



**NOTICE OF FUNDING AVAILABILITY (NOFA) FOR AFFORDABLE  
MULTIFAMILY RENTAL HOUSING, ROUND 30  
QUESTIONS AND ANSWERS NO. 1  
Issued on January 24, 2024**

**What documentation is required to show proof of by-right?**

*A project can submit a letter or a zoning verification form from the planning department showing that the project is a by-right and conforms to zoning and building codes and qualifies for construction without discretionary approval.*

**For a project that previously applied to and was awarded funds from LACDA, do we need an updated Lead and Asbestos Report, or would a reliance letter suffice? All existing structures will be demolished. Yes, a reliance letter suffices.**

**If an applicant did not conduct an appraisal within 180 days of the site control document, can an updated appraisal be accepted in lieu of this requirement?**

*An appraisal is required for any land/improvements that will be part of the project's development budget. If no appraisal was conducted, an updated appraisal is not possible. Please contact the NOFA Administrator, Beatriz Lopez, to provide more details.*

**Could you please provide a definition of "owning" housing development as defined under the Emerging Co-Developer/Emerging Developer category?**

*If the project used Low Income Housing Tax Credit (LIHTC) financing, the owner would be the general partner identified in the limited partnership structure. If the project does not use LIHTC financing, ownership can be exhibited by holding fee title or a leasehold interest in the improvements.*

**What is the definition of "emerging developer"?**

*See NOFA Section 5.2.2 or Definitions No. 11.*

**What documents are required from the Emerging Developer when partnered with the Lead Developer?**

*The Emerging Developer will complete the Emerging Developer Experience Chart and provide the documents identified in the NOFA 30 Checklist under Organizational Documents for the documents required for each organization part of the Applicant entity.*



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**Does the limit on total project funding, including past funding, refer to any LACDA funding (AHTF, etc) or only past NPLH funding?**

*The limit is for both funding sources: AHTF and NPLH. Each funding source is limited to \$10 million, which includes any past awards from the LACDA.*

**Can NPLH funding be stacked on LACDA's HOME ARP funding?**

*No, NPLH funds may not be stacked on HOME ARP units funded through the LACDA.*

**What would you advise for a project that is anticipating scoring under threshold, but has a strong development team?**

*If the project is anticipating scoring under threshold, the project should identify any potential points to score above the minimum. There is no guarantee that funds will be available after all eligible projects have been awarded.*

**Will a project still receive full readiness points if the project is not fully entitled, and has yet to submit the entitlement package to an agency?**

*To receive full readiness points, the project must have all funding committed except for LACDA funds being requested and tax credits, and entitlements completed or evidence that the project can be developed by-right.*

**If a project scores below the minimum, will LACDA consider it only after Tier 1, Tier 2, and City of LA projects? Or if in Tier 1, could the project be considered after Tier 1 projects that meet the minimum (and before Tier 2)?**

*Projects that score below the minimum score of 540 will be considered for funding after all eligible projects in Tier 1, Tier 2, and City of LA with a score above the minimum score have been awarded.*

**Regarding the new requirement to list an Architect of Record for Architect Experience, the Architect of Record for several of our projects has passed away and the firm has a new Architect of Record who was a primary participant in the projects listed, but not the Architect of Record for all of the projects. Should we expect any issues with this when we submit?**

*Architect experience will be awarded to the Architect on Record for the proposed project.*

**Is there a restriction on the number of applications a developer can submit?**

*No, there is no limit.*

**If the project does not have any SRO or studios units, does the project not qualify for Bonus Points?**

*SRO units are not an eligible unit type under this NOFA. If the project does not have any studios, the project will receive up to 25 points for the NPLH units that are not studios.*

**So if 50 NPLH units is more than 49% of the project, it would not be allowed?**

*Correct, if 50 NPLH units is more than 49% of the total units, the project would not be eligible.*

**Is shared housing units qualified unit?**

*No, shared housing units do not qualify.*

**Are there any limitations for adult sex offenders and minor sex offenders?**

*Those who are subject to a lifetime registration requirement are not permitted to occupy PBV units.*

**If there is an existing regulatory agreement that does not expire until 2031 but we intend on recasting that debt and extending that existing agreement, are we eligible to apply?**

*Projects that are currently subject to affordability covenants or agreements are not eligible unless the affordability period expires within five (5) years of the NOFA application due date.*

**If the project will be applying for capital funds through bonds/tax credits and MHP after LACDA award, can the project get PBVs for the non-NPLH units?**

*PBVs are only eligible for units awarded capital funding in this NOFA round.*

**Can a project apply for PBVs for the units they are requesting capital funds AND submit additionally a PBVASH standalone application for the other units in the project (assuming VA approval)?**

*No, the standalone PBVASH application is only for projects requesting only this type of rental assistance during the current NOFA round. Projects requesting PVASH for non-NPLH units, can make this request in the same application. PBVASH vouchers may be awarded to non-NPLH units if vouchers are available after all NPLH units have been awarded PBVs.*

**Singles/Studios are eligible for NOFA 30 funds?**

*Studios are eligible for NOFA 30 but studio units must be at least 400 square feet in size. Exceptions to this requirement may be made if the project has received entitlements or has submitted for plan check at the time of NOFA application.*

**We have non-NPLH special needs/homeless units, as NPLH units are capped at the lesser of 49% of units and 50 units. To receive LACDA PBVs for the non-NPLH special needs units, is it possible to apply for AHTF funds in future NOFAs?**

*Yes, to receive PBVs for non-NPLH special Needs Units, the project can apply to a future NOFA round.*

**If a project can only request NPLH funds (project is not on County-owned land) and is therefore limited to a capital request and funding award for only 49% of total units in the project, please confirm that the project can still request PBVs for 100% of the tenant units?**

*No, PBVs are only eligible for units awarded capital funding. PBVASH vouchers are an option for units not requesting capital funding, but PBVASH vouchers will only be awarded if vouchers are available after units with capital funding have been awarded.*

**On a previous project, the LACDA accepted NPLH waivers on the 49% rule, will that be a possibility for us with NOFA 30?**

*No, a 49% waiver is not available this NOFA round. NPLH units cannot exceed 49% of the total project units.*

**For projects with a prior award of PBVs from LACDA and reapplying for additional funds, does the LACDA require the PBV section of the application to be completed?**

*No, projects with PBVs from a previous NOFA do not need to complete the PBV section in the application.*