



**NOTICE OF FUNDING AVAILABILITY (NOFA) FOR AFFORDABLE  
MULTIFAMILY RENTAL HOUSING, ROUND 32  
PROPOSERS CONFERENCE QUESTIONS AND ANSWERS  
Issued May 18, 2026**

***Would a letter from our entitlement consultant confirming that the project qualifies for ministerial/by-right approval satisfy the entitlement criteria, allowing for the awarding of the 75 points?***

No, the letter must be issued by the local permitting agency.

***Under appraisal requirements, a letter must be sent to the seller indicating that the buyer does not have the power of eminent domain. If a letter was sent during the NOFA 31 application process, will that letter suffice or will LACDA require that the applicant submit an updated letter to submit with the NOFA 32 application?***

The applicant must provide an updated letter and an updated appraisal.

***Does LACDA still require that the appraiser have commercial liability insurance?***

If the LACDA is commissioning the appraisal, for example if the site is county or LACDA owned, then the County and LACDA would be named as the client for the appraisal, and we would require that the appraiser have commercial liability insurance and meet any other LACDA insurance requirements. If the appraisal is being completed only for the applicant, then the appraiser does not have to meet LACDA's insurance requirements at this stage.

***Is there a deadline and/or specific process when requesting the subsidy waiver?***

If you are requesting a waiver for more than 49% special needs units, submit your letter of justification with your application by the application deadline.

***My project received LACDA NOFA 31 funds. Would this count as "financial county support" and would my project receive the 100 points?***

No, County support does not include prior NOFA funding.

***For the audited financials of at least seven special needs projects totaling 500 units, is that 500 total units or 500 special needs units?***

The requirement is 500 special needs units.

***Can interim housing projects be considered for lead or emerging developer experience?***

No, interim housing projects do not receive experience points.



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***Is the Environmental Service Request (ESR) form required for County of LA owned land?***

All applicants must submit an ESR form and the Environmental Checklist with their application.

***If a developer does not have at least 7 projects with more than 500 units, they cannot apply for PBVs?***

If you are a supportive housing developer applying for PBVs that does not fully meet the qualifying criteria due to special conditions or circumstances, a narrative of reasonable length that provides mitigating information may be submitted with the NOFA application. LACDA, in its sole discretion, may accept the mitigating information as a reasonable substitute for the qualifying criteria.

***Does the \$12M loan cap apply to projects that have existing debt associated with LACDA restricted units when new units will be added to an existing project?***

The \$12 million loan cap does not consider the existing debt on projects that are already placed in service. For projects that have existing LACDA commitments and that have not completed or started construction, the existing commitment plus the requested award may not exceed \$12M.

***Are the 300 PBVs the last PBVs that LACDA will have for the foreseeable future?***

This Q&A relates only to questions associated with this NOFA.

***Do we need to reserve an additional 10% of our units at 30% AMI if we already have LACDA-funded units reserved at 30% AMI?***

No.

***LACDA's NOFA 32 Term Sheet notes that projects with more than 50% SN units must get a waiver, but the guidelines state that a waiver is required above 49% SN units. Can you clarify which is accurate?***

Applicants should follow requirements in the NOFA Guidelines.

***If a project was previously awarded (or submitted) an application, are there any documents we don't need to update (i.e. Environmental Service Request, Phase I, etc.)?***

All applicants need to provide appropriate documents as identified in the NOFA.

***For the 50 bonus points for projects with less than 10% of the total units are studios, if our project has zero (0) studio units, will it receive the points?***

Yes, the project will receive the 50 points.

***Can you further define what qualifies as an Emerging Developer? Is there a required role they must hold within the project?***

Emerging Developer Partner is no longer a component of this NOFA and was removed as a scoring item (see NOFA 32 Addendum No. 1 dated May 15, 2026).

***Can principals be used to meet developer experience requirements?***

No, principals cannot be used to meet developer experience requirements.

***How does LACDA underwrite for an inclusionary housing requirement? The proposed project is 100% affordable and the inclusionary units will be income and rent restricted. Is there an automatic calculation/deduction from the funding request or is there another underwriting standard?***

For 100% affordable projects subject to local inclusionary housing ordinances, underwriting and eligibility assumptions are the same. However, if a market-rate project is seeking to satisfy off-site conditions of approval, the units obligated under those off-site conditions are not eligible for funding.

***If applying as a Joint Venture, when will the Joint Venture need to be admitted into the Limited Partnership? Do they need to be admitted to the LP by the time of application?***

Any joint venture partnership between a developer, lead developer, and/or managing general partner must be formed prior to the application deadline. The Limited Partnership does not have to be formed prior to the application deadline.

***How do applicants get selected/supported by the Affordable Housing and Sustainable Communities (AHSC) working group?***

Please visit [Multifamily Rental Housing NOFA](#) for information about the AHSC Program, including the 2026 AHSC Program Guidelines.

***For the Supportive Housing Developers seeking PBVs, can you clarify whether we would need 7 projects with a minimum average of 71 special needs units per project to qualify?***

Supportive Housing Developers seeking PBVs should own, operate, and maintain at least 500 Special Needs units across a minimum of seven (7) projects of supportive housing in California. An applicant may need to list more than seven (7) projects to satisfy the 500-unit requirement.

***Does a No Place Like Home (NPLH) award count toward the previous award allocation for the maximum subsidy amount for capital funding?***

No, a previous NPLH funding award does not count towards the maximum capital funding amount since NOFA 32 makes Affordable Housing Trust Funds available.