

PROJECT BASICS

Type:

Real Estate – Community Facility

Total Development Cost:

\$14.3 million

LISC New Markets Tax Credit Allocation:

\$14.6 million

PROJECT STAKEHOLDERS

LISC Program:

San Francisco Bay Area LISC

Investor:

JPMorgan Chase Bank

Lenders:

East Bay Center for the Performing Arts, City of Richmond Redevelopment Agency

Sponsor/Developer:

East Bay Center for the Performing Arts

COMMUNITY NEED

- **31% Poverty Rate**
- **Unemployment rate 2.41 times the national average**
- **Family income 44.3% of the area median**

COMMUNITY IMPACT

- **16,500 sq ft of community space**
- **22 Permanent Jobs**
- **200 Construction Jobs**
- **Performance space seats over 400**
- **650 students served each week**

Project Snapshot:

- The project entails the renovation of the Winters Building – a school and performing arts center that provides services to underserved inner-city youth.
- The project will involve the construction of a completely new steel and concrete structure within the historic exterior walls. The improvements will include performance theaters on the first and second floors, lower-level instructional space, all new building systems, restoration of the historic façade, and increased classroom/office space.



Project Background:

- The East Bay Center for the Performing Arts (EBCPA), founded in 1968, has built its mission upon the twin ideals of social justice and artistic excellence. For forty years, EBCPA has provided educational and artistic training opportunities to predominantly low-income youth of color from the West Contra Costa County, who would otherwise have little or no access to the arts.
- Over the decades, hundreds of thousands of people have been influenced by the Center's performances, training, and residencies in local schools. Many students of the Center have gone on to find independent art groups, to work for larger, more visible mainstream art institutions, and to become teachers, activists and community leaders.
- After being used by EBCPA for forty years, the Winters Building had become a disintegrated building with respect to its seismic, fire and life safety issues, roof leaks, and nonfunctioning HVAC system. Additionally, the space had limited public access.
- This project will provide financing to transform the Winters Building from a borderline facility into a virtually new and beautiful structure having a long-term economic and cultural impact on students and their families, the historic downtown redevelopment area of the city of Richmond and the larger Contra Costa County.
- Over the life of the project EBCPA expects to directly engage as many as 100,000 children and youth in and around the Iron Triangle neighborhood of Richmond in long-term professional hands-on training in music, dance, theater, and media arts.

Leveraging Solutions through New Markets Tax Credits (NMTC):

- Despite the extraordinary contribution of grants and in-kind contributions to support the project, EBCPA could not raise sufficient capital to complete a gutting and rebuilding of the entire Winters Building. LISC's NMTC financing provided the equity needed to cover the gap in fundraising.
- \$14.6 million in NMTC allocation authority provided a custom product with non-traditional/favorable terms including: a below market interest rate, a lower than standard origination fee, a longer interest-only payment period, a longer than standard amortization period, a higher than standard loan-to-value ratio, lower than standard debt service coverage ratio, and a lower than standard loan loss reserve requirement.