



Affordable TOD Fund

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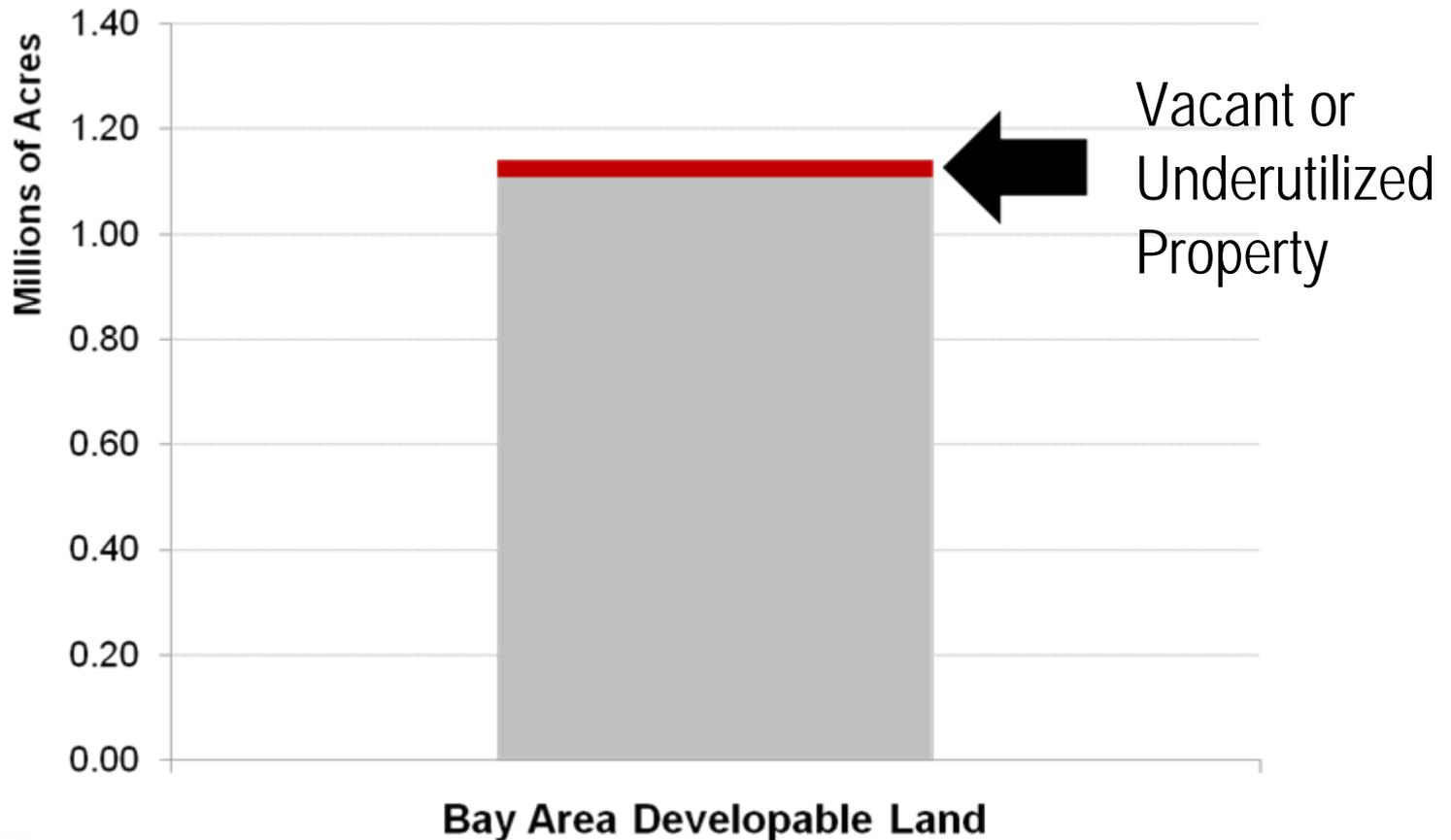
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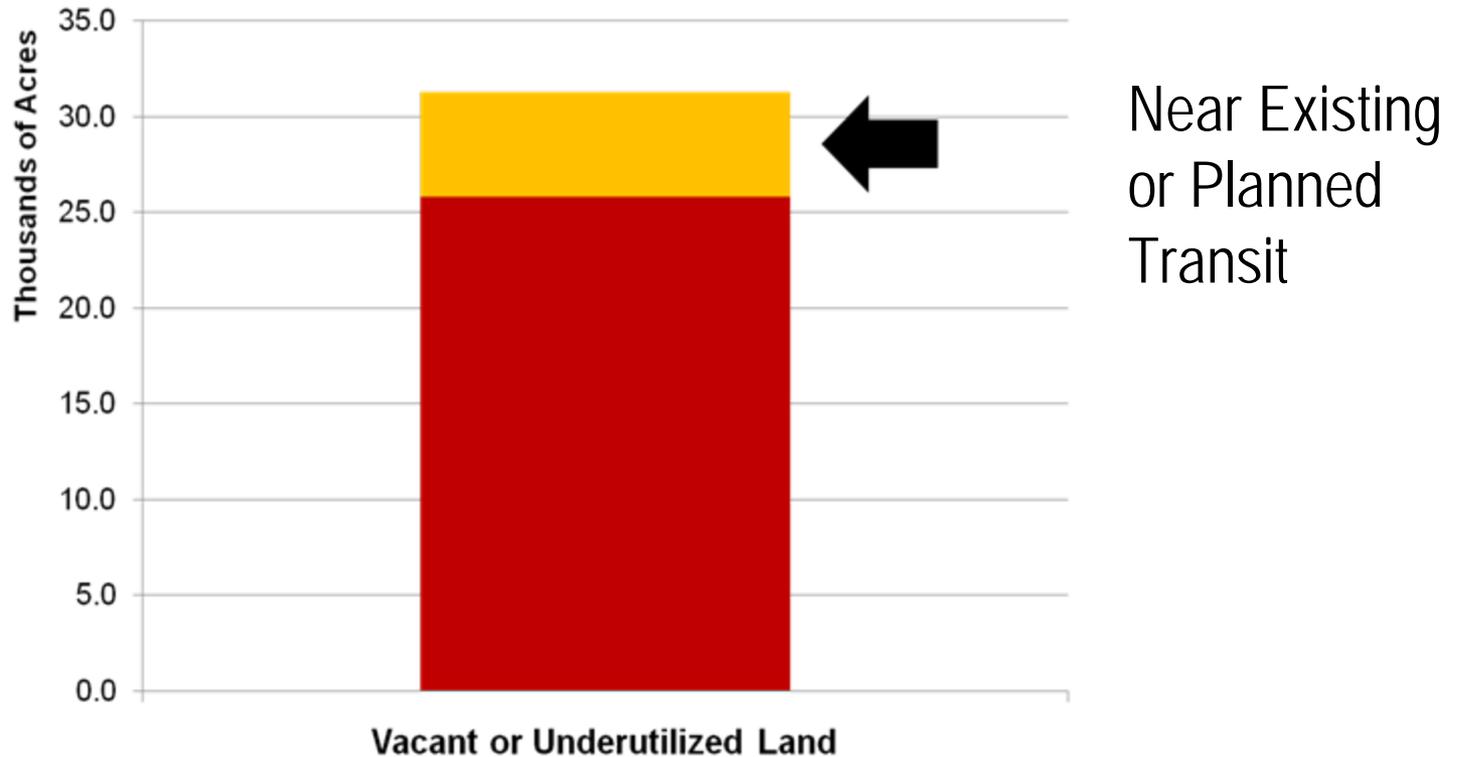
Bay Area TOD Opportunities

Limited Infill Development Sites



Bay Area TOD Opportunities

Few Sites Near Transit



The Challenge and Opportunity

- CHALLENGE

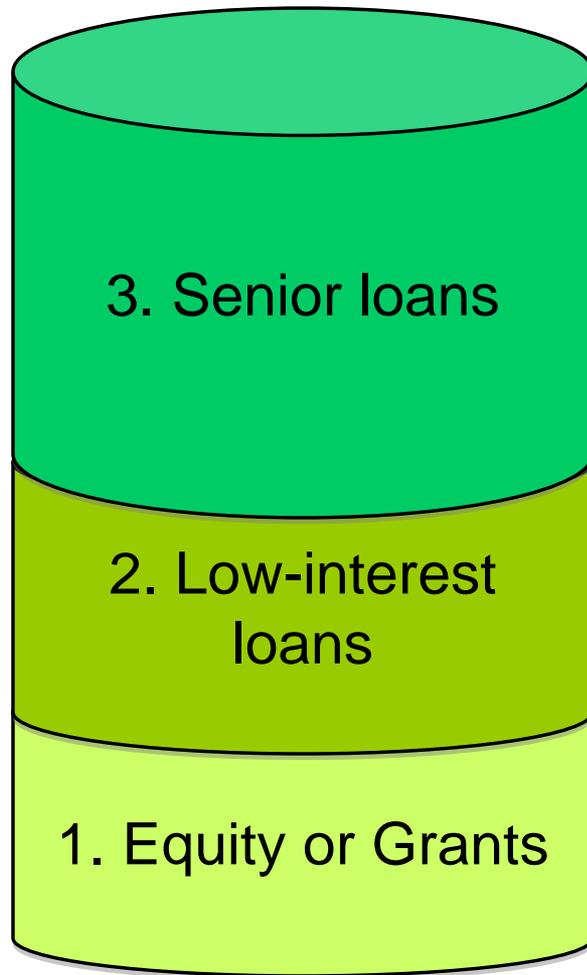
- Affordable housing developers do not have sufficient access to capital to acquire or preserve property for affordable housing

- OPPORTUNITY

- Great Communities Collaborative, including San Francisco, East Bay, and Silicon Valley Community Foundations, propose Bay Area Affordable TOD Fund

Affordable TOD Fund

MTC's Role in the "Capital Stack"

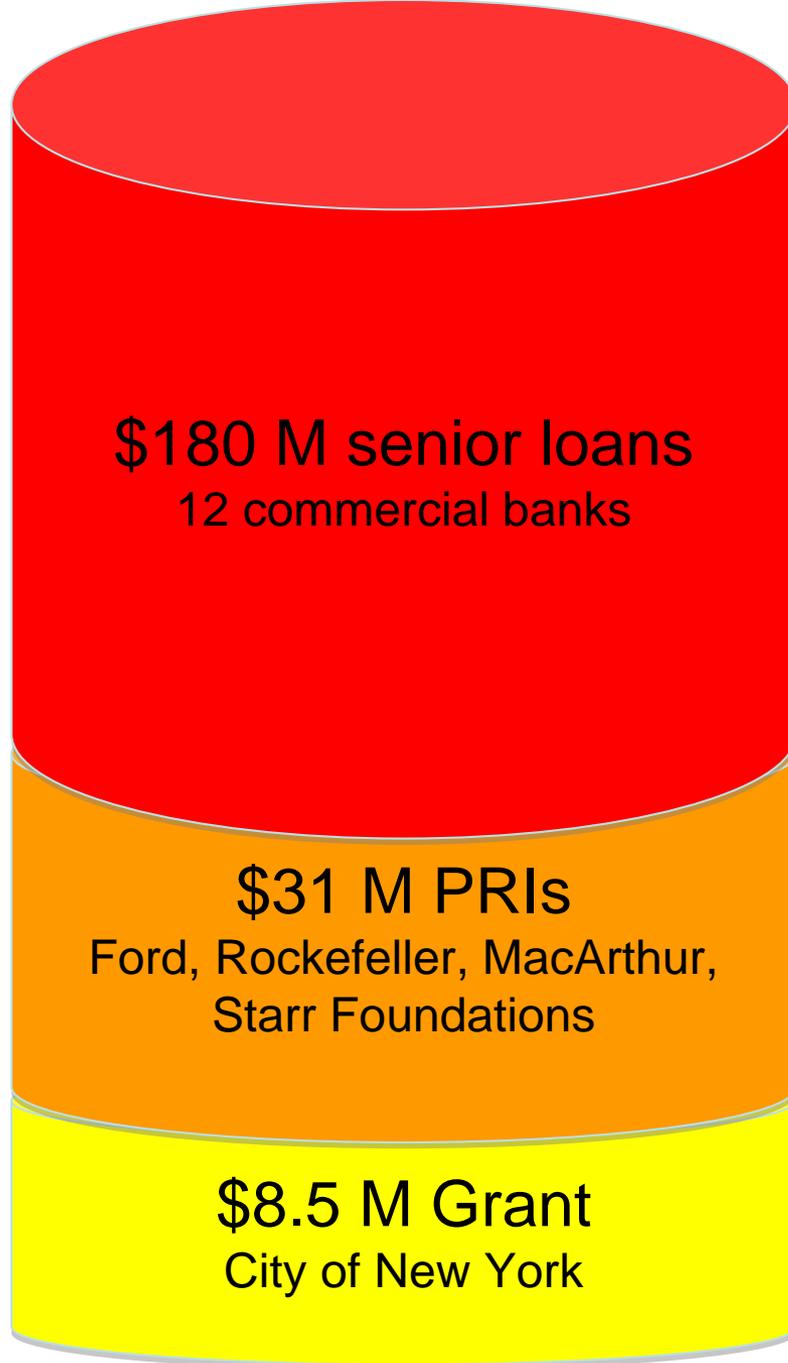


- Banks, insurance companies
- Other direct commercial lenders
- Bond financing

- Foundations
- Program Related Investments

- Foundation grants
- **TLC Capital Funds**

New York Acquisition Fund Structure (2006)



- Lending based on commitments from public agencies
- Fund established at \$26.5 M
- Results:
 - \$101 M in loans
 - 2,500 affordable units newly constructed/preserved
 - 722 supportive housing units

Conditions of Participation

- MTC is able to exchange STP/CMAQ funds
- Foundation and other sources of funding would be matched by TLC funds on a minimum 3 to 1 basis by August 31, 2011 to reach a minimum fund total of \$40 million.
- The funds would only be spent in Priority Development Areas on projects that have the greatest potential to deliver affordable housing units.
- MTC would be represented on the fund manager selection team and on the fund's advisory committee.
- Staff would return to the Planning Committee in September 2011 with a report on the amount of funds raised and satisfaction of the above conditions to release the exchanged monies to the TOD fund.

Next Steps

- Bay Area Foundations to hire a fund manager
(February – April 2010)
- Fund manager to develop governance, loan underwriting, and award requirements
- Fund manager to raise minimum of \$30 million to match regional commitment by August 2011