Creating Great Communities in the Bay Area

The Built Environment: Health Policy in Concrete - Webinar

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The Bay Area: A Growing Region

Marin
San Francisco
Silicon Valley
Berkeley
Oakland
San Jose
More Roads = More Congestion

More roads → More congestion → More cars → More auto-based growth → More roads
Households Near Transit Spend 16 Percent Less

**Location Efficient Environment**
- 59% Other Expenses
- 32% Housing
- 9% Transportation

**Average American Family**
- 43% Other Expenses
- 32% Housing
- 19% Transportation
- 13% Food
- 11% Insurance
- 10% Other
- 5% Apparel
- 6% Healthcare

**Auto Dependant Exurbs**
- 25% Transportation
- 32% Housing
… As she watched her car being hauled off, she sensed that this was the beginning of a descent into a crisis from which she might not easily escape.

… Without a car, she could not reach the hospital where she worked in the administrative offices, so she lost her $16-an-hour job. Without a paycheck, she could no longer pay the rent on her modest home. She moved to Oakland, where a friend lived in a beaten-down, rented house on a street they called Crack Avenue. By year’s end, Ms. Thomas, then 49, was occupying a bunk at a homeless shelter, searching in vain for a job in an economy plagued by unemployment...”
TOD = 10x More Likely to Ride Transit

Source: MTC 2000 Bay Area Travel Survey
TOD = More Walking

Live within a ½ mile of rail or ferry stop
- 50%

Live more than a ½ mile from rail or ferry stop
- 27%

Data from MTC
Great Communities Collaborative

Key Non Profit Partners
- Greenbelt Alliance
- Nonprofit Housing Association of Northern California
- Reconnecting America
- TransForm
- Urban Habitat
- + 20 other partners in local communities

Key Government Partners
- Association of Bay Area Governments
- Metropolitan Transportation Commission
Transforming Spaces... into Places

El Camino Real: Sunnyvale
-Steve Price: Urban Advantage
Scarcity of Development Sites Near Transit

Thousands of Acres

Near Existing or Planned Transit

Vacant or Underutilized Land
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**
  The 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 three foundations: Ford, Silicon Valley and San Francisco
TOAH Fund – Multi Sector Partnership

1. Equity or Grant $
   - $10 million from the MTC

2. Program-Related Investments and Flexible Loans

3. Senior Loans

- **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