2 Article XXXIV of the California Constitution

As a result of SB 469, applicants are not required to submit evidence of Article XXXIV authority.

5.2 Development Team

Scoring for development team experience has been increased.

5.2.2 Emerging Developer Experience and Partnership

Development Teams that have a Lead Developer partnered with an Emerging Co-Developer are eligible for emerging developer points.

5.2.5 Property Management Experience

Property Management experience will not be scored in the technical scoring and evaluation phase. There are new flexible ways for an applicant to meet the property management threshold requirements, which allows project sponsors who wish to begin providing property management services to do so.

Significant Changes - Continued

6.13 Construction Signage and Public Housing Events

DMH must receive 45 to 60 days advance notice of all public events.

6.22 Reporting Requirements for the NPLH Program

The NPLH Program requires data collection and entry information into the Homeless Management Information System (HMIS).





Significant Changes - Continued

Proforma

The LACDA has updated the NOFA 30 proforma. The Operating Subsidy tab has been removed and those elements have been consolidated within the D.5 Unit Mix, Rents, Op Subsidy tab.

Underwriting

The allowable property management fee has been increased to \$75/unit/month.

PBVASH Only Application

Projects requesting only PBVASH Vouchers.

NOFA 30 Resources

The NOFA 30 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=1f27f4478a8c4ba2acf252e6c3c439ae>

LACDA Multifamily NOFA

<https://www.lacda.org/affordable-housing/multifamily-rental-housing-nofa>

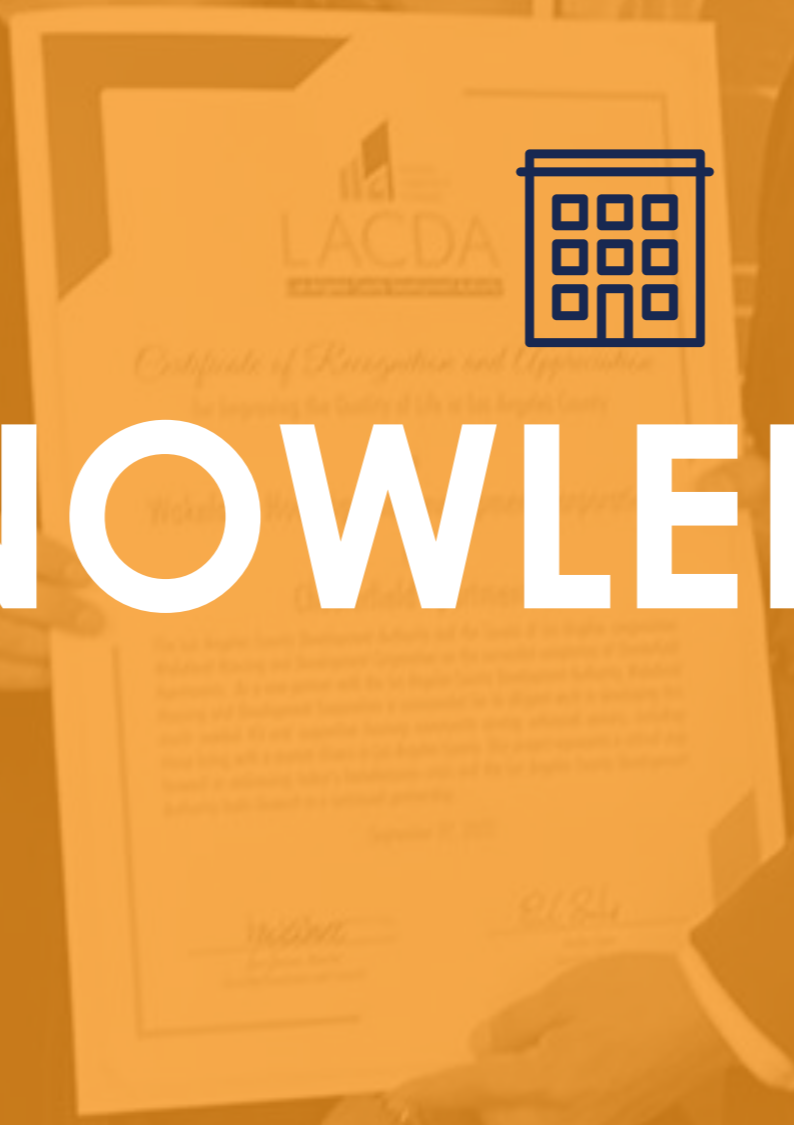
FOUNDATIONS
FOR OPPORTUNITY
SINCE 1998



- Development
- Financing
- Asset Management
- Resident Services

Wakeland has created more than 7,500 affordable homes throughout California for working families, seniors and people who have experienced homelessness.

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 and Contact Information



Beatriz Lopez – NOFA Administrator

Beatriz.Lopez@lacda.org or

(626) 586-1931



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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.”

Frequently Asked Questions

[Ask a question](#)[← Back](#)

Categories

> [General](#)

General

Website

Q. How to register & manage organizations on the UNOFA website?

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.

Manual: [UNOFA Registration Manual \(PDF\)](#)

Powerpoint: [UNOFA Registration Powerpoint \(PDF\)](#)

Training Videos:

[Registration Part 1 - Register](#)

[Registration Part 2 - Add/Join Organization](#)

[Registration Part 3-Organization Admin Functions](#)