

Transit-Oriented Development Implementation Program



California Department of
Housing and Community Development



California Governor's Office of
Land Use and Climate Innovation

April 30, 2026





Partner Introductions & Workshop Housekeeping

- Presentation includes program partners from the Governor's Office of Land Use and Climate Innovation
- Please hold questions until the end of the presentation
- Feel free to enter questions into the chat at any time
- Unanswered questions may be sent to TOD@hcd.ca.gov

Program Overview - LCI

- AB 130 (2025) expands the existing Transit-Oriented Development Program
- Allows projects to mitigate VMT impacts by funding VMT-efficient affordable housing and related infrastructure
- On or before July 1, 2026
 - The Governor's Office of Land Use and Climate Innovation (LCI) will develop guidance on how to calculate mitigation contributions, and where those contributions may be invested.



Impacting Project

A project that requires mitigation under CEQA because it is expected to have a significant transportation impact and is utilizing the Mitigation Program to reduce its impact.

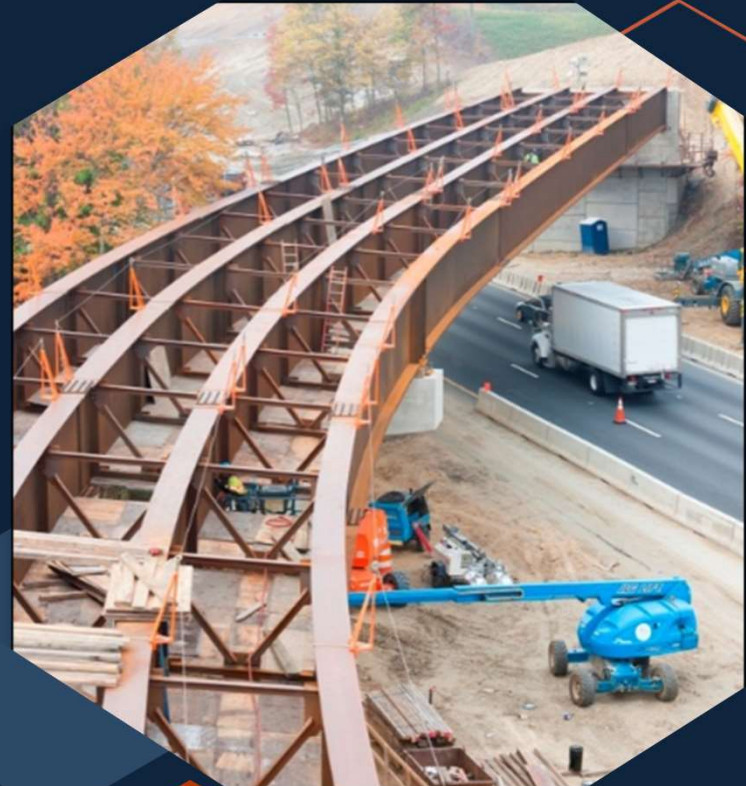
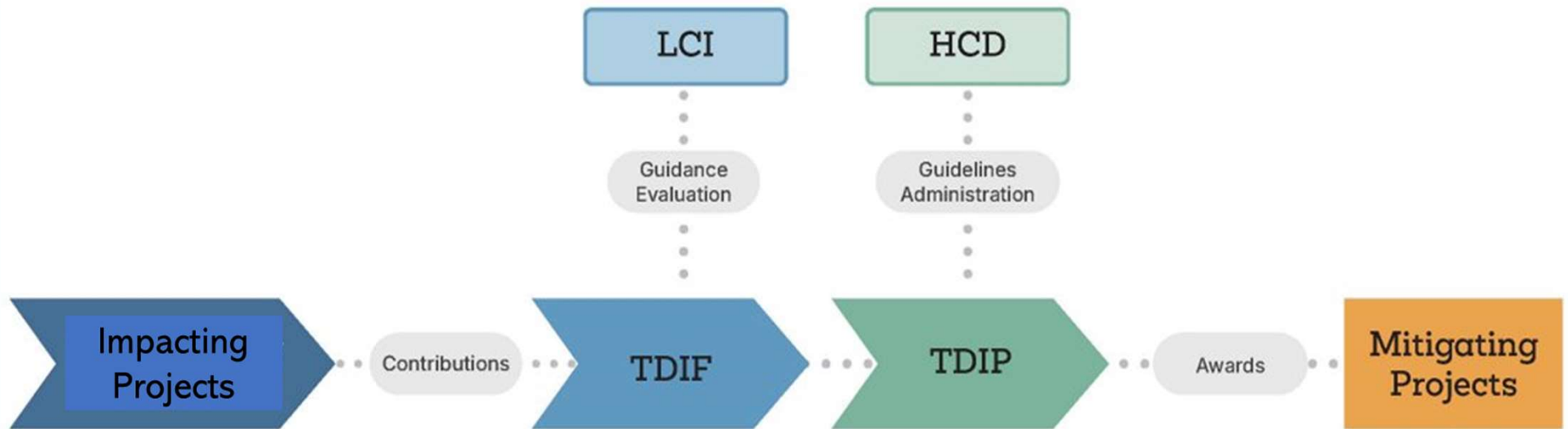


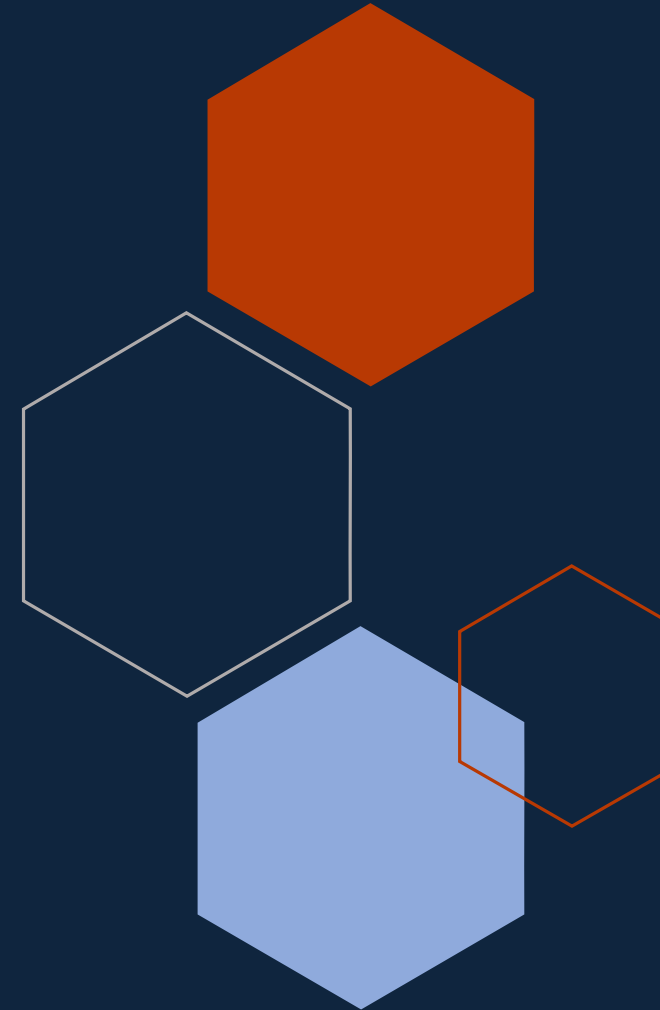
Photo Credit: Joseph Romeo Photography

IMPLEMENTATION



Program Overview - HCD

- Funding availability depends on Lead Agency determinations of VMT mitigation requirements
- Funds deposited into the TDIF shall be available to the Department for the purpose of awarding funding.
- HCD provides loans for affordable housing and grants for infrastructure



Mitigating Project

An affordable housing development or related infrastructure project that qualifies for (and is selected to receive funding through) the TOD program.



Section 102

Eligible Projects



Eligible Projects

Affordable Housing Development

- Be located in a Location-Efficient Area OR meet location efficiency requirements
- At least 20% of the units must be affordable (60% AMI)
- Meet minimum density requirements
- Funded with loans to Developers

Related Infrastructure Project

- Integral or necessary for the completion of the AHD
- Directly enable or support the AHD
- Located on or in the immediate vicinity of the AHD site
- Funded with grants to Localities





Location-Efficient Area

Table 1. (meet Criteria 1, 2, or 3)

Criteria	General Metric	Specific Metric
1	Regional VMT per Capita	In a location that is 15% below regional average for per-capita VMT
2	Transit Accessibility	Within one half-mile of an existing Major Transit Stop or High-Quality Transit Corridor
3	Transit Accessibility & Infill	Served by at least two existing transit routes , each with at least one stop within one half-mile of the Mitigating Project AND Mitigating Project is located on a site within an urban area that has been previously developed , or on a vacant site where at least 75% of the perimeter of the site adjoins or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses.



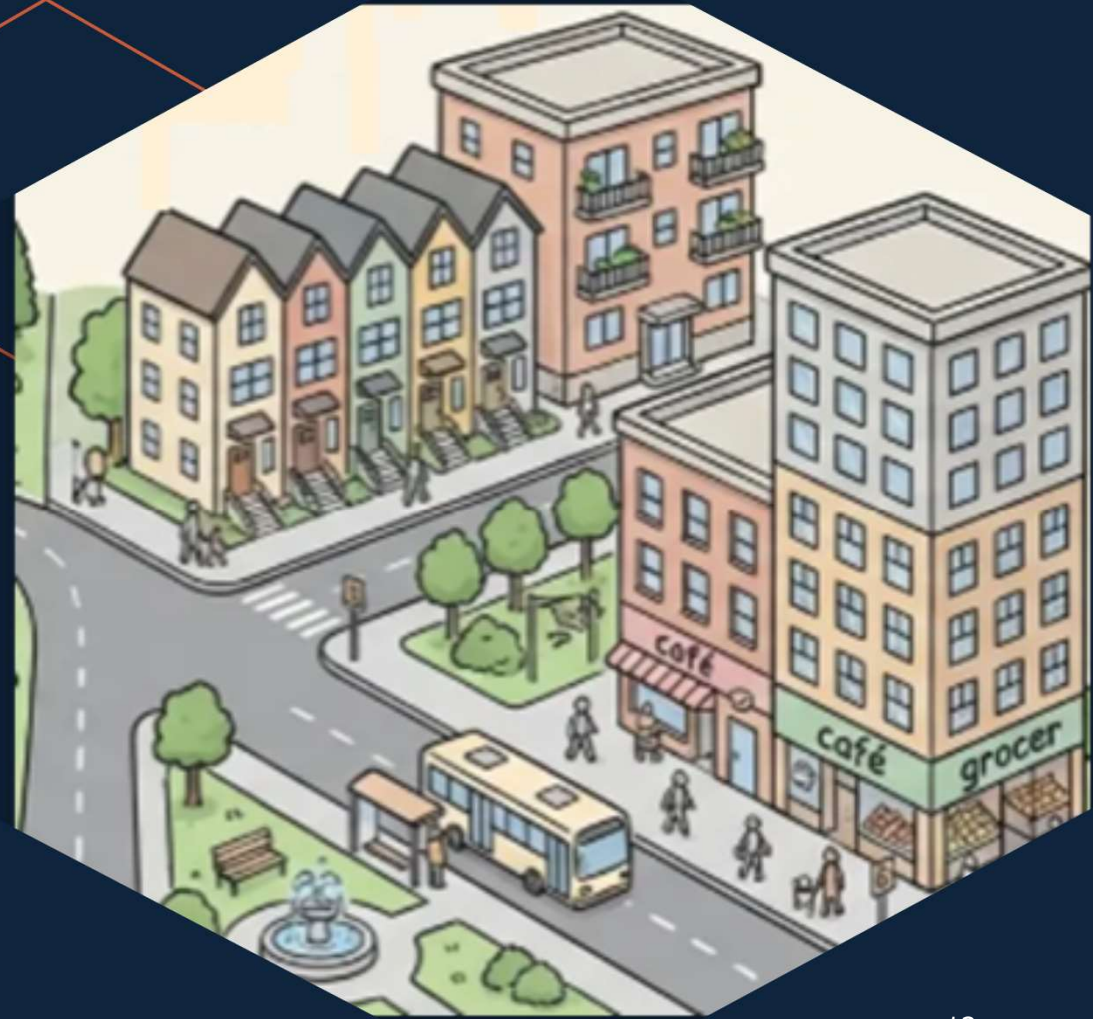
Non-Location-Efficient Area

Table 2. (meet any two of the following Criteria)

Criteria	General Metric	Specific Metric
1	Regional VMT per Capita	In a location that is below regional average for per-capita VMT
2	Transit Accessibility	Within one mile of an existing Major Transit Stop or high-quality transit corridor
3	Infill	Mitigating Project is located on a site where at least 50% of the perimeter of the site adjoins or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses.

Minimum Net Density Requirements

Project Location Designation	Residential Only Projects	Mixed-Use Project (FAR)
Large City Downtown	60 Units / Acre	> 3.0
Urban Center	40 Units / Acre	> 2.0
All Other Areas	25 Units / Acre	> 1.5



Section 103

Eligible Applicants



Eligible Applicants:

Rental Affordable Housing Development

A Sponsor shall be any joint venture; partnership; limited partnership; trust; corporation; cooperative; local Public Entity; Tribal Entity; or other legal Entity



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Eligible Applicants:

Homeownership Affordable Housing Development

Locality or Nonprofit Corporation that owns the Project land, obtains Project financing, and develops the Homeownership Development Project.



Eligible Applicants:

Related Infrastructure Project

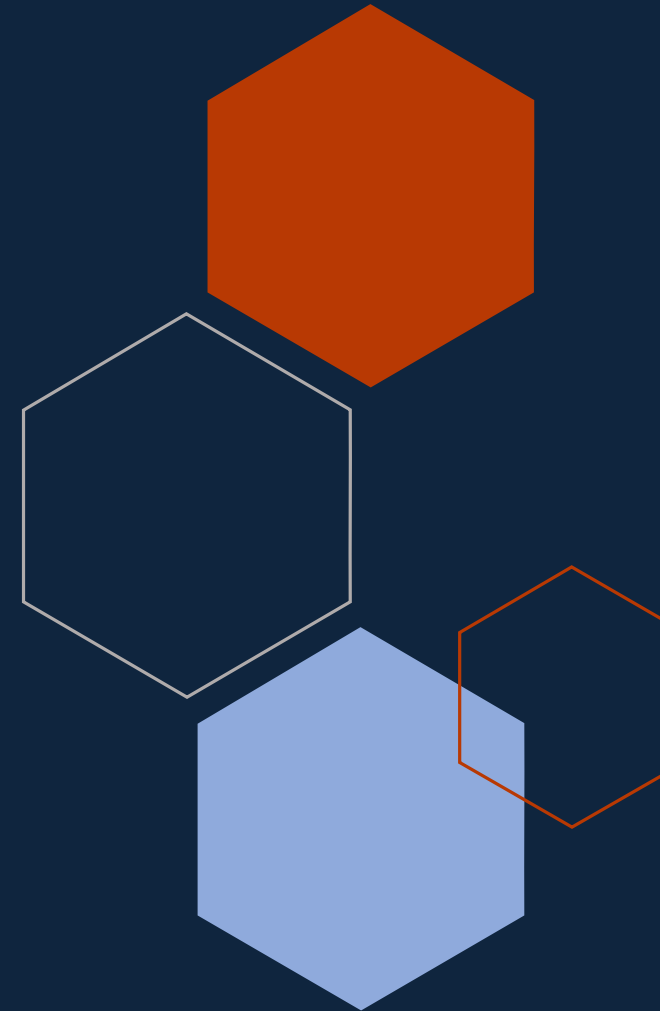
Local Public Entities or Eligible Tribal Applicants



Eligible Applicants: **Experience**

Past projects must:

- Have successfully developed, owned, and operated at least one similar project within the past 10 years
- Be functionally equivalent
- Match unit types (i.e., affordability, population, etc.)
- Be a comparable project size
- Align in scope
- Not have cumulative units used to meet experience



Eligible Applicants: **Capacity**

The Applicant shall demonstrate capacity to:

- Acquire, develop and own either affordable or homeownership housing
- Demonstrate sufficient staff, capital, and resources to support project development and operations
- Maintain the project's long-term fiscal integrity
- Meet all legal obligations and compliance requirements associated with the project



Section 104

Eligible Costs



Eligible Costs

Affordable Housing Development

- Rental – aligned with MHP
- Homeownership – aligned with CalHome

Related Infrastructure Project

- Required by the locality
- Enhance walking and biking connections
- Improvements to preserve affordability



Section 103.1

Threshold Requirements



Threshold Requirements

- The Project must be eligible
- The Applicant must be eligible
- Proposed uses of Program funds must be eligible
- The application must be complete
- The Project must be financially feasible
- Environmental Site Assessment
- Demonstrate Site Control
- Other requirements as found in §103.1



Section 112

Selection Criteria



Location Priorities

Region

- Refers to the MPO area where the Impacting Project is located, or the RTPA area if the project is outside an MPO boundary

Location

1. Location-Efficient Area in Region
2. Non-Location-Efficient Area in Region
3. Location-Efficient Area in Adjacent Region



Project Priorities

- Highest percentage of affordable units
- Result in improved VMT efficiency
- Applied/Awarded with remaining gap
- Readiness beyond Threshold requirements



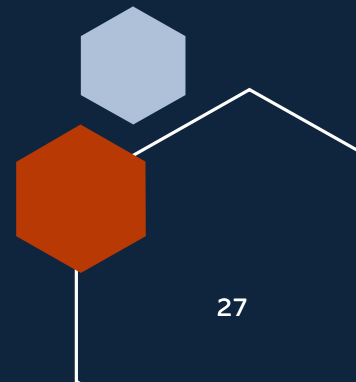
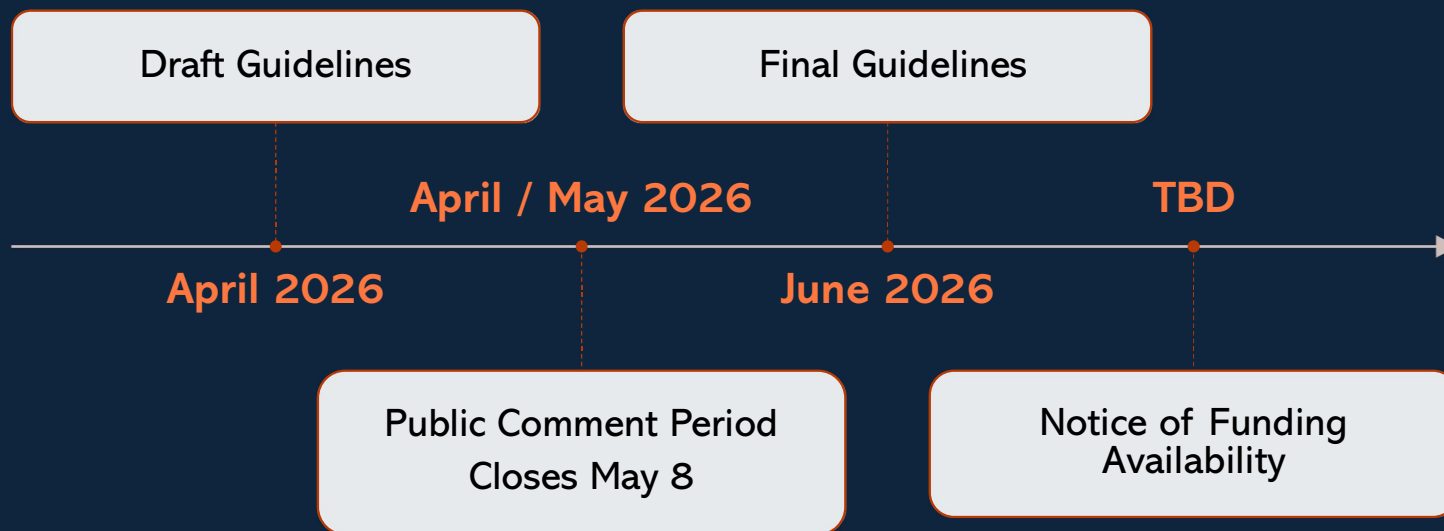
Selection Criteria

Competitive NOFA Scoring

- Rental – aligned with MHP
- Homeownership – aligned with CalHome



Timeline & Next Steps



Closing

1. Thank you for attending today's workshop
2. We appreciate your partnership and participation
3. Please send any follow-up questions to TOD@hcd.ca.gov
4. Public Comment period closes May 8, 2026
5. Q&A Session

