CITY OF LOS ANGELES NEW GENERATION FUND

SUSTAINABLE CONNECTED COMMUNITIES TRAINING AT THE FEDERAL RESERVE

Break-out Panel #2 - Financial Strategies to Stabilize Neighborhoods
Presentation Summary

Discussion Topics

- NGF Overview
- Current Structure
- NGF Funders
- Impact to Date
- Map of Projects Financed
- Project Examples
- Continued Need
- Naturally Occurring Affordable Housing Loan Program

- Key Participants
- Preliminary Terms and Conditions
- Proposed Timeline
New Generation Fund (NGF) Overview

NGF is an innovative financial tool for the City of Los Angeles

- Established in May 2008 to provide acquisition financing for the development and preservation of affordable and supportive housing.
- Focuses on the production of new units, preservation of at-risk housing, permanent supportive housing and transit-oriented development (“TOD”).
- The Fund has become a critical capital resource and management tool for the City of Los Angeles’s affordable housing production.
- Provided approximately $110 million of capital to 21 projects.
Current Structure

Lendable Proceeds
$68.5 MM

Reserves
$10.75 MM

4-year Loan Portfolio
of $50-70 MM

Characteristics

- City and foundation monies form reserves providing credit-enhancement for the private capital.
- This combination allows the Fund to offer flexible financing terms including:
  - Limited Sponsor recourse;
  - Up to 120% LTV;
  - Terms of up to 4 years; and
  - 5% interest rate (approx.).
NGF Funders

**Senior Lenders**
- Citi Community Capital
- City National Bank
- Deutsche Bank
- JPMorgan Chase
- MetLife Insurance
- Wells Fargo

**Member and Manager**
- Enterprise Community Partners

**City of Los Angeles (HCIDLA)**
Impact to Date

Total Lending and Units by Project Type

- **Affordable New Construction Rental**: $34,530,000 (604 units)
- **Mixed Affordable / Supportive**: $16,561,000 (363 units)
- **Supportive Housing**: $10,000,000 (264 units)
- **Preservation**: $48,807,034 (846 units)

Total Lending by Affordability

- Less than 50% of AMI: 978
- 51% - 60% of AMI: 195
- 61% - 80% of AMI: 12
- 80% of AMI or Greater: 10
Map of Projects Financed

$110 MM invested / 2,077 units
### Project Examples

<table>
<thead>
<tr>
<th>TOD</th>
<th>Seniors</th>
<th>Preservation</th>
<th>New Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Metro Hollywood</strong></td>
<td><strong>Del Rey Square</strong></td>
<td><strong>Rosslyn Hotel</strong></td>
<td><strong>Kittridge Street</strong></td>
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<td>Meta Housing</td>
<td>Thomas Safran &amp; Associates</td>
<td>SRO Housing Corporation</td>
<td>Abode Communities</td>
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<tr>
<td>$7,837,500</td>
<td>$9,547,500</td>
<td>$10,000,000</td>
<td>$4,140,000</td>
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<td>120 units</td>
<td>124 units</td>
<td>264 units</td>
<td>77 units</td>
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<td>Hollywood Blvd &amp; Garfield Place</td>
<td>Culver Blvd &amp; Inglewood Blvd</td>
<td>E 5th St &amp; S Main St</td>
<td>Kittridge St &amp; Reseda Blvd</td>
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For more information about the new small, multifamily building acquisition and rehab loan product, please contact:

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