

October 8, 2025

Agenda

1. LACAHSa NOFA Update
2. Housing Policy Update
 - SB 79
 - Redondo Beach HE

PPO NOFA – Program Description

Eligible Applicants: Non-Profit and For-Profit Developers (the legal entity applying must be the entity that owns or controls the project)

Eligible Projects: Multifamily Rental Projects

Available Funds: Approximately \$210,967,600, assuming proceeds of bond issuance (in the absence of bond proceeds, approximately \$51,467,100 would be available)

Activity	
MF Rental–Large Projects New Construction (Capital and Subsidies)	\$151,415,000
MF Rental–Small Projects New Construction (Capital and Subsidies)	\$30,283,100
MF Rental–Preservation (40+ units)	\$12,013,300
MF Rental–Preservation (5-39 units)	\$17,256,200
Total	\$210,967,600

NOFA – Program Description

LACAHSA Financial Products	
Short-Term Financing	Predevelopment Loan
	Senior Construction Loan
	Light Rehab Preservation Loan
	Mini -Perm Preservation Loan
Permanent & Gap Financing	Senior Permanent Loan
	Subordinate Must -Pay Loan
	Residual Receipts Loan
	Matching Capital Grant
Ongoing Subsidies	Rental Subsidies (30% AMI or below)
	Operating Subsidies (80% AMI or below)

LACAHSA Scoring Matrix	
1.	Affordability
2.	Family-Sized Units
3.	Low Development Costs
4.	Project Readiness

- Applicants can request up to 3 financial products
- The NOFA prioritizes projects 100% owned by not -for -profit organizations; however, developer partnerships are allowed.

NOFA –Timeline



Future NOFAs

- CLTs
- Homeownership

SB 79

- Signed October 10th & effective July 1, 2026
- Introduces **by-right development standards** for parcels within **¼ mile and ½ mile** of eligible transit stops
- Applies to lots that allow **residential, commercial, or mixed-use development**
- Defines **Transit-Oriented Development (TOD) stops** and classifies them into **two tiers: Tier 1 & Tier 2**
- Projects with more than 10 units must set aside:
 - 7% of units for ELI households (30% AMI); or
 - 10% of units for VLI households (30%-50% AMI); or
 - 13% of units for LI households (50%-80% AMI)
- **Excludes:** , hotel and transient lodging projects, Historic districts, Very High Fire Severity Zones, sites with rent-controlled housing, Cities with a population less than 35,000

SB 79 – Transit Tiers

City	Address	Stop Name	Transit Type	SB 79 Eligible?	Tier
Carson	Carson St/110 Fwy	Harbor Fwy / Carson	Bus Rapid Transit	Yes	Tier 2
West Carson	Carson St/110 Fwy	Harbor Fwy / Carson	Bus Rapid Transit	No, not a city with a population greater than 35,000	N/A
Gardena	731 W 182nd St, Gardena, CA 90248	Harbor Gateway Transit Center	Bus Rapid Transit	Yes	Tier 2
Hawthorne	Crenshaw Blvd/105 Fwy	Crenshaw C-line station	Light Rail Station	Yes	Tier 2
	Hawthorne Blvd/105 Fwy	Hawthorne/Lennox Station			
El Segundo	E Mariposa Station/N Nash St	Mariposa Station	Light Rail	No, not a city with a population greater than 35,000	N/A
	E El Segundo Station/N Nash St	El Segundo Station			
	700 S Douglas St, El Segundo, CA 90245	Douglas Station			
Redondo Beach	5301 Marine Avenue Redondo Beach, California	Redondo Beach Station	Light Rail	Yes	Tier 2
Inglewood	321 East Florence Avenue Inglewood, California	Downtown Inglewood Station	Light Rail	Yes	Tier 2
	1130 East Redondo Boulevard Inglewood, California	Fairview Station			

SB 79 – Transit Tiers

TOD Tier	Transit Type
Tier 1	<ul style="list-style-type: none"> - Heavy Rail - Very High Frequency Commuter Rail (72 trips per day)
Tier 2	<ul style="list-style-type: none"> - Light Rail - BRT stations - High Frequency Computer Rail (48 trips per day) - Bus Service that is both a major transit stop and has a 24-hour bus-only lane

	Tier 1			Tier 2		
Tier	Within 200 ft	Within ¼ mile	Within ½ mile	Within 200 ft	Within ¼ Mile	Within ½ mile
Height	95 ft	75 ft	65 ft	85 ft	65 ft	55 ft

Redondo Beach – Housing Element

- **Court invalidated** Redondo Beach’s Housing Element
- Found that the city’s **overlay zoning approach** failed to meet state housing law requirements:
 - Underlying commercial/industrial zoning permitted **100% nonresidential development**, so overlay alone couldn’t satisfy minimum-density and residential-use mandates
 - Overlay maintained the ability for projects with **zero housing units** which is inconsistent with requirement that lower-income sites be designated for residential use
- Redondo Beach must revise its Housing Element to comply
- Other cities using similar overlays could face challenges or **Builders Remedy** exposure