



Equitable Transit Oriented Development

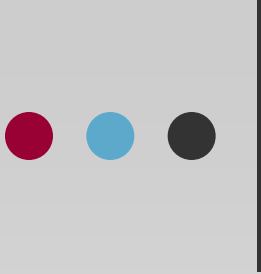
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Overview of Presentation

- CDFIs and Equitable TOD
- San Francisco Bay Area fund
- Emerging work in Los Angeles
- Partnership between LIIF and Enterprise



Low Income Investment Fund (LIIF)

- Community Development Financial Institution (CDFI)
- Mission-driven nonprofit founded in 1984 – national scope
- Array of activities: Financing, fund structuring, policy, technical assistance and program



CDFIs and TOD

- Help convene national and regional partners
- Partner to provide federal, state and local policy support
- Aggregate capital into structures that distribute risk and benefits
- Paper: CDFIs and TOD



Bay Area TOAH Fund Overview

- \$50 million equitable TOD Fund
- Nine-county Bay Area
- 10 year Fund; 5-year origination period
- Five loan products for affordable housing, mixed-income and mixed-use projects
- Closed on March 30, 2011



TOAH Fund Priorities

- **Affordable Housing:** 85% of Fund capital is targeted to support the creation and preservation of affordable housing
- **Other Neighborhood Uses:** Up to 15% of Fund capital may be used to support community facilities, child care centers, health clinics, fresh food markets and other neighborhood retail
- **Geographic Diversity:** Fund is committed to deploying capital in Priority Development Areas (PDAs) in all nine Bay Area Counties



TOAH Fund Partners

- Made possible by:
 - Great Communities Collaborative (GCC)
 - Metropolitan Transportation Commission (MTC)
- CDFI Consortium
 - LIIF is Administrative Agent
 - CSH, ECLF, LIIF, LISC, NCCLF and the Opportunity Fund are the originators
- Grants provided by 3 foundations:
Ford, Silicon Valley & San Francisco



TOAH Capital Stack



- **Public Sector** – \$10 million from the MTC
- **Philanthropy and CDFIs** – \$15 million from six CDFIs and Ford, SF Foundation and Living Cities (4 layers here)
- **Banks** – \$25 million from Morgan Stanley and Citi Community Capital



TOAH Loan Products

- Acquisition Loans
- Predevelopment Loans
- Construction Bridge Loans
- Construction/Mini-Perm Loans
- Leveraged Loans for NMTC deals
- Product Highlights: Up to 110% LTV, 7-year terms and low cost



TOAH Fund Update

- \$10 million or 20% of Fund deployed (2 projects) in first six months
- \$30-40 million in additional projects in pipeline
- Program evaluation underway
- Potential upsizing of fund



Equitable TOD in LA

- Measure R (2008), sales tax increase
- \$40 billion of new transportation investments, 43 new metro stations
- Mayor's 30/10 initiative – 12 key projects, dedicated busways and light rail, in 10 years
- Investments create an opportunity to transform LA and create livable, sustainable communities for all



Coalition Building in LA

- LIIF & Enterprise as organizers
- Partners include public sector, nonprofits, foundations and Reconnecting America
- Guiding principles: address the needs of all people; create affordable housing and preserve fabric of neighborhoods
- Agenda: community engagement; improving sources of TOD financing; investigation of land banking strategies
- HUD Sustainable Communities Initiative grant application



Partnership with Enterprise

- LIIF, Enterprise Community Partners and the Loan Fund
- National scope
- Policy work knowledge sharing
- Regional equity collaboratives
- Capital raising and structuring
- Project financing
- Welcoming other partners

Eddy & Taylor Family Housing San Francisco, CA

- **Financing**

(1st TOAH Fund loan)

- **\$7mm** acquisition financing
- **\$5.9mm** subordinated financing from San Francisco MOH

- **Project:** Develop parking lot into 14-story building with 153 units of affordable housing & retail space for a grocery store

- **Borrower:** Tenderloin Neighborhood Development Corp. is a nonprofit developer that provides housing and support services in one of the poorest areas of San Francisco



Leigh Avenue Senior Apartments San Jose, CA

- **Financing**
 - \$3mm acquisition loan
 - Future support from the City of San Jose
- **Project:** Develop vacant land into mixed-use project with 64 units of affordable senior housing & dental office; 35% of units reserved for chronically ill seniors needing in-home care provided by the County of Santa Clara
- **Borrower:** First Community Housing is a nonprofit developer in the South Bay Area; nationally recognized for architectural designs and green building practices





For Additional Info

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