

TOD Revolving Loan Fund

Contribution authorization

Executive Committee

05/02/2024



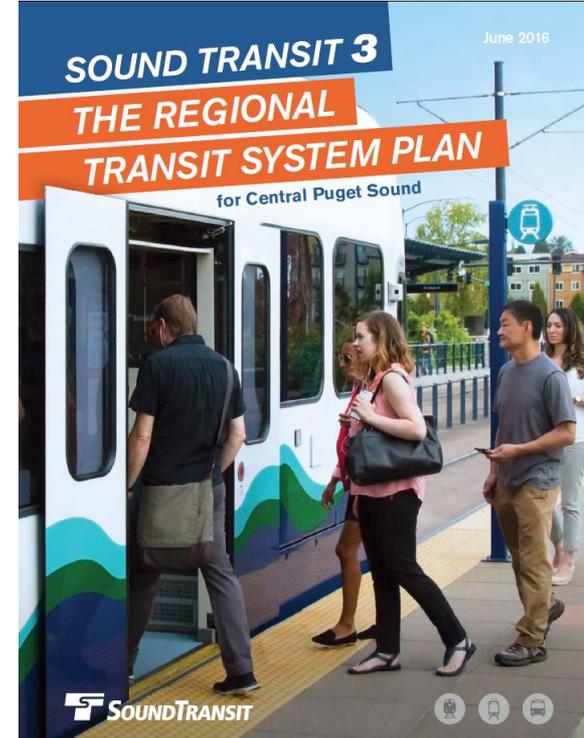
Why we are here

Seeking action to advance the TOD Revolving Loan Fund contribution

- Authorizes the CEO to contribute \$20 million to a revolving loan fund held by the Washington State Housing Finance Commission
- Authorizes the CEO to enter into, and subsequently amend as necessary, one or more agreements with the Commission

Project Timeline

- 2015: State statute requires Sound Transit to contribute \$20 million to a revolving loan fund if ST3 passes
- 2016: ST3 approved by the voters
- 2019: ST engaged in multi-year strategy development with LISC
- 2023: Board updated on recommendation to contribute to existing revolving loan fund
- 2024: Seek Board approval of contribution



Land Acquisition Funding Need

Displacement risk is high

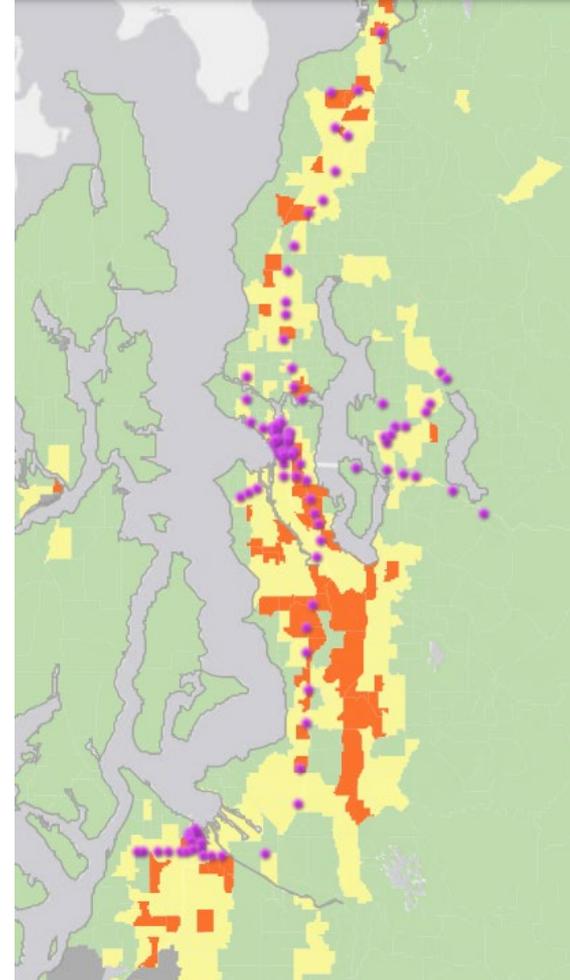
- Transit investment can contribute to **displacement**

Affordable housing is complex

- Land is a single piece of the puzzle
- ST does not have land at all stations

Developers need acquisition funds

- Developer-identified **high priority**



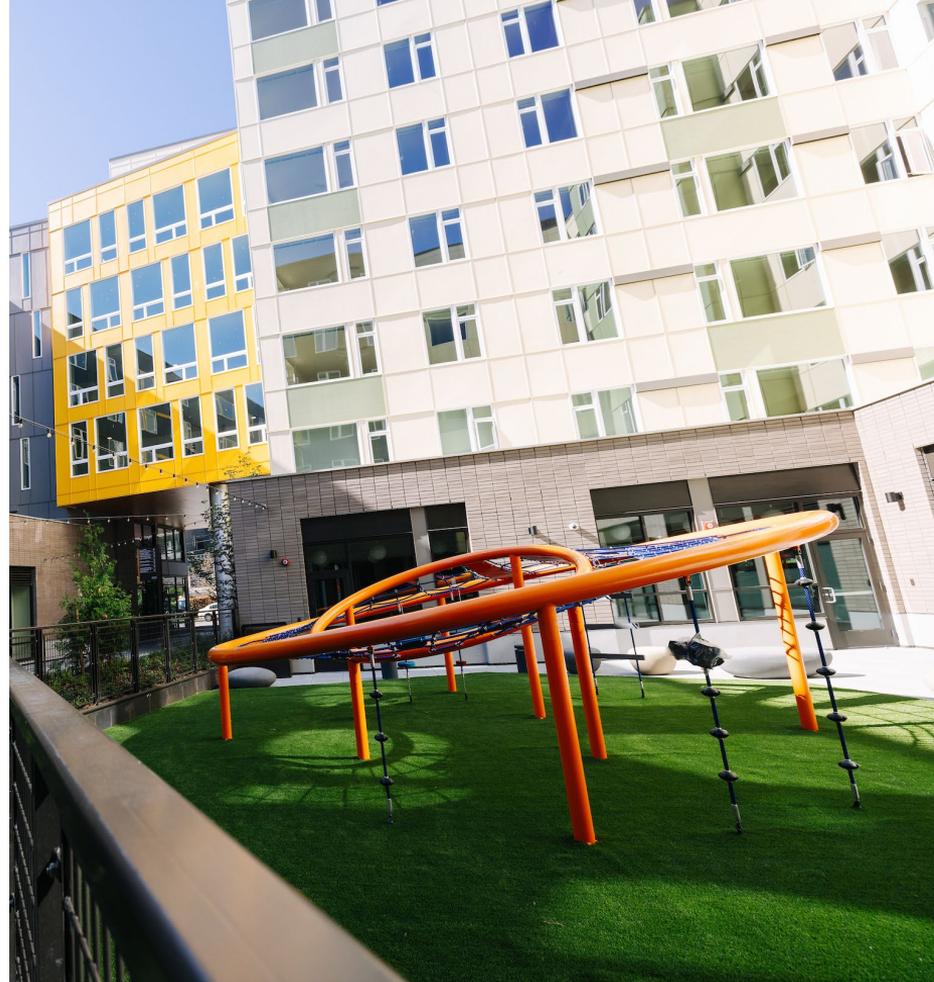
Washington State Housing Finance Commission

- Successful existing revolving loan for affordable housing
- Patient low-cost capital
- Flexible underwriting
- Deep knowledge of and relationships with affordable housing developers
- Existing \$200 million MOU with Sound Transit



Program Highlights

- Purpose: to support the development of affordable housing opportunities related to equitable transit-oriented development
- Eligible Uses: Land acquisition and predevelopment of affordable housing
- Eligible Projects: Multifamily and single family



Program Features

- Affordability at 80% Area Median Income or below
- Geographic Distribution: No more than forty percent (40%) of dollars in any one County. May be waived with Sound Transit approval.
- Community-based organizations strongly encouraged to apply
- Land use supportive of TOD
- Sound Transit involvement, annual reporting

Next Steps

- Finalize agreements
- Contribute funds
- Promote availability of funds



Thank you.



 [soundtransit.org](https://www.soundtransit.org)

