Creating Great Communities in the Bay Area

The Built Environment: Health Policy in Concrete - Webinar
November 29, 2011

Vanitha Venugopal – Director of Community Development and Investment
The San Francisco Foundation
The Bay Area: A Growing Region
More Roads = More Congestion

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

Location Efficient Environment

Average American Family

Auto Dependant Exurbs

THE SAN FRANCISCO FOUNDATION
The Community Foundation of the Bay Area
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
- Walk: 50%
- Vehicle: 36%
- Transit: 9%
- Bike: 3%
- Other: 2%

Live more than a ½ mile from rail or ferry stop
- Walk: 27%
- Vehicle: 68%
- Transit: 1%
- Bike: 3%
- Other: 1%

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

THE SAN FRANCISCO FOUNDATION
The Community Foundation of the Bay Area
Need for TOD Property Acquisition Fund

Scarcity of Development Sites Near Transit

Vacant or Underutilized Land

Thousands of Acres

Near Existing or Planned Transit
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 $ 
   • Public Sector 
     – $10 million from the MTC

2. Program-Related Investments and Flexible Loans
   • Philanthropy and CDFIs 
     – $15 million from six CDFIs and Ford, SF Foundation and Living Cities (4 layers here)

3. Senior Loans
   • Banks 
     – $25 million from Morgan Stanley and Citi Community Capital