



**NOTICE OF FUNDING AVAILABILITY (NOFA) FOR AFFORDABLE
MULTIFAMILY RENTAL HOUSING, ROUND 30
QUESTIONS AND ANSWERS NO. 2
Issued on February 2, 2024**

- 1. For projects with a previous LACDA NOFA funding award that are seeking additional funds to meet the updated maximum per unit subsidy and maximum subsidy per project, how would LACDA like to see a request for additional financing up to the current limits?**
For projects with an award from a previous NOFA, see NOFA 30 Addendum #1 for more information on the documents that are required to submit a re-application for additional funds.
- 2. Is a project-based voucher commitment required for the Readiness points?**
Readiness means that after a NOFA 30 award, a project can apply for tax credits or begin construction if tax credit financing is not contemplated. To receive readiness points, a commitment of project-based vouchers (PBVs) is not needed at the time of application only when the PBVs are being allocated by the LACDA through this NOFA. If PBVs are allocated through another jurisdiction, a PBV commitment is needed at the time of application to NOFA 30 to receive points for project readiness.
- 3. Where can I find the qualifications for Property Management?**
Please see Section 5.2.5 Property Management Experience in the NOFA 30 Guidelines.
- 4. Can you define the boundaries of Skid Row?**
The Skid Row Area is bounded by Main Street (west), Third Street (north), Alameda Street (east), and Seventh Street (south).
- 5. NOFA 30 indicates that "transportation, services, and other amenities" should be within 1/3 mile diameter of the site. If the site has amenities close enough that they would score full points under TCAC's system should those still be shown, or only amenities that are within 1/3 mile?**
Only amenities within 1/3 diameter of the site should be shown.
- 6. Proforma Worksheet D.6 20-Year Cash Flow - cells D44-V44 have a negative sign which causes the debt service payment to be positive starting Year 2, is it okay to self-correct and reverse the sign of the formula in D44-V44?**
Yes, any formula errors found in the proforma can be corrected by the applicant as long as a note is added to the correction.



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- 7. Applicant Information, Applicant Certification Statement, Acknowledgement & Certification sections. UNOFA is set up to accept information and certification from a single party (e.g. the L.P. Applicant). Is it required to submit the same information for the members of the L.P. (e.g. Admin General Partner, Managing General Partner)? If so, how is that accomplished w/in the UNOFA system?**

In the Application Summary, select the view icon and download the Excel Document with the questions for the Application Certification and Acknowledgement and Certifications.

- 8. Please confirm, should the project be awarded NPLH funds, will the County provide funding for the Supportive Services only and the development team will need to secure a Lead Service Provider to provide the staffing, or will the County provide both funding and staffing at the required ratios for the NPLH units?**

The Department of Mental Health (DMH) will provide funding for specialty mental health services while Department of Public Health (DPH) and Department of Health Services (DHS) will provide services via Client Engagement and Navigation Services and Intensive Case Management System (ICMS), respectfully. The specialty mental health services must be an agency contracted with DMH. If the developer has a preference, DMH will try to accommodate their request providing the agency is in good standing. The DMH provider, if contracted with DHS and DPH, may also be the ICMS and CENS provider. Therefore, if the developer does not have preference, DMH and DHS will assign a mental health and/or case management agency. The assigned agencies will be responsible for hiring and staffing.

- 9. For property management experience at the scale of the proposed project, can a principal's experience be utilized. If so, what do we need to document that?**

To use a principal partner's experience, that principal will need to be in a property management role for the current proposed project.

- 10. Will the per unit cost exceeding 125% of the median costs be considered at the application phase?**

Yes, LACDA reserves the right to remove a project from funding consideration if the per unit cost exceeds 125% of the median costs shown in all applications. The unit costs, with inflation considered, will be monitored through construction loan closing, and must also not exceed this 125% threshold at that time. Penalties may include a finding of noncompliance, up to 100 negative points assessed on the next NOFA application, or cancellation of the funding commitment.

- 11. For the Emerging Developer's previous experience, does the two-project limit only refer to projects greater than 10 units?**

No, this is all projects.

- 12. In the Organizational Documents section, we only see one place where you're requesting a doc for the Limited Partnership - the org chart. Is there any other documentation for the LP that we should include?**

- 13. In the checklist, there is a list of documents that need to be submitted for each organization that is part of the Applicant entity.**

- 14. We are submitting an application in which we are Lead Developer and are partnering with an emerging developer. Should we include their organization documents along with ours?**

Yes, emerging developer information is needed with the application.

- 15. LACDA's developer fee limits are out of step with those allowed by TCAC. Will you be allowing the higher fee amounts for this NOFA?**

Projects that use 9% tax credit financing are eligible to receive a developer fee of up to \$2.5 million. For 9% and 4% projects, the maximum developer fee that may be paid from project sources and/or cash flow is \$2,500,000; a larger developer fee may be included in a project's eligible basis for tax credit purposes, but any fee in excess of \$2,500,000 must be contributed as equity to the project or paid out of the Borrower's share of residual receipts.

- 16. Would just being part of a general partner structure (i.e. co-member or administrative member) count towards the requirement of not developing, owning or operating more than 2 housing developments?**

If the firm is listed in the organizational documents for a project as being part of a project's ownership, this would count towards the number of projects developed/owned/operated.

- 17. If the proposed managing general partner is a new LLC entity, that is managed by both the experienced developer and emerging developer, can we get MGP experience points based on one member of the MGP?**

If a firm is part of the managing general partner (MGP), the member with the most experience as an MGP will be scored.