

TRANSIT-ORIENTED DEVELOPMENT (TOD) HOUSING PROGRAM

Round 4 Notice of Funding Availability (NOFA)

Questions & Answers Document 2.0

The California Department of Housing and Community Development (HCD) has posted draft NOFA and Applications for the Transit-Oriented Development Housing Program (TOD). HCD have prepared NOFA and Applications in accordance with TOD Guidelines, Proposition 1 of the Veterans and Affordable Housing Bond Act of 2018, and Section 53560 of Division 31 of the Health and Safety Code. This document represents questions the TOD team received during the NOFA and Application webinar Q & A session held on May 27, 2020, and questions to the TOD email inbox received until June 30, 2020.

Item	Guidelines Section	Question	Department Responses
100 Purpose and Scope			
No questions received.			
101 Program Overview			
No questions received.			
102 Definitions			
1	Section 102(c)	What is AMI?	Per Section 102(c) of the TOD Guidelines, AMI is an abbreviation of “Area Medium Income” and is defined as the most recent applicable county median family income published by the California Tax Credit Allocation Committee (TCAC).
2	Section 102(e)	Does a Bus Hub have to be just one stop or can it be multiple stops at the same intersection?	Per Section 102(e) of the TOD Guidelines, a Bus Hub is an intersection of three or more bus routes, and does not refer to street intersections. A Bus Hub usually is a single stop with multiple bus routes.
3	Section 102(m)	Can the Developer be a for profit company hired to develop for a nonprofit? This would require a different arrangement and structure than a contract for hire relationship.	The Developer, or Sponsor, may be organized as a for-profit, limited profit, or nonprofit. That entity will be the entity that assumes all risk and liability to complete the Housing Development as contracted. If the Sponsor wishes to sub-contract any or all of the construction and/or construction management, that is eligible. The entities may also apply as Co-Applicants and Co-Sponsors.
4	Section 102(p)(3)	If a private owner is making a partial donation of land, can we count the difference in FMV and purchase price as a land donation?	Per TOD Guidelines §102(p)(3), the value of the Land Donation will be the greater of either the original purchase price or the current appraised value as supported by an independent third-party appraisal prepared by a Member Appraisal Institute-qualified appraiser within one year prior to the application deadline. A funding commitment in the form of a Land Donation must be supported by written documentation.

5	Section 102(cc)	If we have a project site with some of its land area zoned as protected open space, can that area be subtracted from the project's net density calculation?	Per Section 102(cc) of the TOD Guidelines, public dedications of land that include public Open Space is an allowable deduction from the Net Density calculation.
6	Section 102(ee)	As public dedications of open space, can we deduct a riparian corridor from the total project area for purposes of calculating the project's Net Density calculation per section 102(cc)?	TOD Guidelines Section 102(ee) define "Open Space" as a parcel or area of land or water that is essentially unimproved and dedicated to one or more of the following purposes: (1) the preservation of natural resources; (2) the managed production of resources; (3) public and/or residential outdoor recreation; or (4) public health and safety. A riparian corridor, if dedicated as open space or preserve by a local jurisdiction, would qualify and may be deducted from the calculation.
7	Section 102(xx)	Is a water ferry station a qualifying transit station?	A ferry terminal within one-quarter mile of the Housing Development could be considered a Qualifying Transit Station. Section 102(xx) of the TOD Guideline Definitions defines a "Transit Station" as a rail or light-rail station, ferry terminal, Bus Hub, or Bus Transfer Station.
8	Section 102(xx)	The definition of "Transit Station" in the guidelines does not include Bus Rapid Transit (although that term is itself defined in the guidelines). Does Bus Rapid Transit qualify as a Transit Station?	Per Section 102(xx) of the TOD Guidelines, Bus Rapid Transit does qualify as a Transit Station.
9	Section 102(yy)	How do I know if my project is in an Urban Center vs. All Other Areas?	The TOD webpage provides a Census Bureau listing of California jurisdictions considered an Urban Center.
10	Section 102(tt)(4)	For a joint venture (JV) partnership project, do we need to submit our partner's organizational documents as well?	Yes, the Department will require all organizational documents for both entities in the joint venture. The Department will also allow, in lieu of forming a joint venture, having both entities applying as Co-Applicants and will be treated as Co-Sponsors for the Housing Development.

11	Section 102(tt)(4)	Does the joint venture partner that can demonstrate the capacity and experience to meet the NOFA experience threshold also have to be the entity with site control? Or if the other joint venture partner has site control via a PSA, is that sufficient documentation?	The JV partner with experience and capacity does not have to have site control. The other JV partner can supply the site control. Both partners in the JV must remain involved with, and contractually obligated to, the project for the 55-year term of the Regulatory Agreement.
103 Eligible Projects			
12	Section 103	Can a locality apply for an infrastructure grant separately from the developer of a proposed affordable housing development while still using that same affordable housing development for point scoring?	Affordable Housing Development and Infrastructure Grant Applicants are recommended to apply as a full project. There is no advantage nor disadvantage to applying separately.
13	Section 103(a)	My project is in an Urban Center. Only one mode of transit is within 1/2 mile – bus service. It is located in the City’s downtown plan and is serviced by Heavy Rail. Would the project be considered in an Urban Center, or would it be considered as “All Other Areas?”	If the nearest Qualifying Transit Station is more than one-quarter mile from the affordable housing, the application will not pass threshold, as this is a primary requirement. Assuming the Transit Station is within one-quarter mile, the area would be considered an Urban Center, given the nearest transit is heavy rail.
14	Section 103(a)	Can smaller jurisdictions apply for TOD if they cannot meet the definition of a qualified transit stop within 0.5 miles? Or is there an exception for smaller jurisdictions?	The quarter-mile, half-mile requirement is a critical component of TOD, and applies to all Applicants. This round of TOD does not make exceptions for smaller jurisdictions.
15	Section 103(a)(2)	What is the rationale behind having the housing development located both within 1/4 mile of a Qualifying Transit Station AND 1/2 mile from Qualifying Transit Station?	The distinction between the distances is the ¼ mile is a straight-line measurement from the nearest corner of the Housing Development to the nearest corner of the Qualifying Transit Station. The ½ mile refers to a walking path between the two sites. This is to ensure the transit is easily accessible to the housing residents.
16	Section 103(a)(2)	My project has a Bus Stop within 1/4 mile (as the crow flies), and 1/2 mile walking distance. The Bus Stop has 3 different bus lines at that station, but the headway is 17 minutes during peak hours. Will my project meet threshold?	Transit headway is not a threshold criterion but is for scoring. Please note that previous peak headway – prior to the Governor’s shelter-in-place orders – will be allowable to submit in the TOD application. Applicants are not required to submit current transit headway schedules.

17	Section 103(a)(4)	Can a mixed use for sale project apply and are per unit subsidies the same?	This round of TOD is not directly funding homeownership projects, but can provide infrastructure grant funding in support of Homeownership Development Projects. As long as the Housing Development associated with the Infrastructure Project meets the minimum threshold criteria of Sections 103(a) and 109(a) of the TOD Guidelines, the project would be eligible. According to Section 106(b)(2) of the Guidelines, total Grant amount shall be limited to \$35,000 per residential unit in the proposed Housing Development, and \$50,000 per Restricted Unit.
18	Section 103(c)	If infrastructure is required before a housing development is feasible, can you apply for an infrastructure only grant?	Section 103(c) of the TOD Guidelines states that the Infrastructure Project must be necessary for the development of the identified Housing Development or facilitate connections between the Housing Development and the Qualifying Transit Station and eligible projects listed in Section 105 of the TOD Guidelines. The associated Housing Development must be completed in time with the IP.
104 Eligible Applicants			
19	Section 104(a)	Under page 12 of the Guidelines, "Where there are multiple Recipients, all such Recipients must remain jointly and severally liable to the Department for that performance." When does this severability agreement have to be executed?	Severability or indemnity agreements between Applicants are not required by the Department and are not necessary in the TOD application.
20	Section 104(a)	When a developer and locality apply together, does a severability agreement need to be executed before the application?	Joint Applicants are not required to have a severability agreement, also known as an indemnity agreement, in place at the time of application. The agreement is entirely between the Applicant parties, and the Department does not require to review it.
21	Section 104(a)	To confirm - the applicant should be "affordable housing developer inc." But the borrower/owner should be the single purpose limited partnership for the project.	That is correct, provided that eligible Applicants meet the criteria pursuant to Section 104(a) of the TOD Guidelines. The TOD Program follows the Uniform Multifamily Regulations (UMRs) Section 8313.2 that allow intermediary organizations between the Sponsor and Borrower.

22	Section 104(a)	Can a Developer apply for a Housing Development loan and an Infrastructure Project grant and use the IP funds for infrastructure work that the developer needs to undertake as part of the housing development, not work that the locality itself will be completing? If it's all work the Developer will be undertaking, do we still need the locality as a co-applicant?	Any and all Infrastructure Project grants must be applied for by the Locality (city, county, or transit agency). Whether the work performed is for infrastructure for the Housing Development or is for increased connectivity between the housing and the transit station, it must be applied for by the Locality.
105 Eligible Costs			
23	Section 105(b)	If we exclude commercial costs in the request, can it still be considered a mixed-use development?	Commercial cost cannot be excluded. It is required to report commercial development costs and income.
24	Section 105(c)	Under TOD grant, can administrative costs (staff costs) be included? For example can a locality propose \$100k for administrative costs? And if yes, what is the percentage of the overall max grant (max 5 million)?	There is currently no prohibition of administrative costs for the Infrastructure Grant, nor a cap on those costs. Development budgets will be thoroughly reviewed and any administrative expenses – as all other expenses – will be reviewed to ensure they are appropriate and reasonable.
25	Section 105(c)	While most of our proposed infrastructure improvements are in the jurisdiction's right of way, we may add a bus shelter on an adjacent street that is in CalTrans right of way. Does CalTrans also need to be joint applicants along with the developer and the local jurisdiction?	Evidence of CalTrans' approval of the improvements would be a required "local approval" for that component of the work, but they will not be required to join as co-Applicants.
26	Section 105(c)	Do the infrastructure improvements have to be conditions of the project's approval, similar to IIG? Or can they be other pedestrian or transportation improvements that the project is making?	For Infrastructure Project grants that directly support the Housing Development, those improvements must be conditions of approval by the Locality. Infrastructure Project work that is intended to improve connectivity between the Housing Development and the Qualifying Transit Station are not conditioned on Locality approvals
106 Assistance Terms and Limits			
27	Section 106	Section 106 appears to be saying the max TOD loan to a single Applicant is \$10 million and the max TOD grant to a Locality or transit agency is \$5 million. Is this the intent of your section 106?	The "single Applicant" requirement is consistent with previous TOD rounds, and no comment was received from stakeholders in December 2019 regarding the Round 3 Guidelines, nor during the Public Comment period earlier this year for the Round 4 Draft Guidelines.

28	Section 106	Section 106 states that the max TOD loan awarded to a single Applicant will be \$10 million. Does it mean HCD will limit the award amount to a Developer up to \$10 million, even if all projects score high enough to receive an award?	The Department interprets this language to mean multiple projects to a single Developer may not exceed the \$10 million cap. In the case of multiple awards to a single Applicant, the highest scoring application will receive full funding, and lower scoring applications will be awarded funds up to the \$10 million per Applicant threshold is met.
29	Section 106(a)	Does HCD have anything like Article 34 limiting HCD restricted units to 50 percent or less? Or can we restrict all of our units with HCD funding?	Any units funded by HCD will be restricted to the income levels prescribed in the unit mix of the funding application. In the case of TOD, any units funded by the TOD program must be at most 60 percent AMI or below. Additional units in the Housing Development may be assisted by other funding sources.
30	Section 106(a)	Can you help me understand TOD Program Subsidy per Unit? Is there a minimum square footage required for SRO or efficiency units?	The TOD Housing Loan is based on the Department's Multifamily Housing Program (MHP), which consider an SRO as an efficiency unit, or 0-bedroom unit. MHP regulations do not require a minimum square footage.
31	Section 106(a)(2)	What is the maximum per unit subsidy at 60 percent?	60 percent AMI is eligible for the base amount allowed, which is \$150,000 per unit. Maximum per unit subsidies are dependent upon the County in which the Housing Development is being constructed, and the number of bedrooms in the unit, per 2020 HUD income limits.
32	Section 106(b)(4)	Does a project need to be entitled at the time of the application submittal?	The project does not need to have entitlement approvals at the time of application submission. Entitlements and local approvals, however, are scoring criteria to demonstrate readiness. Entitlements are required before the first disbursement of funds.
107 Performance Requirements			
No questions received.			
108 Application Process			
33	Section 108(a)	What categories of projects are competing with each other? Is each category awarded and scored separately (Housing Development and Infrastructure Projects scored against Housing Development & Infrastructure Projects).	All applications will be competing individually based on scoring from the Scoring Tab of the Supplemental Application and meeting Program thresholds.

109 Application Threshold Requirements			
34	Section 109(a)	The guidelines only mention a market study under the threshold requirements of Infrastructure Projects if it includes a Housing Development. If a project is only applying as a Housing Development, is a market study required?	Yes, a market study is required for any Housing Development application, and while the Guidelines do not specifically require a market study for a Housing Development, the Guidelines do require applications needs to be sufficiently complete and cites the UMR's for underwriting criteria. This includes a market study to affirm the feasibility of the project.
110 Application Selection Criteria			
35	Section 110(a)(1)	A bus stop must have 3 or more bus routes AND a minimum route headway of 15 minutes in order for it to qualify as a Bus Hub aka Qualifying Transit Station. My project is within 1/4 mile of a bus stop which has 3 bus routes intersecting there BUT the route headway is 17 minutes.	A Bus Hub with headway below 15 minutes still qualifies as eligible. Headway is not a requirement or threshold criterion, but is a scoring criterion. We understand current headway times are down, therefore previous peak headways – prior to shelter-in-place orders – are allowable for scoring applications.
36	Section 110(a)(1)	My project has a bus stop within the specified distances, and 3 bus lines stop at the bus stop. The headway is 17 minutes during peak hours. Does this qualify?	Peak headway is not a threshold requirement, but is a scoring criterion. There is no minimum headway requirement for the TOD Program this round. You may count the transit line with the highest peak headway to measure for scoring, and previous peak headway – prior to shelter-in-place orders – are allowable in the Supplemental Application.
37	Section 110(a)(1)	Can the headway of future bus lines be counted for the Qualifying Transit Stop? These would be planned lines that aren't currently in service yet.	As long as the future line is in place and active at the time of construction completion of both the housing and infrastructure, this would be allowable. At the time of Standard Agreement execution, the Department will require documentation verifying the new transit will be in place at permanent financing conversion.
38	Section 110(a)(2)	Could you give an example of what type of software would qualify for these points?	The Department is seeking proprietary software that is a downloadable application which relays real-time transit information to a personal device or electronic signage on transit platforms which displays real-time transit status.
39	Section 110(a)(4)(A)	Please clarify what counts as 'high-density.' For instance, different residential zoning designations may be R-1, R-2, R-3, each with progressively higher density levels allowed.	If the Local Public Agency (Locality) does not define "high density", then multifamily zoning would be an allowable substitution of terms.

40	Section 110(a)(4)(A)	What counts as high-density?	The criteria for what counts as high-density is to be established by zoning laws set forth by the local jurisdiction in which the project area is located, as well as what is referenced in Sections 103(a)(4) and 110(i) of the TOD Guidelines.
41	Section 110(a)(4)(C)	If we have received an affordable housing density bonus, can we receive 5 points?	Per Section 110(a)(4)(C) of the TOD Guidelines, if a local entity has awarded a density bonus to the project that exceeds state density bonus criteria, applicants are eligible to receive the specified number of points allowed for projects that encourage higher densities.
42	Section 110(a)(4)(C)	This section awards points to projects where the local entity has awarded a density bonus to the Project that exceeds state density bonus. Can you clarify what is the "state density bonus"?	Please see State Density Bonus Law, Section 65915 of the Gov Code, which provides the thresholds that need to be surpassed to earn those points.
43	Section 110(a)(4)(C)	With the recently passed AB1763 the state density bonus is up to 80 Percent, do we need to exceed that or the previous 35 percent?	The Department will be applying California Code in place at time of NOFA and Application, therefore current density bonus law applies.
44	Section 110(a)(4)(C)	What qualifies the project for points in this section? During the webinar the answer was exceeding state density bonus. Are projects required to exceed the 35 percent state density bonus for points?	The Program sought to encourage localities to allow projects with higher density. Exceeding the State Density Bonus Law is one sub-category. If the project applied for and received approval for higher-density than the local land use element allowed, that is another subcategory. State density bonus points will be assessed based on current state law.
45	Section 110(a)(4)(D)	If we exclude commercial costs in the request, can the project still be considered a mixed-use development?	To be considered mixed-use, the costs of commercial construction must be included in the Development Budget tab of the TOD Supplemental Application.
46	Section 110(a)(4)(D)	On a mixed-use project, are commercial sources and uses included? Also, the supplemental workbook language references TDC, not total residential costs. However, the calculation in the workbook is only including residential sources and uses.	All commercial sources/uses are required be included in the Development Budget tab of the application. The Scoring tab of the application only counts Enforceable Funding Commitments (EFC's) only compares EFC's for residential construction, and not commercial. Mixed-use projects to get an additional 5 points under Section 110(a)(4)(D).
47	Section 110(a)(4)(E)	Please confirm that a project is eligible for points if it plans to consolidate parcels prior to starting construction but has not done so yet.	Those points would be allowable if a letter is submitted by the Locality confirming a full application has been received and is currently under review by the agency.

48	Section 110(a)(4)(C)	For density points, if we intend to consolidate the lots before construction but they are not consolidated yet does that count for those points?	If you can submit documentation from the local agency (Locality) confirming a full application has been submitted and is currently under review, that will be acceptable to the Department.
49	Section 110(a)(4)(E)	We will be merging the two adjacent parcels into a single parcel to build one building on that parcel. Currently we own one of the parcels and are in a purchase and sale agreement for the second parcel, but will have full ownership of the second parcel when construction starts.	If you will be merging two parcels into a single parcel, then the recommendation is to use whichever site control vehicle will be in place at construction. Our recommendation is to just mark the type of site control that will be in place at the time of Standard Agreement execution.
50	Section 110(b)(1)	What does it mean for a project to be zoned for TOD? Does the jurisdiction have to have that specific zoning designation? Or is this referring to the fact that the locality is zoning for high-density, mixed use buildings near transit stations?	The Program seeks designation in one of the local agency's planning documents – a land use element, specific plan, etc. – that the site is identified has a distinct designation.
51	Section 110(b)(2)	Please confirm funds do not have to be committed in order to count for points.	The Program documentation confirming commitment for all funding that is intended to count as an Enforceable Funding Commitment.
52	Section 110(b)(2)	Is this question merely asking for leveraged funds or is an element of coordination between infrastructure and housing projects required?	Section 110(b)(2) of the TOD Guidelines is discussing the scoring criteria for applications related to permanent sources of funding other than the TOD program. Applicants must submit Enforceable Funding Commitment Letters to demonstrate the coordination of funds and verify the funds committed to the project. Please see Section 102(p) of the TOD Guidelines for a full definition, as well as examples, of Enforceable Funding Commitment.
53	Section 110(c)	This section offers 30 points for the percentage of units limited to certain income levels. Are there any specifications for Project Based Section 8 Vouchers? Similarly, are there any opportunities to score points here if we utilize 60 percent AMI units, and PB Section 8 Vouchers.	Currently, there are no added points for Project Based Vouchers, but scoring in this section is based on deeper affordability – the lower the AMI, the more points are awarded.

54	Section 110(e)	There is no attachment listed in the Application Selection – Scoring tab or the Upload Checklist related to walkable corridor or bicycle features. What is required to be provided to verify this?	The application Scoring Tab asks whether the amenities “in place” or “will exist.” Initially, a letter from the jurisdiction was requested, but this is no longer the case, and the amenities will be verified and required in the Standard Agreement.
55	Section 110(e)(1)	How do you show evidence of an ADA compliant path to the transit station?	Initially, a letter from the jurisdiction was requested, but this is no longer the case, and the amenities will be verified and required in the Standard Agreement
56	Section 110(e)(5)	Do bike racks at the Qualifying Transit Station count as secure bicycle storage facilities? This question refers to the first item on the list of requirements related to the transit station, I understand the bicycle facilities at the housing development must be enclosed. Please also confirm that in order to secure points, every item on this list needs to be included.	A bike rack will count as facilities for the Qualified Transit Station. The Secured Bicycle Overnight Parking at the Housing Development needs to be enclosed, and both conditions should be met to receive the points. Ten points are awarded for each listed item in this scoring criterion. In order to secure full 50 points (maximum), every item on the list needs to be included.
57	Section 110(f)(2)	We have a project where we are required to provide for shared parking on our parcel per the conditions placed on our land use entitlements. A portion of our parcel must be utilized as shared parking for the adjacent commercial uses and is not available for the exclusive use of the housing project. Can this parking lot be deducted from the housing’s Net Density calculation per section 102(cc) of the TOD Program Guidelines?	The determination was made that the shared parking will not be deductible from the net density calculation, but that you may be able claim the five points available for shared parking on the project, per Section 110(f)(2) of the TOD Guidelines.
58	Section 110(f)(3)	Is there a minimum number of carshare spaces required to qualify for points? Would 1 space be sufficient?	At least one (1) space will qualify for the carshare points.

59	Section 110(f)(4)	Do commercial spaces count in determining the minimum parking spaces, or can we use only the residential minimum/spaces provided to assess points? Can carshare spaces be removed from the total parking spaces in determining points in this category?	All parking spots shall be used in the calculation. If the carshare spots are a requirement of the local agency, they will be calculated, as well.
60	Section 110(f)(5)	Can you clarify what is meant by 'capacity for Micromobility services.' Many of the Micromobility services listed do not require docking stations.	The intent of the Micromobility scoring section is to encourage either docking stations, recharging capacity, or similar visible infrastructure.
61	Section 110(f)(5)	Can you give an example of how the project would provide opportunities for micro mobility such as scooters? Would the project provide a designated drop-off space? Or charging? What happens if scooters are outlawed or no longer in use at the time of construction completion?	We are looking for on-site facilities for Micromobility – electric bike racks, scooter storage, charging – something that demonstrates an effort towards first-mile, last-mile transportation services.
62	Section 110(g)(1)(A)	This section awards 10 points for projects where at least 90 percent of the permanent financing is committed. Do 4 percent tax credits and tax-exempt bonds count as "committed" under this scoring category?	For this round of TOD funding, 4% tax credits and tax-exempt bond funding may be considered as committed without documentation.
63	Section 110(g)(1)(A)	Can TOD applications include 9 percent credits?	Nine percent tax credit projects are eligible under this round of TOD, and will require an allocation letter from TCAC.
64	Section 110(g)(1)(A)	Do leveraging funds have to be committed for points or just expected to be committed?	Leveraging funds must be committed, with verifying documentation.
65	Section 110(g)(1)(A)	Is this section merely asking for leveraged funds or is an element of coordination between infrastructure and housing projects required? What is required as evidence of the other transit and connectivity projects and how should developers factor these investments into the "other funds" calculation?	This section does not intend to refer to Enforceable Funding Commitments to the projects permanent financing. Instead, we are seeking other financial community development investment in the neighborhood that will be transform the area that includes the Housing Development and Qualifying Transit into a Transit-Oriented Development community, e.g. Investment in Transit Station improvements, bike lane or pedestrian improvements near the transit, etc.

111 Legal Documents

66	Section 111	What type of site control document is HCD looking for to show the city has jurisdiction of the right of way?	The Local Public Agency (Locality) should have some documentation evidencing right-of-way.
67	Section 111	Is an MOU that connects two development entities and outlines the makeup and interests of the future legal entity a sufficient form of documentation for a joint venture?	The Department recommends entities wishing to apply jointly for an affordable housing award may apply as Co-Applicants and Co-Sponsors. A joint venture or MOU will not be necessary.

Miscellaneous

68	Previous TOD Rounds	What year were the previous rounds of TOD announced and how much funding was available each round?	In Round 1 of TOD (2007) \$145 million in TOD funding was released. In Round 2 (2009), \$95 million in TOD funding was released. In Round 3 (2013), \$60 million in TOD funding was released.
69	Future TOD Rounds	Do you expect to have future TOD rounds after this?	At the moment, there are no plans for another round of TOD funding; However, if this should change, notification will be posted on the HCD website.
70	Application	I am not seeing any option in the application to submit an exhibit showing the actual infrastructure improvements that the applicants are proposing. I just want to confirm that is the case, and there isn't somewhere to submit those?	The drawings of the improvements are not necessary in the application phase. If the application makes it through threshold, scoring, then feasibility, we may request them before we execute the Standard Agreements.
71	Application	On the "Application Selection – Scoring" tab of the Supplemental Application appears remove all HCD funding from the calculation. Can you confirm this is the intent? How is additional HCD funding calculated in TOD scoring??	Our intent was to encourage non-HCD funding to count as an Enforceable Funding Commitment, which is why the calculation removes all HCD funding, whether or not the funds are awarded.
72	Application	In regards to the documents that require wet signature, do we just upload it on FAAST or mail it?	The Department requires the original document with wet signatures and must be mailed to the Department.

73	Application	Under Round 4 NOFA application and supplemental, where are the budget tabs for infrastructure budget (TOD grant)?	The Infrastructure Grant development budget is located below the Housing Development Budget on the Dev Budget Tab of the Supplemental Application.
74	Application	Should we include any letters of support from elected City officials? Even if they are not required, can we upload letters of support to FFAST?	You may include letters of support, but they will not necessarily help with scoring or threshold. Letters from the Locality verifying ADA compliance or other conditions are optional.
75	Webinars	Please direct me to where I can access the TOD recorded webinars.	We have posted two PowerPoint presentation and will be updating our TOD webpage with our third PowerPoint presentation shortly.