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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
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.
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 count 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
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.
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](http://onthemap.ces.census.gov)
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Questions and Comments
Questions and Comments

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

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