



Transformation
ALLIANCE

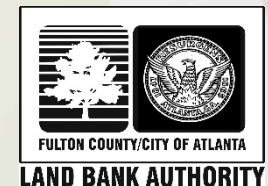
Living Transit Fund

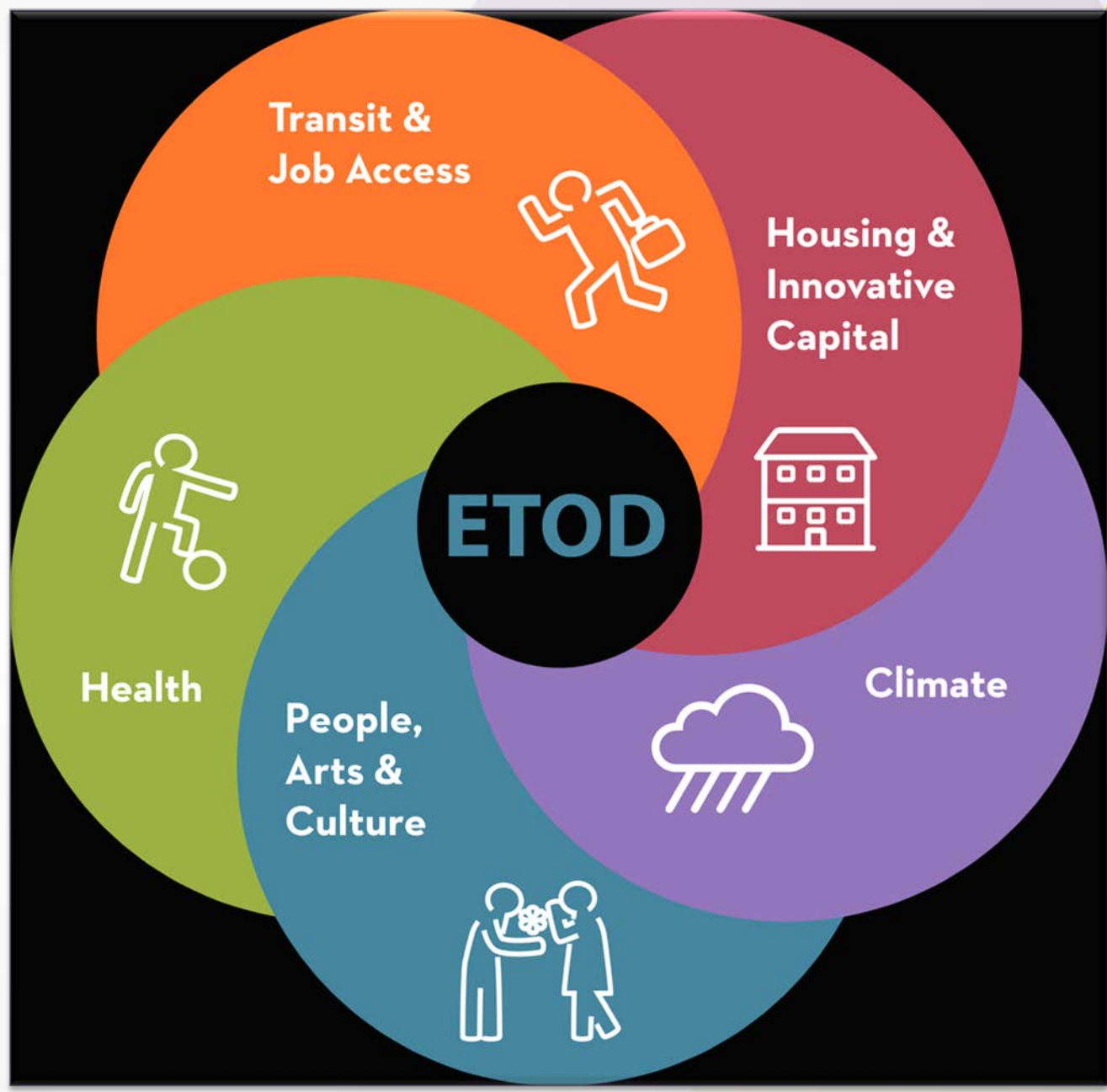
Alex Trachtenberg

Southface



The TransFormation Alliance is a broad partnership of organizations from the private, public and nonprofit sectors dedicated to creating thriving, mixed-income communities anchored by transit and linked to all the opportunities and amenities that make Atlanta great. Our mission is to offer all residents the opportunities for a high quality of life, linked by our region's critically important transit system.





VISION

A regenerative economy, responsible resource use and social equity through a healthy built environment for all.

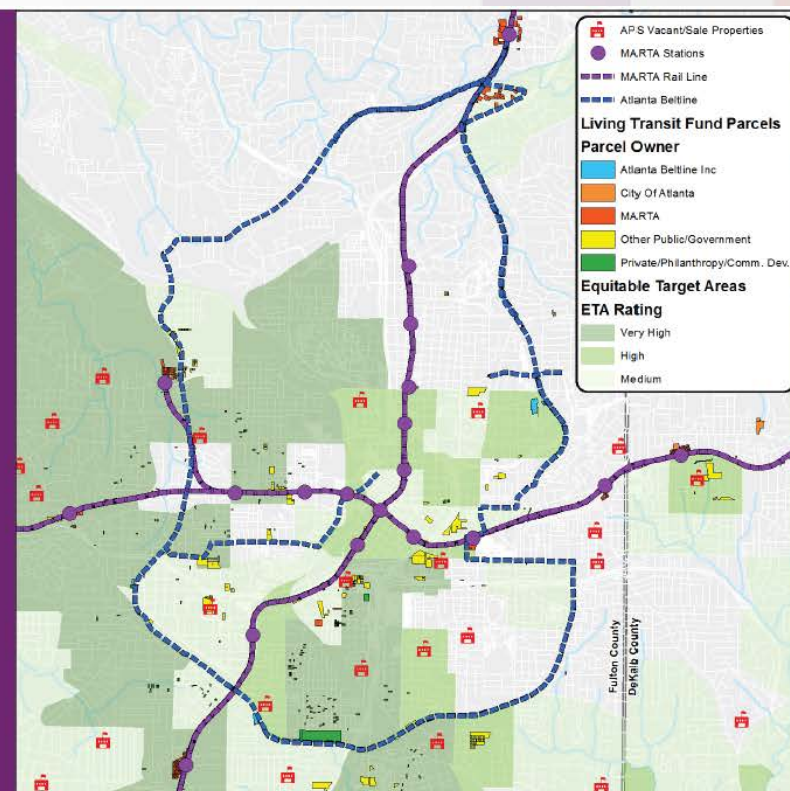
MISSION

Southface promotes sustainable homes, workplaces and communities through education, research, advocacy and technical assistance.

The City of Atlanta Transit Sales Tax Revenues represent a catalytic moment for the city and MARTA to impact income mobility through transit. However, this transit investment has the potential to displace working and vulnerable city residents and communities. To mitigate this impact, we are proposing a “Living Transit Fund” (LTF).

Using Living Transit Funds in Equitable Target Areas

Aside from using funds on MARTA-owned properties, funds could be used to leverage public and government owned properties near MARTA transit stations and high-frequency service to accomplish ETOD goals.



How it Works

- Establishes a **low-interest investment fund** to be used for strategic investment in MARTA-owned and non-MARTA-owned properties
- **5% of the \$2.5 billion** in estimated MARTA Sales Tax revenues **generates approximately \$125 million** in capital investment for transit supportive development
- **Modeled after** the Los Angeles County Metropolitan Transportation Authority Metro Affordable Transit Connected Housing ([Metro MATCH](#)) program
- Funds can be used to **land bank** properties, support **pre-development activities**, and provide **gap-financing** to maintain affordable land costs

**Assumes 1% interest rate over 30 year terms in alignment with typical affordable housing financing*

The Potential of the Fund	Assuming Additional Subsidies (e.g. LIHTC , HOME or HUD)	Assuming No Additional Subsidies
<i>Total Investment</i>	\$125 million	\$125 million
<i>Maximum per Project Investment</i>	\$2 - 5 million	\$6 - 9 million
<i>Number of Units per Project</i>	150 units	150 units
<i>Number of Investments</i>	36	17
<i>Number of Affordable Units Produced</i>	5,400 units	2,500 units
<i>Return on Investment for MARTA</i>	16%	16%
<p><i>*Assumes 1% interest rate over 30 year terms in alignment with typical affordable housing financing</i></p>		

Why It Works For MARTA

- Facilitating TOD with an affordable housing component **makes MARTA projects more competitive for federal grants** under the [Federal Transit Administration New Starts](#) program
- Supports MARTAs **20% affordable housing goal** or deeper affordability by subsidizing affordable housing units included in multifamily residential developments
- Fund's structure limits investment to development projects that **increase MARTA ridership and revenues**
- **Georgia Supreme Court precedent** permits MARTA funds to be used for TOD if it **increases ridership and revenue, and improves rider safety and comfort**

Why It Matters

Job Access

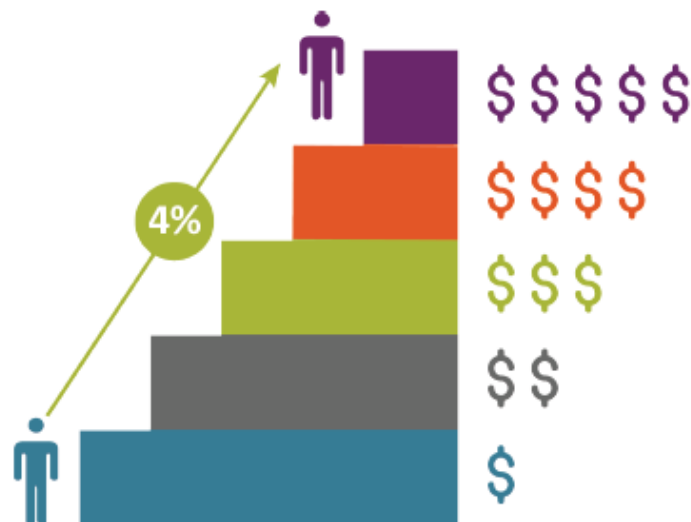
3.4%

Of jobs are accessible by a
45 minute trip on transit

Income Mobility

4%

A child raised in the bottom
fifth income bracket in
Atlanta has just a 4% chance
of reaching the top fifth



LA Metro MATCH

- **\$9 million** in Metro investment (over three years) + **\$75 million** from foundations, CDFIs and banks.
- 2,000 units have been created (31% are affordable) & 396 additional are in the pipeline.

Goal: 35% affordable housing units (60% or less of AMI)

Key Study Findings:

- Increasing development near transit is critical to increasing ridership, reducing congestion and improving health.
- Public and public/private tools and policies have been effectively used in LA county & other regions to support development near transit.

Hollywood/Vine Apartments

- **Line:** Metro Red Line
- **Site:** 2.4 acres of Metro-owned property
- **Development:**
 - 297 market rate apartments
 - 78 affordable apartments
 - 28,000 sq. ft. of ground floor retail
 - New bus layover facility
- **Status:** Complete
- **Completion:** 2009
- **Developer:** Legacy Partners



Total Affordable Housing

Completed Projects	Affordable Housing Units	Market Rate Housing Units
Hollywood/Vine Hotel	0	143
Hollywood/Vine Apartments	78	297
Hollywood/Western Apartments	120	0
Westlake/McArthur Park Phase A	90	0
Wilshire/Vermont Apartments	90	359
Wilshire/Western Apartments	0	186
Grand Central Market Apartments**	61	60
Del Mar Apartments**	21	326
One Santa Fe Apartments	88	350
Total Completed Units	548	1721
In Construction/In Negotiation Projects		
1st/Boyle Apartments	80	0
1st/Lorena Apartments	24	25
Taylor Yard Apartments Lot 1	87	0
Taylor Yard Apartments Lot 3	68	0
Taylor Yard Apartments Lot 4	0	41
Taylor Yard Condos Lot 5 Mixed Use	108	0
Total in Negotiation Units	367	66
Total Housing Units	915	1787
Percentage	34%	66%



** Not on Metro-owned land

Opportunities for Action

Atlanta City Council Meetings

- Full Council
 - June 19 at 1:00 pm
- Transportation Committee
 - June 14 at 10:30 am
 - June 28 at 10:30 am
- Community Development/Human Resources Committee
 - June 13 at 12:30 pm
 - June 27 at 12:30 pm
- Finance/Executive Committee
 - June 14 at 1:00 pm
 - June 28 at 1:00 pm

MARTA Board Meeting

- July 7 at 1:30 pm
- August 3 at 1:30 pm

Thank You!

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