



LOS ANGELES COUNTY DEVELOPMENT AUTHORITY NOFA ROUND 32 TERM SHEET

Overview

On March 26, 2026, the Los Angeles County Development Authority (LACDA) will release Notice of Funding Availability (NOFA) Round 32, which will provide capital funding and Section 8 Project-Based Vouchers and Project-Based Veterans Affairs Supportive Housing Vouchers (collectively PBVs) for the creation and operation of eligible permanent affordable multifamily rental housing units.

LACDA will utilize the Universal NOFA (UNOFA) Application website to receive project applications. Applicants are encouraged to register with the UNOFA Website before the release of NOFA Round 32 at <https://www.unofa.org/> and review of the user manuals under the FAQs section is encouraged.

Available Capital Funds

- Up to approximately \$90,000,000 will be available in Affordable Housing Trust Funds (AHTF) for units reserved for qualifying Special Needs and General Affordable populations.

Available Rental Assistance

- Up to 300 PBVs are available to Special Needs projects within LACDA's jurisdiction. PBVs will only be awarded to Special Needs units developed by non-profit, mission-driven developers that have historically served Special Needs populations.
- Projects must apply for and be awarded LACDA capital funds to be eligible for PBVs.
- Unincorporated area projects that have received LACDA funding in the past but have not secured any PBVs may apply for up to a maximum of 100 PBVs through this NOFA.



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Eligible Applicants

Eligible applicants must be in good standing with LACDA and may include any of the following entities individually or in a joint venture:

- Nonprofit housing development organizations
- For-profit housing development organizations
- Limited liability companies
- Community land trusts
- Limited partnerships
- Public agencies
- Local jurisdictions

Eligible Project Types & Requirements

Projects eligible to receive capital and project-based rental assistance include permanent multifamily rental housing units reserved for identified Special Needs or General Affordable Target Populations.

- General Affordable Projects (eligible for capital only):
 - Projects with units up to a maximum of 80% AMI.
 - Must reserve at least 10% of the total number of units for households earning no more than 30% AMI.
 - The General Affordable units must support the 30% AMI units, which will not receive PBVs.
- Special Needs Projects (eligible for capital and PBVs):
 - Available to mission-driven, nonprofit developers only.
 - Projects with up to 50% of units reserved for Special Needs populations. Any project requesting more than 50% of total units reserved for Special Needs populations must obtain a waiver from LACDA.

All eligible project types must meet the following general requirements:

- Projects must be located entirely within Los Angeles County, but not within the geographic boundaries of the City of Los Angeles.
- Projects located in the City of Los Angeles that are sponsored by the County or located on County-owned land are the only project types eligible for funding within the city.
- Transportation, services, and other amenities are within a 1/3-mile diameter of the site.
- Special Needs units must be integrated with other units in the project and not located on their own separate floors or areas of the building.
- Tenant screening standards for Special Needs units, including criminal background, housing history, and financial screening criteria (e.g., rental or other debt), must not be stricter than those used by the Public Housing Authority (PHA) that has jurisdiction over the location of the project site.
- If any portion of a proposed development site is within 500 feet of a freeway, the project must be designed in such a way as to exclude from this 500-foot freeway “buffer” area any portion of the residential building, as well as play areas, community rooms, gardens, patios, and other areas where residents may reasonably be expected to congregate. An example of a suitable use within the 500-foot freeway buffer is a parking lot. LACDA shall review and approve, at its sole discretion, any site plans for developments of this type. Prospective applicants may request a review of a site by LACDA for distance. If there are not enough eligible applications located outside the 500-foot freeway buffer, LACDA may review and consider projects within the buffer zone.
- Projects must be new construction, acquisition and operation, or acquisition with

rehabilitation.

- A rehabilitation project must:
 - Submit at the time of NOFA application a Capital Needs Assessment that meets the requirements of current California Tax Credit Allocation Committee (CTCAC) regulations.
 - Provide new affordable units increasing the housing stock. Projects with existing affordability covenants are not eligible unless the covenants are expiring within five (5) years of the NOFA application due date.
 - Not displace low-income households.
 - Not remove low-income units from the housing stock, unless the project provides for a two- (2) for-one (1) unit replacement. Conversion of Single Room Occupancy units to full units is exempt from the replacement requirement.
- Projects seeking capital funds must not have applied for tax credits or received a tax credit award that assumes LACDA funds, before an LACDA award is issued.
- Projects must not have commenced construction.
- Projects must adhere to the County's local hire provisions.
- Projects that propose or implement a local preference will not be eligible for funding. An exception to this prohibition may be made for projects in a jurisdiction with its own Continuum of Care or if the jurisdiction has a state-approved local tenant preference.

Special Needs Target Populations

- Homeless Households
- Homeless Seniors
- Chronically Homeless
- Homeless Veterans
- Homeless Persons Living with a Mental Illness
- Persons Living with HIV/AIDS
- Persons with Intellectual and Developmental Disabilities
- Transition Age Youth (Homeless and At-Risk)
- Survivors of Domestic Violence\Human Trafficking\Sexual Assault

General Affordable Target Populations

- Families
- Seniors
- At-Risk of Homelessness

Affordability Requirements

- Special Needs units must be restricted to households earning at or below 30% of the Area Median Income (AMI).
- General Affordable units must be restricted to households earning at or below 80% AMI.
- Units assisted by PBVASH Vouchers may target residents with incomes up to 80% AMI.

Funding

LACDA provides funds for eligible projects based on the Target Populations and/or geographic area and reserves the right to shift funding at its discretion, including incorporating federal HOME or other funds into eligible projects. Funding maximums are based on the funding source and geographic area.

CAPITAL FUND PROJECT LIMITS			
Fund Type	Target Population	Eligible Geography	Maximum Subsidy Per Project
AHTF	Eligible Special Needs and General Affordable Populations	Los Angeles County (Excluding the City of Los Angeles)	\$10,000,000 Funds are allocated on a per-unit basis for eligible assisted unit types.

CAPITAL FUND UNIT LIMITS	
Number of Bedrooms	Maximum Per Unit Subsidy
Studio	\$170,000
1	\$180,000
2	\$190,000
3	\$200,000

Projects proposing 3-bedroom units for Special Needs populations must provide evidence, acceptable to LACDA and/or the Los Angeles County Departments of Health Services and Mental Health, that sufficient demand exists for this unit type.

RENTAL ASSISTANCE TYPES			
Type of Funds	Target Population	Eligible Geography	Maximum Subsidy Per Unit
PBVs	Special Needs at 30% of AMI	Unincorporated LA County or Participating Jurisdiction	As specified by LACDA Section 8 payment standards
PBVASH Vouchers	Homeless veterans & their families up to 80% of AMI		

Key Threshold Requirements

Applications will be reviewed in two stages: 1) threshold review and 2) technical review.

The following are key minimum threshold requirements that applicants and projects must meet to be considered for technical scoring:

- Lead Developer: Must have completed a minimum of three (3) affordable rental housing projects in California that have been in operation for at least three (3) years, in the last 12 years.
- Supportive Services: The Supportive Services Plan must address adequate service provision to all project populations not covered by the Veterans Administration or the Los Angeles County Departments of Health Services and Mental Health.
- Property Management Provider: Must have experience in managing at least two (2) projects with similar tenant populations and of similar scale to the proposed project. The Property Manager may be the applicant’s own personnel, or a third-party contractor. If the project sponsor would like to serve as the Property Management provider but lacks

sufficient experience to qualify, the applicant shall submit a plan on how they will gain experience and/or training within one (1) year of award to serve as the qualified Property Manager.

- Design: The project architect or architect firm must have completed at least two (2) affordable multifamily rental housing projects, or one (1) LACDA-funded affordable multifamily rental housing project of the type currently being proposed (new construction or rehabilitation). All projects must meet LACDA's Design Requirements.
- Compliance: Applicants must be in compliance with LACDA project requirements, or the requirements of other governmental or permitting agencies
- Cash Flow: Must demonstrate positive cash flow for 20 years and, in application, elements of the cash flow statement must generally adhere to LACDA's underwriting guidelines.
- Affordability:
 - Special Needs Units: Up to 30% AMI
 - Affordable Units: Up to 80% AMI

All applicable checklist items must be submitted in the NOFA application for a project to be considered for award of funds by LACDA.

Key Technical Scoring Categories

The following are the general categories that will be used to score applications.

- Committed Public Financing: Ratio of committed capital funds from public agencies to total development costs.
- Committed Rental Subsidy: Ratio of Special Needs units with committed rental subsidy to total Special Needs units.
- Applicant Team Experience:
 - In addition to meeting the minimum threshold experience, the Lead Developer will be scored based on additional completed Special Needs and affordable rental housing projects.
 - Emerging Developer points are available for projects with a qualified Lead Developer who partners with an Emerging Developer as a co-developer.
 - In addition to meeting the minimum threshold experience, the project architect or architect firm will be scored based on experience with affordable rental housing projects of the type proposed (new construction or rehabilitation).
- Supportive Services:
 - Supportive services will be evaluated on a Pass/Fail basis.
 - A Pass rating will be awarded to Supportive Services Plans that appropriately address the service criteria for the population(s) the project will serve, which will be defined in the NOFA. The Plan must include a detailed description of each service and identify the provider. For mixed population projects, there must be clear distinction between the staffing resources and services allocated to each population.
 - Those projects that receive a Pass rating may also be issued a Final Conditions List detailing sections of the Supportive Services Plan that must be revised prior to release of any loan funds.
- Design: Projects will be evaluated on a Pass/Fail basis. Projects will be assigned a rating of Pass if they generally adhere to LACDA's Design Requirements.
- Geography: Points will be awarded, in descending amount, for projects located in 1) Incorporated Areas of Los Angeles County and then 2) Jurisdictions outside of the City of Los Angeles.
- Readiness: Projects that exhibit readiness to start construction, based on funding, entitlements, and permit status.

- Tangible County Support: Points will be awarded to projects selected by the County's Affordable Housing and Sustainable Communities (AHSC) workgroup, or which have received land/and or project funding from a County agency. Applicants are encouraged to learn more about the AHSC program, [click here](#) for the program flyer.
- Projects located in high or highest resources areas based on the Opportunity Area Maps developed by TCAC/California State Department of Housing and Community Development.

Funding under this NOFA will be awarded on a competitive basis and the ability to meet County housing goals. LACDA reserves the right in its sole discretion to modify any terms in this Term Sheet. This Term Sheet is issued to highlight general program goals and requirements. Full requirements and regulations will be included in the published NOFA.