



**Transit Oriented Communities Economic Development
Program and Investment Fund
Planning and Programming Committee
November 16, 2022**

Item: 2022-0504

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Recommendations

APPROVE the Transit Oriented Communities Economic Development Program (EDP) and \$5 million for the implementation of the Transit Oriented Communities Economic Development Investment Fund (Fund) with disbursement contingent upon the Metro Board of Directors (Board) approval of the Fund Guidelines; and

AUTHORIZE the Chief Executive Officer or designee to enter into multiple agreements with financial institutions, the State of California, County of Los Angeles, cities, and other eligible entities to contribute to the Fund.



Background

Board Directives

- **2015/2016** – Establishment of Small Business Assistance Loan Program
- **2020** – COVID-19 Recovery Loan Program
- **2021** – Small Scale Retail Motion

Process

- Convened two Roundtable discussions with small business stakeholders
- Conducted outreach to more than 100 financial institutions (private banks, CDFIs), business associations, BIDs/Chambers, Community Development Corporations (CDCs), foundations, think tanks, public sector entities

GOALS

- **Build** upon prior Metro programs (BSC/BIF, ESP)
- **Prevent** displacement
- **Promote** commercial stabilization
- **Provide** access to capital



Program Overview and Investment Fund

TOC Economic Development Program (EDP)

1) The Fund

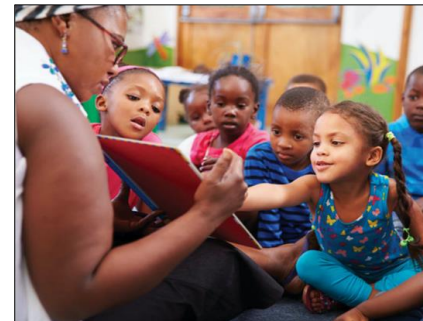
- Program Administrator
- Access to Capital
- Technical Assistance

2) Station Area Activation

- Metro Real Estate
- Small Scale Retail
- Plaza Vending Program
- Joint Development and Housing Accelerator Initiatives

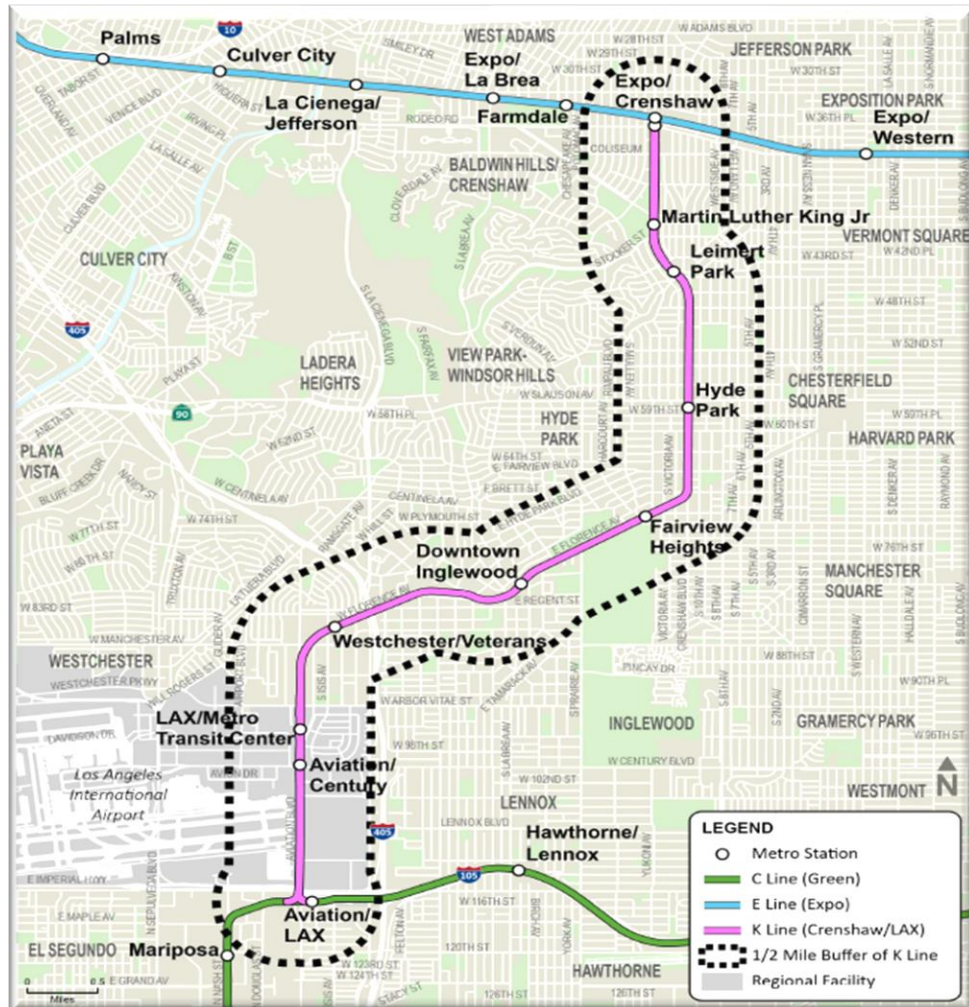
The Fund

- Fixed Asset Loans
 - Real Estate Acquisition (\$250k - \$5M)
 - Commercial Façade & Tenant Improvements (\$25k - \$250k)
- Short- and Long-Term Working Capital Loans (\$500 - \$500k)
- Technical Assistance

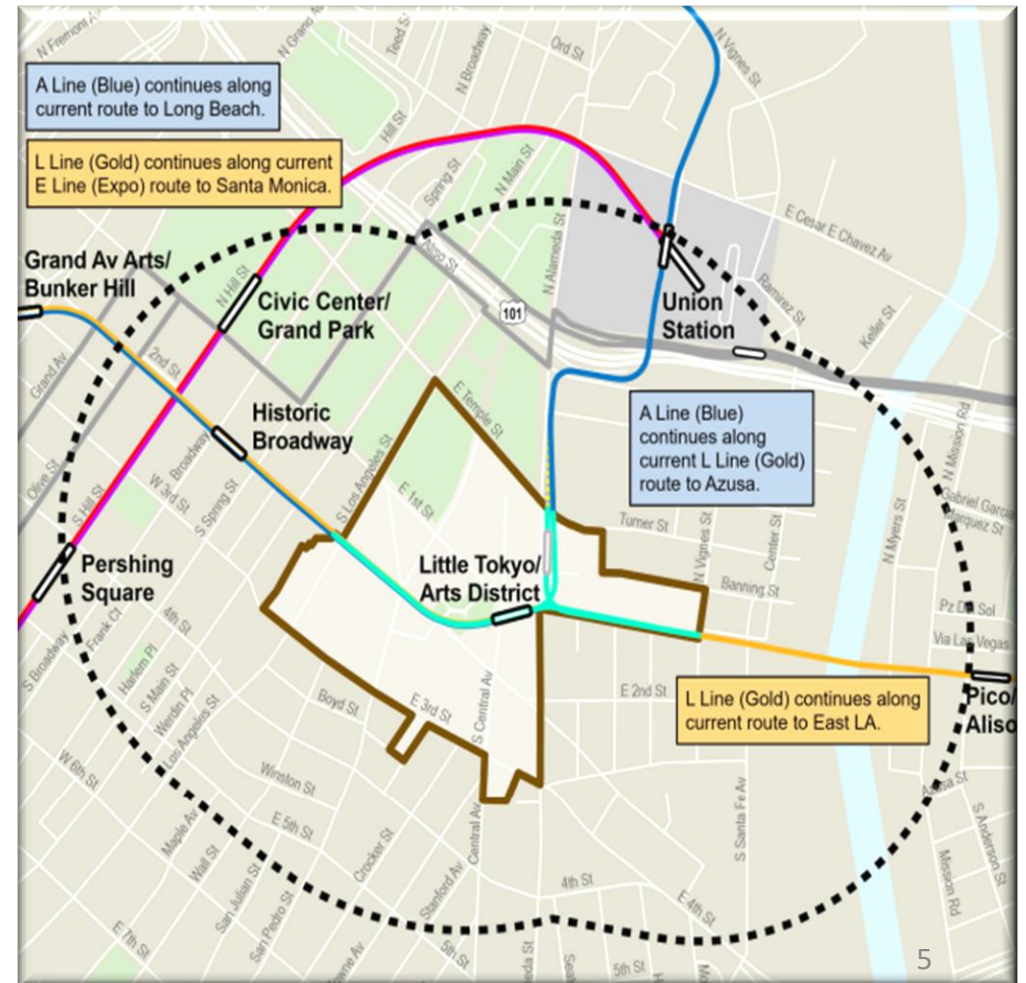


Pilot Locations

K Line (Crenshaw/Inglewood/LAX)



Regional Connector (Little Tokyo Segment)



Next Steps

- **Late 2022 Early 2023** – Leverage Metro \$5 million commitment to secure additional investment in the Fund

Goals for Funding Partnerships:

- Mitigate challenges to accessing capital
- Address perceived risks for lending in equity Focused Communities
- Enter into partnership agreements

- **Early 2023** - Develop the Program Administrator RFP and finalize partnership agreements
- **Mid 2023** - Issue the Program Administrator RFP
- **Late 2023** - Launch of the Fund

*Staff will return to the Board with the selected Program Administrator, program guidelines with metric-based performance indicators, and an update of contributions to the Fund.

