

Transit-Oriented Development (TOD) Housing Program

California Department of Housing
and Community Development

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Presentation Goals

- Respond to Common Questions
- OnTheMap Demonstration
- Respond to New Questions



Contents

- Common Questions from Last Webinar
- Contact Information
- Questions and Comments



Common Questions





Project Funding Cap

- Section 106 – Funding Caps
 - Loan: \$10 million – per Project and Sponsor (and affiliates)
 - Grant: \$5 million – per Project and Recipient



ADA Compliance

- How can I verify ADA compliance for my Infrastructure Project?
 - A certifying letter from a Locality (local jurisdiction) is requested but not required for the Application
 - ADA compliance is a condition of the TOD Grant Standard Agreement and Disbursement Agreement



Tax Credits

- Do 4% tax credits and tax-exempt bond funding require documentation?
 - For this round of TOD, 4% tax credits and related tax-exempt bond funding will *not* require documentation as an Enforceable Funding Commitment
 - 9% projects are eligible to apply, but do require TCAC proof of allocation



Wet Signatures

- Will wet signatures be required for Application certifications and resolutions?
 - Electronic signatures *for the application only* will be acceptable for this round of TOD
 - BUT, wet signatures will be required prior to award of funds – awards will be conditioned on prior receipt of wet signatures
 - Grant disbursement requests will still require wet signatures



Infrastructure Grant Resolutions

- Our governing body is not meeting until after the application deadline. Can we submit signed resolutions then?
 - The Program has allowed an extension to August 30, 2020 for signed resolutions
 - *Similar to Infill Infrastructure Grant (IIG) program this year.*



Recipient Subcontract

- Can a Locality or Transit Agency subcontract Infrastructure Project work?
 - Infrastructure Project work may be subcontracted, but Grant funds will be disbursed to Recipient (Locality or Transit Agency)



Commercial Costs in TDC

- Will commercial costs in mixed-use projects counts for EFC scoring?
 - The TOD Supplemental Application was designed to measure EFC for Residential Housing Development
 - Mixed-use projects still get points as a M/U, but funding for commercial portion won't count in EFC scoring



Experience

- Can a Developer with limited affordable housing experience apply for TOD funds?
 - “Sponsor with experience has substantial and successful experience in developing and owning affordable rental housing.”

-- *Guidelines Section 102(tt)(3)(B)*



Scattered Sites

- Are scattered site eligible for TOD funds?
 - To be eligible to receive a TOD housing loan for a scattered site project, *both* project sites must meet the quarter- and half-mile requirements to a single Qualifying Transit Station



Market Study

- The Guidelines do not specifically require a Market Study for a Housing Development. Is one required?
 - Yes. Guidelines require an application that is “sufficiently complete to assess Project feasibility” and “must meet underwriting standards in the UMRs.”
 - TOD Supplemental Application indicates areas to upload a Market Study.



Disbursement Deadlines

- What is the deadline for disbursing TOD funds?
 - June 30, 2025 as established by the Legislature
 - Final disbursement requests must be received by March 30, 2025

Application Procedures





Application Process

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



Qualified Employment Area

- As determined by Census Bureau
onthemap.ces.census.gov

Contact Information





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Questions and Comments





Questions and Comments

- General Questions and written comments can be directed to 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