NOTICE OF FUNDING AVAILABILITY (NOFA) FOR AFFORDABLE MULTIFAMILY RENTAL HOUSING, ROUND 33
QUESTIONS AND ANSWERS NO. 2
Issued November 23, 2026

Are rehabilitation applications/projects required to submit schematic design with all the threshold requirements (title sheet, survey, site map, landscape plan, unit plans, sections, etc.) or just the Rehabilitation only requirements (a PNA, schedule of values, conceptual energy model, narrative)? Rehabilitation projects often do not commission full drawings until after funding awards as they do not have to go through entitlement review and approval.

All projects must provide threshold documentation, as identified to be eligible for funding consideration.

We have a project with NPLH and LACDA PBVs - are we still able to apply for additional funding in NOFA 33 for a mix of SN and GA units?

Yes. Projects that only have NPLH funding are eligible for reapplication.

The Underwriting Guidelines note that GA projects need 3-month Operating Reserves, and SN require 6 months. What is the requirement for mixed population projects?

If a project has Special Needs units, a six-month reserve is required.

For projects with 20% or more SN at 30% AMI, do we need an additional 10% of GA units affordable at 30% AMI?

If the project is already reserving 20% of total units for a Special Needs population, the project does not need to provide an additional 10% of units at 30% AMI.

We have Special Needs (SN) units at 1BR, and General Affordable (GA) from 0-2 BR. Is this acceptable per 3.3.2 "Proposed projects must demonstrate that Special Needs units are integrated with other units in the project and reflect the same unit types (number of bedrooms)."

Special Needs units must be integrated throughout the development and not restricted to a specific area separate from the General Affordable units.

Does an REO need to be submitted for all project sponsors or only the one providing experience?

REO schedules are required for all applicant sponsors.

For a proposed eight-story, 67-unit affordable multifamily new-construction project located in Culver City and seeking LACDA NOFA Round 33 funding, could LACDA please confirm: 1. Whether California commercial prevailing-wage rates are required. 2. Whether NOFA 33 funding independently requires compliance with a Project Labor Agreement (PLA) or the Los Angeles County Community Workforce Agreement (CWA), and whether any unit-count or construction-cost thresholds apply. 3. Whether there are additional local or targeted hiring requirements associated with NOFA 33 funding. We would appreciate clarification so that our construction cost estimates accurately reflect the applicable labor requirements.

1. NOFA Section 7.11, Prevailing Wages, identifies prevailing wage requirements.
2. Depending on funding provided, location, and other requirements, a PLA or CWA may be applicable. There is insufficient information provided regarding the entire scope of the project to make a determination at this point.
3. NOFA Section 7.19, Local and Targeted Worker Hiring Program, identifies local hiring requirements.

I own a 4,788-square-foot property at 3565 Wesley Street in Culver City and am exploring an affordable multifamily housing development. Culver City's October 1, 2026, planning letter identifies 11 units of base development potential under SB 79, with the possibility of up to 23 units through State Density Bonus Law, subject to affordability requirements and physical feasibility. I understand that Round 33 requires at least 15 permanent rental units, attendance at the October 28 mandatory proposers conference, and submission of a Real Estate Owned Schedule by November 3. I would appreciate clarification of the following: If an experienced affordable housing developer attended the October 28 conference and submitted its qualifying REO Schedule on time, may that developer submit a new application for my property, even though I was not involved in those earlier steps?

Yes, a developer that attended the Proposers Conference and meets qualifying criteria for the REO can apply to develop the property.

Does the November 3 REO requirement apply to the developer's overall real estate portfolio, rather than requiring my specific property to have been identified by November 3? If the developer previously submitted and qualified through an REO Schedule within the preceding 12 months, would that satisfy the requirement?

Yes, the REO requirement applies to the applicant/developer's overall real estate portfolio. The requirement is satisfied if the developer qualified through a REO submittal within the preceding 12 months.

Could a privately owned Culver City property qualify for Round 33 capital funding through an eligible joint venture or a long-term ground lease of at least 55 years? Would a proposed 15-to-23-unit project qualify for consideration if the final unit count, affordability restrictions, and financing are established before application submission? Are there any additional readiness or site-control requirements that would prevent a newly formed partnership from applying by December 3, 2026?

Yes, a privately owned Culver City property can qualify for Round 33 capital funding through an eligible joint venture with a qualified developer. A proposed 15-23 unit project could qualify for consideration if the final unit count, affordability restrictions, and financing are established before application submittal and meet all NOFA guidelines. Refer to the NOFA Guidelines and Checklist for more information when considering project readiness for application submittal.

In the project information section, you are required to select a TCAC housing type for tax credit projects. If our 4% project will be "untargeted" housing type (permitted under CDLAC/TCAC for 4% projects), which TCAC housing type should we select in this section?

Identification of a housing type for LACDA funding is required. Select the type that closest reflects the project.

If the entity satisfying the supportive-housing experience requirements under Section 5.2.2 serves as the project's Managing General Partner, may the applicant rely on that entity's experience for PBV eligibility? Must that entity hold any minimum ownership interest or controlling interest in the project partnership or general partner entity, including a 51% interest, or serve as a Lead or Joint Developer?

The entity satisfying supportive housing experience must be the lead developer, as defined in the NOFA.

Please confirm that a Request for Compliance is no longer required.

Correct.

Rosie's Touch is seeking an experienced affordable housing development partner. Since we did not attend the mandatory Proposers' Conference, can we participate in Round 33 with a development partner who attended? Would that partner need to be the lead applicant?

Yes. A less experienced applicant may partner with an eligible applicant. Please note that the NOFA states, “Any joint partnership between a developer, a lead developer, and/or managing general partner must be formed prior to the application deadline. Limited partnership does not have to be formed prior to the application deadline, but the applicant must submit documentation detailing each entity’s role and responsibilities.”

"Based on LACDA guidelines, please confirm if an applicant is applying for PBVs that they can only apply for capital funding for SN units", and the LACDA response was "No". Can you please confirm than if an applicant applies for PBVs, that applicant can also apply for both capital funding for SN and GA units all in the same application?

Applicants can apply for both capital funding for SN and GA units in the same application. Section 3.3 Eligible Projects and General Requirements indicates that applicants may request: 1. Funding and PBVs for eligible Special Needs units; 2. Funding for Special Needs units only; 3. Funding for General Affordable units only; 4. Funding for both Special Needs and General Affordable units. General Affordable units are not eligible for PBVs. Projects requesting funding for Special Needs units are eligible for capital funding and PBVs, or capital only. Only applicants meeting Supportive Housing Developers and PBV Eligibility criteria (see NOFA Section 5.2.2) are eligible to receive both capital and Project-Based rental assistance.

Under Section 5.2.5, when an experienced architect joins another firm as a full-time employee and principal, can their qualifying projects completed as Architect of Record at a prior practice satisfy the individual architect experience requirement and count toward the current firm’s experience score, and, if so, what role must that individual hold on the proposed project and what supporting documentation is required?

Yes, the employee, who joined the firm as a full-time employee and principal, can use their previously completed qualifying projects as Architect of Record to satisfy the architect experience requirement and obtain experience points. The employee/principal must be the Architect of Record for the proposed project. The Project Information Workbook has the *Architect Experience* tab where the information can be provided. The architect’s resume can also be submitted.

Under Section 3.7.3, what minimum expiration date should an Exclusive Negotiating Agreement with a public agency have to satisfy the requirement that site control extend through the expected award timeline for NOFA 33?

The minimum expiration date for the Exclusive Negotiating Agreement should extend through the expected timeline for award of NOFA funds – at least through April 2027.

The appraisal requirements state that the appraisal "must be conducted prior to or within 30 days of executing a purchase contract". This contradicts the checklist's language of 180 days. Can you confirm what's the right number?

The appraisal must be conducted prior to or within 30 days of executing a purchase contract. Appraisals are valid for 180 days.

NOFA 33 Section 3.3.2 "MINIMUM PROJECT REQUIREMENTS" states that "Transportation, services, and other amenities are within a 1/3-mile diameter of the site." Is this accurate and is there a list of amenities required with corresponding distances?

Yes, the 1/3-mile diameter as stated in the NOFA is correct. Amenities are publicly available services and facilities that improve quality of life for project residents, examples of which include grocery stores, schools, medical clinics, pharmacies, parks, and community centers.