

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF FINANCIAL ASSISTANCE
Infill Infrastructure Grant Program
Transit Oriented Development Program

1800 Third Street, Suite 460
P.O. Box 952054
Sacramento, CA 94252-2054
(916) 324-1555
FAX (916) 324-1461



DATE: January 25, 2013

TO: TOD Loan Recipients – Round 1 and Round 2

FROM: Eugene Lee, Section Chief
Infill Infrastructure and TOD Housing Programs

SUBJECT: Requirements for TOD Loan Disbursement Deadline Extensions

This memorandum will serve as a courtesy reminder of several very important dates affecting Recipients of rental housing loan awards made under the Transit-Oriented Development (TOD) Housing Program's Notices of Funding Availability, dated December 11, 2007 (*Round 1*) and January 30, 2009 (*Round 2*).

Pursuant to SB 870, Chapter 712, Statutes 2010, the Department amended the TOD Guidelines to allow funds to be available for disbursement beyond Fiscal Year 2011-12 for Round 1 awards and Fiscal Year 2012-13 for Round 2 awards. SB 870 authorized the Department to disburse funds until June 30, 2015 for Round 1 Awards and June 30, 2016 for Round 2 awards. The Department issued a memorandum dated August 15, 2011 which detailed the specific amendments to the TOD Guidelines and set forth the performance-based milestone requirements that a project must meet in order to qualify for both a conditional approval and a date-specific approval for an extension of the disbursement deadline.

In order to ensure timely disbursements in accordance with the deadline extension, the Department required that Round 1 projects obtain their Certificate of Occupancy by February 1, 2015 and to have the amount of the TOD loan deposited into a project closing escrow account by April 1, 2015. For Round 2 projects, these dates are February 1, 2016 and April 1, 2016, respectively.

TOD RENTAL HOUSING LOAN MILESTONE DATES

NOFA Date	Certificate of Occupancy	TOD Loan Funds Deposited Into Project Closing Escrow Account	Maximum Disbursement Deadline
December 11, 2007 (<i>Round 1</i>)	February 1, 2015	April 1, 2015	June 30, 2015
January 30, 2009 (<i>Round 2</i>)	February 1, 2016	April 1, 2016	June 30, 2016

If a Recipient cannot demonstrate to the Department's satisfaction that the project will be completed within the disbursement extension timeline, the Department will revoke any disbursement extension previously granted. Failure to meet the established performance-based milestone requirements for the disbursement deadline extension or the TOD Rental Housing Loan Milestone Dates set forth above will result in the disencumbrance of the TOD Loan award.