

# Transit-Oriented Development (TOD) Housing Program

California Department of Housing  
and Community Development

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# Presentation Goals

- Present Round 4 Notice of Funding Availability
- Discuss Round 4 Application
- Respond to Initial Questions



# Contents

- Program Overview
- Guideline Updates
- Application Procedures
- Threshold Requirements
- Application Scoring
- Applications
- Contact Information
- Questions and Comments



# Program Overview



# Overview

## Transit-Oriented Development Definition

- “Integrated urban places designed to bring people, activities, building, and public space together, with easy walking and cycling connection between them and transit service to the rest of the city.”

*Source: Institute for Transportation and Development*





# Overview

## Smart Growth Definition

- “An approach to development that encourages a mix of building types and uses, diverse housing and transportation options, development within existing neighborhood, and community engagement.”

Source: [Smart Growth America Website](https://smartgrowthamerica.org/our-vision/what-is-smart-growth/) -  
<https://smartgrowthamerica.org/our-vision/what-is-smart-growth/>





# Overview

## Smart Growth Definition (cont'd)

- “Planned economic and community development that attempts to curb sprawl and worsening environmental conditions.”

Source: [Greenbelt Alliance Website](https://www.greenbelt.org/blog/what-is-smart-growth/) -  
*<https://www.greenbelt.org/blog/what-is-smart-growth/>*



# Overview

## Smart Growth (concept)



Source: Coalition for a Livable Suburb



# TOD Program Overview

## Purpose – Health & Safety Code 53460

- Increase public transit ridership by funding affordable housing developments within one-quarter mile of transit stations and infrastructure improvements necessary for the development of specified housing developments

## Objectives

- Increase the overall housing supply
- Increase public transit ridership
- Minimize automobile trips



# TOD Program Overview

## Basic structure

- Rental Housing Development Projects – The Multifamily Housing Program (MHP)
- Infrastructure Project – Infill Infrastructure Grant Program (IIG)

## Assistance type

- Loans for affordable housing developments near transit
- Grants for transit infrastructure improvements



# TOD Program Overview

Funded by Proposition 1 (2018)

Full Amount to be Released in this NOFA

- ~ \$141 Million



# Guideline Updates



# Guideline Updates

## Based on:

- Input received during the public comment period from March 13 - April 3, 2020
- Questions and comments received from previous webinars



# Policy Alignment

Alignment with other HCD Climate Investment programs:

- Affordable Housing and Sustainable Communities (AHSC) Program
- Infill Infrastructure Grant (IIG) Program

Focus less on transit mode and more on transit headway





# Eligible Projects - Housing

- Housing within  $\frac{1}{4}$  mile of Qualifying Transit Station
- Housing within  $\frac{1}{2}$  mile walkable path
- Minimum 20 units
- Minimum Net Density
- 15 percent of the total residential units have to be affordable



# Eligible Projects - Transit

- **Infrastructure Projects must:**
  - Be necessary for the development of the identified Housing Development
  - Facilitate connections between the Housing Development and the Qualifying Transit Station
  
- **Capital improvements:**
  - Condition of Local Agency Approval of Housing
  - Enhance pedestrian and bicycle access
  - Increase transit ridership



# Eligible Transit Project Examples

- Water/sewer/drainage upgrades
- Street and signal improvements
- Utility improvements
- Pedestrian walkways
- Streetscape improvements
- Bicycle lanes



# Eligible Applicants

## Affordable Housing Developers

- For Rental Housing Development Projects

## Localities & Transit Agencies

- For Infrastructure Projects

## Affordable Housing Developers, Localities & Transit Agencies as joint Applicants

- For joined Rental Housing Development Projects and Infrastructure Projects



# Loan Terms & Limits

- Maximum loan: \$10 million dollars
- Loan amount calculated per MHP 7307
  - Based on affordability and unit mix
- Multiple HCD funding for single unit (“Stacking”) is prohibited



# Grant Terms & Limits

- Maximum grant: \$5 million
- Limited to \$35K per residential unit
  - And \$50K per restricted unit
- Use of funds must be “necessary and reasonable”
- Funds disbursed as progress payments



# Application Procedures



# Application Process

- Applications due in July 30, 2020
  - Using Financial Assistance Application Submittal Tool (FAAST)
- Awards announced in October
- Universal Application (UA) and Supplemental Application (SA) required
  - Other required documents





# Geographic Distribution

Not less than 45% of awards to Southern California

Not less than 30% to Northern California

Awarding not less than 50% of funds to Projects not served by heavy rail

e.g. BART and LA Metro Red Line



# Threshold Requirements



# Threshold Requirements - Housing

- Eligible Projects and Applicants
- No supplantation of HCD funds
- Construction of the Housing Development must not have commenced
- Housing must be on an Infill Site
- Adopted Housing Element
- Applicant has Site Control
- Applicant has experience and capacity
- Demolition requirements (if applicable)



# Threshold Requirements - Housing

- Eligible Infrastructure Projects and Applicants
- Infrastructure Projects must support a Housing Development
- Construction of the Infrastructure Project must not have commenced
- Adopted Housing Element
- Applicant has Site Control
- Financial feasibility of the Project
- Infrastructure project has Locality approval



# Application Scoring



# Scoring – 300 Points Total

- Increase transit ridership 60 points
  - Peak headway 30 points
  - Upzoning/mixed-use 25 points
  - Station technology 5 points
  
- TOD site 30 points
  - Local Agency designation 15 points
  - Public/private investment 15 points



# Scoring – 300 Points Total

- **Affordability** 30 points
  - Based on Area Median Income
  - Lower-incomes = higher loan limits
  
- **Transit-supportive land use** 20 points
  - EPA Walkability Index 10 points
  - Key Destinations 10 points



# Scoring – 300 Points Total

- Walkable corridor & bike access 50 points
  - ADA Compliant 10 points
  - Safe and accessible 10 points
  - Gap closure 10 points
  - Station amenities 10 points
  - Station bicycle access/storage 10 points
  
- Parking & Micromobility 40 points
  - Transit Passes 15 points
  - Shared parking 5 points
  - Car share parking 5 points
  - Max parking 10 points
  - Micromobility 5 points





# Scoring – 300 Points Total

- Readiness 30 points
  - Enforceable Funding 10 points
  - NEPA/CEQA 10 points
  - Local entitlements 10 points
  
- ED plan, qualifying zones 10 points
  - ED plan 5 points
  - Project in qualifying zone 5 points
  
- Qualified Employment Area 30 points



# Qualified Employment Area

- Jobs tracked within ½ mile of Destination Transit Station
  - Low job density (<10k jobs) 10 points
  - Medium density (10k – 20k) 20 points
  - High job density (>20k jobs) 30 points
- Must be within 30 minutes travel time from Qualifying Transit Station
- As determined by Census Bureau

[onthemap.ces.census.gov](http://onthemap.ces.census.gov)



# Rating & Ranking

- Applications will be ranked based on scores
- Tie-breaker (if necessary) will be based on affordability
  - Tie goes to project with deeper affordability



# Application



# Applications Available

- Application documents are available on TOD webpage

[www.hcd.ca.gov/grants-funding/active-funding/tod.shtml](http://www.hcd.ca.gov/grants-funding/active-funding/tod.shtml)



# Current NOFAs

- Please be sure you are subscribed to the [TOD email list](#) to receive notifications and announcements.
- New! [Round 4 NOFA](#) (PDF)
- New! [Round 4 NOFA Application - Universal](#) (XLS)
- New! [Round 4 NOFA Application - Supplemental](#) (XLS)
- New! [List of Urbanized Areas and Urban Clusters](#) (XLS)
- New! [Financial Assistance Application Tool \(FAAST\)](#)  
Opens in New Window
- New! [Financial Assistance Application Tool \(FAAST\)](#)  
Instructions for TOD (PDF)
- Coming Soon! Resolution Boilerplates (DOC)
- Coming Soon! Questions & Answers (PDF)



# Application Requirements

- FFAST submittal instructions are posted on TOD webpage
- Both Universal Application and Supplemental Application required to be submitted thru FFAST



# FAAST System

Search   
 This Site  California  
Search best viewed using

Welcome to the State Water Resources Control Board |

GOVERNOR  
Gavin Newsom  
[Visit his Website](#)

## FAAST FINANCIAL ASSISTANCE APPLICATION SUBMITTAL TOOL

- Cal/EPA
- State and Regional Water Boards' Map
- Laws/Regulations
- Plans/Policies
- Programs
- Decisions Pending and Opportunities for Public Participation

Username:  UserName Password:  Password

LOG ONTO FAAST

Note: The username and password are case-sensitive.

RETRIEVE PASSWORD

CREATE ACCOUNT

PUBLIC SEARCH TOOL

HOW-TO VIDEOS

### FAAST

- FAQs
- How-To Videos
- User Manual
- Active RFPs
- Funding Program Resources
- Public Search Tool
- Use FAAST for your Funding Program
- System Disclosure
- Contact Us

### DIVISION OF FINANCIAL ASSISTANCE

- Division of Financial Assistance Home Page

#### WELCOME TO FAAST

The Financial Assistance Application Submittal Tool (FAAST) allows potential funding recipients to apply for grant and loan funding offered by various State agencies.

The State Water Resources Control Board's Division of Financial Assistance (Division) is responsible for administering the FAAST system. The Division also administers various financial assistance programs for planning, design, and construction of municipal sewage and water recycling facilities, drinking water facilities, stormwater, groundwater, and nonpoint source pollution control projects.

The following table lists funding programs currently accepting applications through FAAST.

FUNDING PROGRAM	RESPONSIBLE STATE AGENCY
2020 Nonpoint Source - Clean Water Act section 319(h) & Timber Regulations & Forest Restoration Fund	State Water Resources Control Board
Interim Emergency Drinking Water And Drought Related Drinking Water Funding Application	State Water Resources Control Board
Groundwater Quality Funding Programs - SCAP	State Water Resources Control Board
Water or Energy Audit	State Water Resources Control Board
Cleanup and Abatement Account - 2015 onwards	State Water Resources Control Board
Water Recycling Funding Program - Planning Grant Application	State Water Resources Control Board
Clean Water State Revolving Fund (CWSRF) - Construction/Implementation	State Water Resources Control Board
Clean Water State Revolving Fund (CWSRF) - Planning	State Water Resources Control Board
Drinking Water State Revolving Fund (DWSRF) - Construction	State Water Resources Control Board
Drinking Water State Revolving Fund (DWSRF) - Planning	State Water Resources Control Board
Water Recycling Funding Program - Construction Application	State Water Resources Control Board





# Application Requirements

## Universal and Supplemental Application

- Complete yellow-shaded cells – all other cells are protected
- Please do \*not\* copy and paste cells or worksheets
- Please complete the tabs in order – cells and worksheets are linked and populate other cells
- Please use designated file names
  - Other file names will be rejected by FFAST system



# TOD Application - Overview

Overview										5/13/20	
<p>When you open this file, you may see a yellow banner at the top with a button that says "Enable Content" or "Enable Editing". It is essential that you click this box so that the macros are enabled. Enabling macros is necessary for full workbook functionality. Macros may not work with Apple Mac Microsoft Excel, but users have stated Mac MS Excel version 16.16.11 (Office 365) works.</p>											
<p>Orange shaded areas are documents that must be submitted to HCD and/or uploaded to FAAST. <a href="#">Click here for FAAST upload instructions and user manual.</a></p>											
Eligible Project §103											
Are you applying for Rental Housing Development (RHD) loan, Infrastructure Project (IP) grant or both? §103											
<p>Has Project previously applied for or received funding from the TOD program or any other HCD program? If other HCD funds have been received, provide the funding sources, HCD Contract Number, award date and award amount. If Project will apply for other HCD funding, provide all the other HCD funding sources.</p>											
<p>Housing Development (HD) type (rental, home owner, both)</p>											
HD Name				County				Geographic Region			
Address						City		Zip			
Census Tract #1		APN #1		Census Tract #2		APN #2		Census Tract 3		APN#3	
Description of the HD											
<p>Explain any specific development issues (demolition, relocation, environmental, historical, topography, etc.) at the HD site.</p>											
Total Land Area in Acres						Commercial Square Feet					



# TOD Application – Upload Checklist

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL
1	<b>TOD Round 4 Document Upload Checklist</b>																																					
2	<b>Overview TAB</b>																																					
3	Applicant															FAAST File					Submitted			Comments														
4	<b>Applicant Documents (submit documentation for each as App1 or App2)</b>																																					
5	Certification & Legal Disclosure (wet signature required)															<b>App1 Cert &amp; Legal Disclosure</b>																						
6	Resolution															<b>App1 Resolution</b>																						
7	Organizational Documents															<b>App1 OrgDoc1, OrgDoc2, etc.</b>																						
8	Organizational Chart															<b>App1 OrgChart</b>																						
9	Signature Block - upload in Microsoft Word Document.															<b>App1 Signature Block</b>																						
10	Payee Data Record (STD 204) (wet signature required)															<b>App1 STD 204 Payee Data Record</b>																						
11	Taxpayer ID Number (TIN) (Public Entities Only) (wet signature required)															<b>App1 FISCAL TIN Form</b>																						
12	Certificate of Good Standing must be dated 30 days or less from the application due date.															<b>App1 Cert of Good Standing</b>																						
13	Evidence of tax-exempt status from IRS and evidence of tax-exempt status from FTB for Corporations.															<b>App1 Tax-Exempt Status</b>																						



# TOD Application – Key Issues

- Legal name of the Applicant(s) must be consistent throughout application and with “Certificate of Good Standing”
- “Experience” documentation must link project named to Applicant
- Authorizing resolutions
  - Templates to be uploaded to TOD webpage
  - Identify authorized signatory by \*title\*
  - “And/Or” signatories will not be accepted



# Contact Information



# TOD Team Contacts

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# Questions and Comments



# Questions and Comments

General Questions and written comments can be directed to [TOD@hcd.ca.gov](mailto:TOD@hcd.ca.gov).

Sign up to stay in touch and get latest news and updates at

[https://www.hcd.ca.gov/HCD\\_SSI/subscribe-form.html](https://www.hcd.ca.gov/HCD_SSI/subscribe-form.html)