HCD Staff: Presenters

Jim Claybaugh, TOD Program Manager

Aleksandra Djurasovic, HCD Specialist

Brian Ridgway, HCD Representative
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

Transit-Oriented Development

Source: The Institute for Transportation and Development (ITDP)
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/
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/
Smart Growth (concept)

Source: Coalition for a Livable Sudbury
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 ¼ mile of Qualifying Transit Station
- Housing within ½ 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  
  - Safe and accessible  
  - Gap closure  
  - Station amenities  
  - Station bicycle access/storage  

- Parking & Micromobility  40 points
  - Transit Passes  
  - Shared parking  
  - Car share parking  
  - Max parking  
  - Micromobility
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
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
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

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

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.

<table>
<thead>
<tr>
<th>FUNDING PROGRAM</th>
<th>RESPONSIBLE STATE AGENCY</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020 Nonpoint Source - Clean Water Act section 319th &amp; Timber Regulations &amp; Forest Restoration Fund</td>
<td>State Water Resources Control Board</td>
</tr>
<tr>
<td>Interim Emergency Drinking Water And Drought Related Drinking Water Funding Application</td>
<td>State Water Resources Control Board</td>
</tr>
<tr>
<td>Groundwater Quality Funding Programs - SCAP</td>
<td>State Water Resources Control Board</td>
</tr>
<tr>
<td>Water or Energy Audit</td>
<td>State Water Resources Control Board</td>
</tr>
<tr>
<td>Cleanup and Abatement Account - 2016 onwards</td>
<td>State Water Resources Control Board</td>
</tr>
<tr>
<td>Water Recycling Funding Program - Planning Grant Application</td>
<td>State Water Resources Control Board</td>
</tr>
<tr>
<td>Clean Water State Revolving Fund (CWSRF) - Construction/Implementation</td>
<td>State Water Resources Control Board</td>
</tr>
<tr>
<td>Clean Water State Revolving Fund (CWSRF) - Planning</td>
<td>State Water Resources Control Board</td>
</tr>
<tr>
<td>Drinking Water State Revolving Fund (DWSRF) - Construction</td>
<td>State Water Resources Control Board</td>
</tr>
<tr>
<td>Drinking Water State Revolving Fund (DWSRF) - Planning</td>
<td>State Water Resources Control Board</td>
</tr>
<tr>
<td>Water Recycling Funding Program - Construction/Implementation</td>
<td>State Water Resources Control Board</td>
</tr>
<tr>
<td>Water Recycling Funding Program - Construction/Implementation</td>
<td>State Water Resources Control Board</td>
</tr>
</tbody>
</table>

Note: The username and password are case-sensitive.
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 FAAST system
TOD Application - Overview

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 M & Excel version 16.16.11 (Office 365) works.

Orange shaded areas are documents that must be submitted to HCD and/or uploaded to FAAST. Click here for FAAST upload instructions and user manual.

<table>
<thead>
<tr>
<th>Eligible Project §103</th>
</tr>
</thead>
</table>

Are you applying for Rental Housing Development (RHD) loan, Infrastructure Project (IP) grant or both? §103

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 other HCD funding sources.

<table>
<thead>
<tr>
<th>Housing Development (HD) type (rental, homeowner, both)</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>HD Name</th>
<th>County</th>
<th>Geographic Region</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>Zip</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Census Tract #1</th>
<th>APN #1</th>
<th>Census Tract #2</th>
<th>APN #2</th>
<th>Census Tract 3</th>
<th>APN #3</th>
</tr>
</thead>
</table>

Description of the HD

Explain any specific development issues (demolition, relocation, environmental, historical, topography, etc.) at the HD site.

<table>
<thead>
<tr>
<th>Total Land Area in Acres</th>
<th>Commercial Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
# TOD Round 4 Document Upload Checklist

<table>
<thead>
<tr>
<th>Applicant Documents (submit documentation for each as App1 or App2)</th>
<th>FAAST File</th>
<th>Submitted</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Certification &amp; Legal Disclosure (wet signature required)</td>
<td>App1 Cert &amp; Legal Disclosure</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Resolution</td>
<td>App1 Resolution</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Organizational Documents</td>
<td>App1 OrgDoc1, OrgDoc2, etc.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Organizational Chart</td>
<td>App1 OrgChart</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Signature Block - upload in Microsoft Word Document.</td>
<td>App1 Signature Block</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Payee Data Record (STD 204) (wet signature required)</td>
<td>App1 STD 204 Payee Data Record</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Taxpayer ID Number (TIN) (Public Entities Only) (wet signature required)</td>
<td>App1 FISCAL TIN Form</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Certificate of Good Standing must be dated 30 days or less from the application due date.</td>
<td>App1 Cert of Good Standing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Evidence of tax-exempt status from IRS and evidence of tax-exempt status from FTB for Corporations.</td>
<td>App1 Tax-Exempt Status</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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

Jim Claybaugh
TOD Program Manager
916-263-2749
jim.claybaugh@hcd.ca.gov

Aleksandra Djurasovic
HCD Specialist
916-263-7455
aleksandra.djurasovic@hcd.ca.gov

Brian Ridgway
HCD Representative
916-263-6543
brian.ridgway@hcd.ca.gov

TOD Email
tod@hcd.ca.gov
Questions and Comments
Questions and Comments

General Questions and written comments can be directed to TOD@hcd.ca.gov.

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