

**NOTICE OF FUNDING AVAILABILITY
& PROGRAM GUIDELINES
Affordable Multifamily Rental Housing
Round 24-A**

Proposers Conference

**COMMUNITY DEVELOPMENT COMMISSION / HOUSING AUTHORITY
OF THE COUNTY OF LOS ANGELES**



**COMMUNITY DEVELOPMENT COMMISSION
HOUSING AUTHORITY**
County of Los Angeles - 700 West Main Street, Alhambra

TOPICS

- Available funds/rental assistance
- Eligibility
- Project types
- Special needs populations
- Significant changes
- Application review and scoring
- Timeline



AVAILABLE FUNDING

Funding Basics

- Application for funding – Appendix 1
 - Application checklist
- Anywhere within Los Angeles County
- Match funding to population served
- Two tiers of maximum funding
 - Projects outside of the City of Los Angeles
 - Projects in the City of Los Angeles



AVAILABLE FUNDING

Capital Funds – Up to \$106.7M

- Up to \$53,200,000 in AHTF (includes \$13,800,000 in Measure H Funds targeting homeless populations)
- Up to \$34,500,000 in MHHP Funds
- Up to \$13,800,000 in MHHP Funds for Homeless Veterans
- Up to \$3,200,000 in HOME Funds
- Up to \$2,000,000 in AHTF for Preservation



AVAILABLE FUNDING

Funding Levels for Areas Outside of the City of Los Angeles

- Per Project Maximum: \$14 million when combining eligible sources, or
 - AHTF Maximum: \$7 million
 - MHHP Maximum: \$7 million
 - HOME Maximum: \$3.2 million for HOME-eligible jurisdictions

Funding Levels Within the City of Los Angeles

- Per Project Maximum: \$5 million, when combining eligible sources, or
 - AHTF Maximum: \$2 million
 - MHHP Maximum: \$3 million



AVAILABLE RENTAL SUBSIDY

PBVs/PBVASH Vouchers – Up to 600

- Application for rental subsidy – Appendix 5
- Cities/areas within Housing Authority's jurisdiction
- Vouchers allocated based on demand
- Set-Asides



PBV/PBVASH

- Must accompany request for capital funds
 - PBVASH and Preservation PBVs exempt from capital request
- Include PBV/PBVASH assumptions in funding application
- Contract term of 20 years
- New payment standard to be published



GENERAL ELIGIBILITY

- Minimum requirements for development team
- Projects utilizing tax credit financing must be at least 25 units in size and non-tax credit projects must be at least 15 units in size
- 3:1 for special needs/non-special needs funding
- New construction, acquisition/operation, or rehabilitation
- Rehabilitation must provide new units
- Construction has not started



PROJECT TYPES

Special Needs Project

- 49% of units set aside for special needs population

Mixed Population Project

- 20% to 48.9% of units set aside for special needs population – not less than 15 units



PROJECT TYPES

Preservation Project

- 35 units or greater in size
- In operation for over 15 years
- Senior or special needs tenants
- Meets NOFA acquisition/rehabilitation requirements
- Specific requirements for HAcOLA/Commission assistance present in project
- Residents are at imminent risk of economic displacement
- Applications to CDLAC/TCAC and the close of construction financing occur in 2019



SPECIAL NEEDS POPULATIONS

- Mental Illness
- HIV/AIDS
- Developmental Disabilities
- Transition Age Youth/Homeless Youth
- Frequent Users of Health and/or Mental Health Services
- Homeless Households
- Chronically Homeless
- Homeless Veterans
- Homeless Seniors

Affordable at 30% of AMI or may go to 35% AMI with a reasonable justification



SIGNIFICANT CHANGES

Eligibility

- Removed the requirement that projects must be eligible for and include 4% or 9% Low-Income Housing Tax Credit financing.
- Applicants with City of Los Angeles projects that are located in High and Highest Resource Areas may submit an additional application for a project in the City of Los Angeles.
- Applicants with projects in the City of Los Angeles may submit additional applications, to be considered after other eligible projects have been funded.



SIGNIFICANT CHANGES

PBVs and PBVASH Vouchers

- PBVs allocated to any general low-income unit, or units in qualified market rate projects must be filled with referrals from HACoLA.
- Preservation projects have been designated as a separate funding category and may request PBVs and/or an allocation of capital funds.
- Qualified projects may request PBVASH Vouchers from HACoLA without seeking an allocation of capital funds.



SIGNIFICANT CHANGES

Release of Funds

- For tax credit projects, after an award of tax credits is secured, NOFA funds may be made available to pay for eligible predevelopment, or early-stage project expenses, up to a maximum of \$1,500,000.

Bonus Points

- Bonus points have been removed from scoring.



SIGNIFICANT CHANGES

Scoring Criteria

- A project using Commission or County-owned land, regardless of jurisdiction, will be treated as an unincorporated County project for scoring and funding cap purposes.
- Projects that cannot be fully funded will be skipped for the next project that can be fully funded.



PROJECT REVIEW

Threshold Review

- Adherence to program parameters, including target population, funding limits, eligible use of funds, underwriting standards, and financial feasibility
- Complete application
- Applicant criteria met
- All threshold items submitted (see application checklist)

Technical Review

- Maximum score: 600 (projects must score at least 360)



APPLICATION PROCESS

- Application submitted online only
 - Application for funding (Appendix 1)
 - Application for PBVs/PBVASH Vouchers (Appendix 5)
 - Additional documents identified in checklist
 - Don't dismantle the applications



TIMELINE

Date	Event
September 11, 2018	NOFA Release.
September 25, 2018	Mandatory Proposer's Conference.
September 27, 2018	All projects submit: Request for Confirmation of Compliance and, if applicable, 35% rent justification. Unincorporated LA County projects also submit: Request for Article 34 clearance and Consolidated Plan Certification. Projects requesting HOME funds, PBVs/PBVASH Vouchers submit: NEPA clearance request.
October 23, 2018	Applications Due Before Midnight (11:59 p.m.)
November 9, 2018	Notice of Threshold Review sent to applicants.
November 26, 2018	Notice of Technical Scoring results sent to applicants. Last day to submit public financing commitments.
November 26-28, 2018	Technical score appeal period begins.
January 9, 2019	Notice of Intent to Award sent to applicants.
January 16, 2019	CEQA approval due 1 st CTCAC round projects.
February 19, 2019	Board of Supervisors action – 1 st CTCAC round projects.
February 22, 2019	Issue finding commitment letters.
May 8, 2019	CEQA approval due 2 nd CTCAC round projects.
June 18, 2019	Board of Supervisors action – 2 nd CTCAC round projects.
June 21, 2019	Issue funding commitment letters.
Dates subject to change.	



ACKNOWLEDGEMENT

Complete and return acknowledgement of attendance – must be submitted with application

One per applicant (can use for multiple projects)

