

**SAN FRANCISCO COMMUNITY LAND TRUST
SMALL SITES PROGRAM (SSP)
SCATTERED SITE REFINANCE**

Mayor's Office of Housing and Community Development
Preservation Programs

Budget and Finance Committee
May 17, 2023

Preservation Programs

Preservation and Seismic Safety (PASS) Program

Small Sites Program

Downtown Neighborhood Preservation Fund

RAD (Rental Assistance Demonstration) rehabilitations
(complete in 2020)

Small Sites Program

Stabilizes at-risk communities by preventing displacement and increasing housing stability

- Protects households across the widest range of incomes ranging from 30%-120% AMI
Keep residents in their homes regardless of income.
- 660+ units converted to permanently affordable to date
Creates affordable housing of existing buildings at the highest risk of conversion to market rate.
- Funds critical life and safety repairs of San Francisco's aging housing stock
Improves the safety and quality of San Francisco's residents
- Invests in a sustainable CBO ecosystem.
Partners with CBOs in their mission to help stabilize neighborhoods

REFINANCING SMALL SITES

- SSP sites funded prior to the release of PASS financing hold 1st position loans from traditional lenders.
- Traditional lenders offer 10-year term loans with a 5-7 years fixed rate
- Initial SSP projects funded by traditional lenders require a cash-out refinance at year 10 to cover years 11-20 capital improvement needs
- The PASS financing along with SSP now offer a 40 year loan term which cover 20 years of capital improvement needs
 - Now, rehabilitation needs must be covered until the expected refinance at Year 20.

San Francisco Community Land Trust

Four-Site Bundled Refinance

\$5,000,000 in Preservation and Seismic Safety (PASS) Program funding

+ up to \$4,733,902 in additional Small Sites Program (“SSP”) funding

= \$13,800,000 permanent refinancing and rehabilitation

- 2840-2848 Folsom Street (Pigeon Palace)
- 308 Turk Street
- 4042-4048 Fulton Street
- 568-570 Natoma Street
- **37 units total**

BUNDLED REFINANCE BENEFITS

- Streamline the refinancing process and reduce refinancing costs
- Create a more financially sustainable portfolio through lower-cost PASS funding, budgetary efficiencies, and allowing projects to pool their resources together
- Finance new capital rehabilitation needs across the four sites
- Finance the construction of an ADU at 4042 Fulton Street



4042-4048 Fulton St @ 17th Avenue

SAN FRANCISCO COMMUNITY LAND TRUST (SFCLT)

- From 2015-2017, the San Francisco Community Land Trust acquired eight Small Site properties
 - *SFCLT has since acquired two additional buildings*
- SFCLT recently hired additional staff to pursue more acquisitions
- SFCLT prioritizing the stability of their existing portfolio
- This bundled refinance is critical to the long-term sustainability of the four properties and SFCLT's portfolio growth



MOHCD and SFCLT staff are here to answer any questions.

Thank you!