

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF FINANCIAL ASSISTANCE**

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**2007-08 FUNDING ROUND  
NOTICE OF FUNDING AVAILABILITY  
TRANSIT ORIENTED DEVELOPMENT HOUSING PROGRAM  
DECEMBER 11, 2007****PROGRAM DESCRIPTION****A. Introduction**

The California Department of Housing and Community Development (hereinafter "HCD" or "Department") is announcing the availability of approximately \$95 million in funding for the Transit Oriented Development (TOD) Housing Program (the "Program"). Funding for this Notice of Funding Availability (NOFA) is provided under the Housing and Emergency Shelter Trust Fund Act of 2006 (Proposition 1C) pursuant to the TOD Implementation Program established by Part 13 of Division 31 of the Health & Safety Code, commencing with Section 53560.

**B. Program Summary**

Program funds being offered through this NOFA are available as permanent financing for the development and construction of mixed use and rental housing development projects, for homeownership mortgage assistance, and for grants for infrastructure necessary for the development of housing near transit stations, or to facilitate connections between housing and the transit station.

Available funds are subject to the TOD Housing Program Guidelines issued by the Department and dated December 3, 2007. These guidelines include detailed information on eligibility requirements and application selection criteria, and may be accessed at <http://www.hcd.ca.gov/fa/tod/>.

**C. Maximum Loan Amounts**

The maximum Program loan or grant, or combination of the two, for a single housing development shall be \$17 million. The total maximum amount of Program assistance for applications based on a single Qualifying Transit Station and all awards of Program funds over the life of the Program shall be \$50 million.

**APPLICATION PROCEDURES AND DEADLINE****D. Application Packaging and Submittal**

Applications must be submitted on forms provided or approved by HCD. Application forms must not be modified.

A complete original application, plus one copy, must be received by the Department no later than **5:00 p.m. on Friday, March 7, 2008**. No facsimiles, late applications, incomplete applications, or application revisions will be accepted. Applications must meet all eligibility requirements upon submission. Applications having material internal inconsistencies will not be rated and ranked. HCD expects to issue awards to successful applicants in June, 2008.

**Application forms will be available on or about January 14, 2008 on the Department's website.**

It is the applicant's responsibility to ensure that the application is clear, complete and accurate. After the application deadline, TOD Housing Program staff may request clarifying information provided that such information does not affect the competitive rating of the application. No information will be solicited or accepted if this information would result in a competitive advantage to an applicant. No applicant may appeal HCD's evaluation of another applicant's application.

**E. Application Workshop**

To assist applicants in preparing their application, the Department will conduct several application workshops. Once scheduled, the Department may post the workshop location, date, and time information on its website, and notify parties on its TOD Housing Program e-mail distribution list. (To be added to this list, please e-mail [dmoran@hcd.ca.gov](mailto:dmoran@hcd.ca.gov)).

**F. State Prevailing Wages**

Program funds will be considered to be public funds pursuant to State Prevailing Wage Law: Chapter 1 of Part 7 of Division 2 of the Labor Code, commencing with Section 1720, unless exempt by the terms of that statute. See Labor code Section 1720, subdivisions (c) and (d). The nature and extent of prevailing wage obligations will depend on the financial structure of each project receiving or supported by Program assistance. Applicants are urged to seek professional advice as to how this law may affect their application.

**G. Other Information**

As the Department finalizes the TOD Housing Program's application forms, workshop details, and related program information, it will post this information on its website at: <http://www.hcd.ca.gov/fa/tod/>.

Questions may be directed to TOD Housing Program staff at (916) 322-1560.