

# Financing Mixed-Use Development with New Markets Tax Credits

Stephanie Barrett, Tax Credit Equity Investments

NH&RA Symposium Presentation – July 24, 2013

**Bank of America**   
**Merrill Lynch**

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# Adams & Central Mixed Use Development

- Meta Housing:
  - So Cal affordable housing developer
  - Founded in 1969
  - 12,000+ residential units
- Adams and Central
  - Mixed-use; NMTC and LIHTC
  - South Central Los Angeles
  - \$40 million in total development costs



# Adams & Central Mixed Use Development



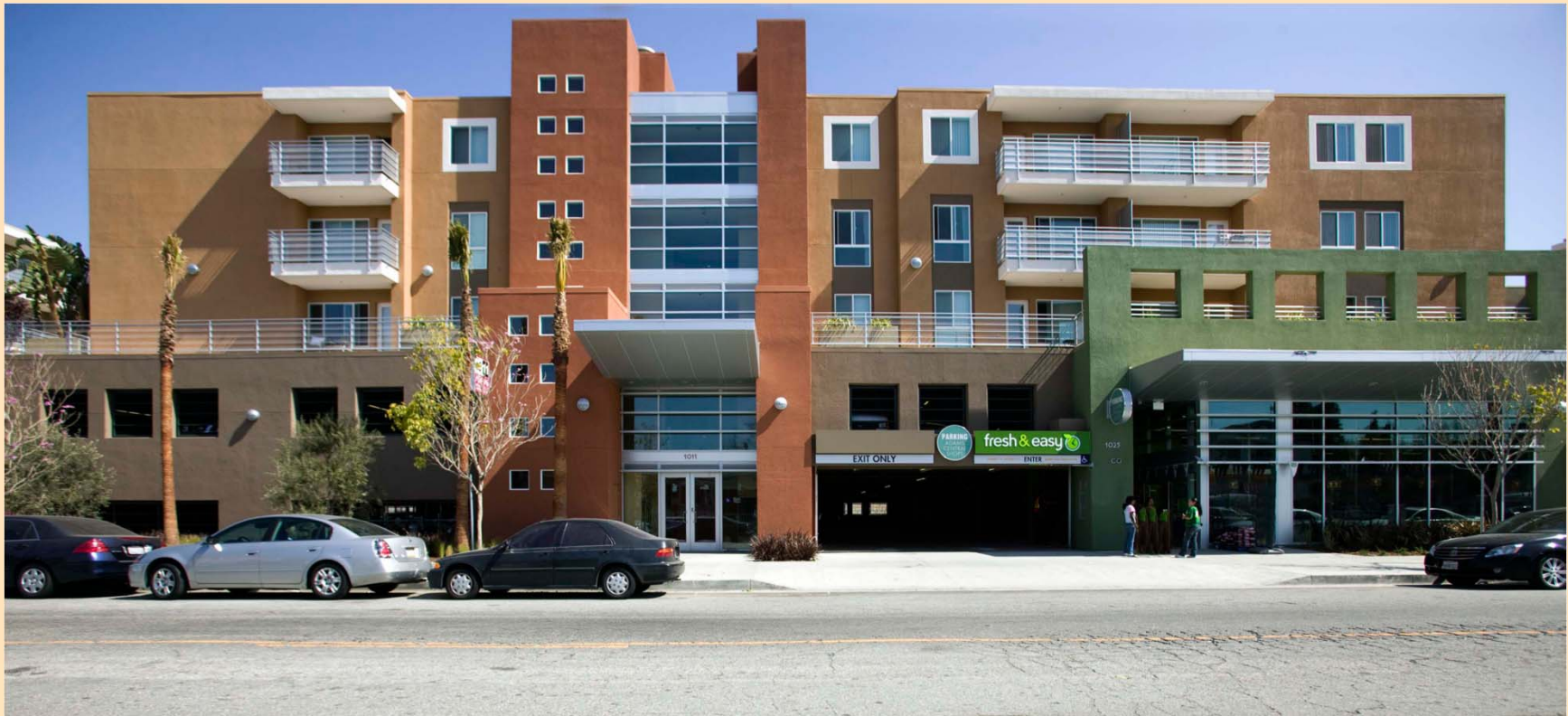
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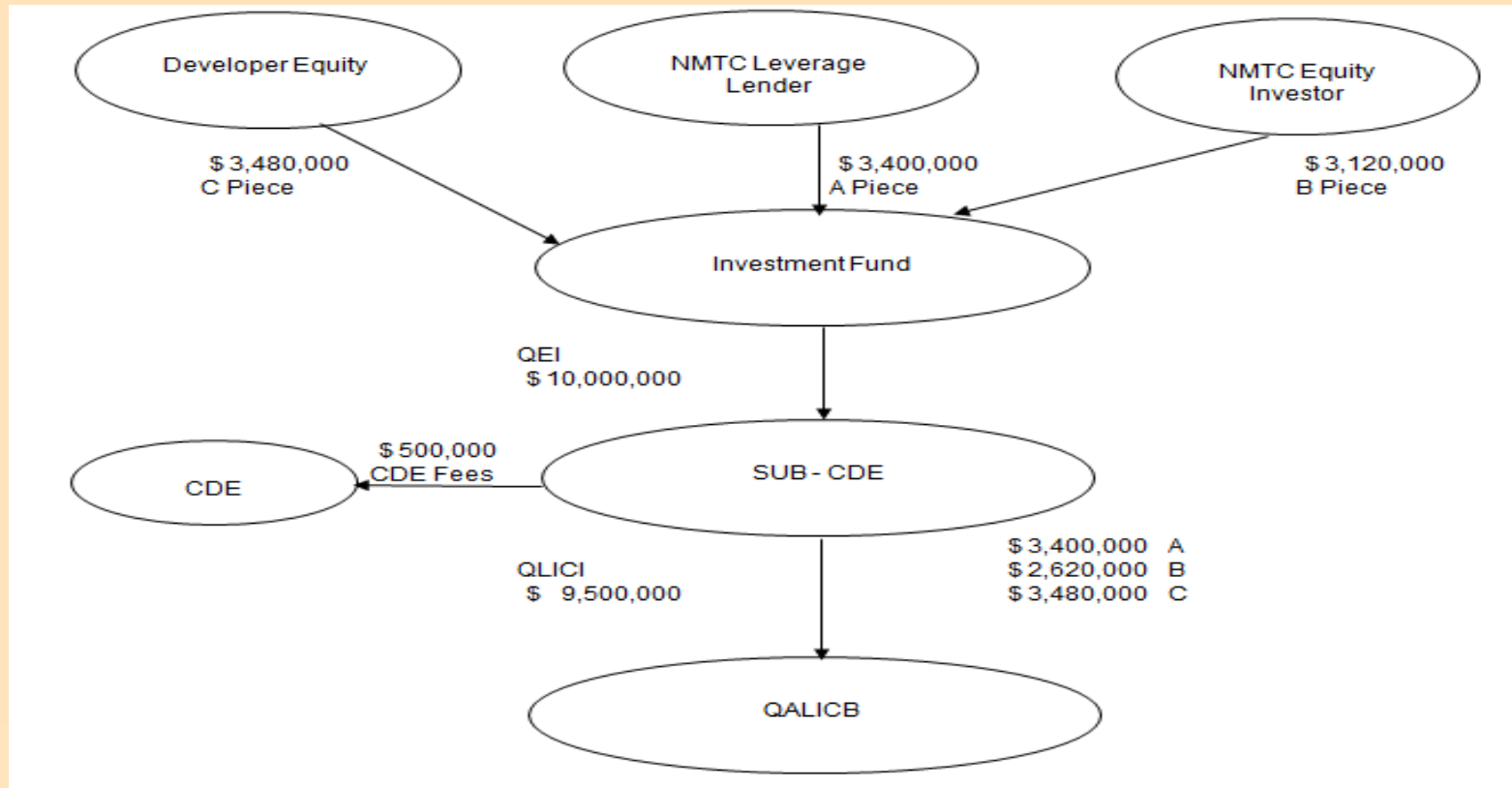
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- Challenges/Lessons Learned:
  - Parcel map recordation process
  - Create NMTC deal size that makes sense
  - Set expectations and timing of tenant while securing financing sources

