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**\*\*\* PRESS RELEASE \*\*\***

**SAN FRANCISCO HOUSING ACCELERATOR FUND CLOSES FIRST LOAN SUPPORTING AFFORDABLE HOUSING PRESERVATION IN CHINATOWN**

**San Francisco, CA** -- The San Francisco Housing Accelerator Fund (SFHAF) closed its ninth loan to support the purchase and rehabilitation of 937 Clay Street by nonprofit developer Chinatown Community Development Corporation (Chinatown CDC). The loan amount totals \$11 million for the acquisition and preservation of 73 single room occupancy (SRO) housing units in the Chinatown district of San Francisco, which are home to primarily low-income and elderly residents.

“As someone who grew up in public housing, I can remember what it was like living in conditions that were not up to standard. I know how important it is to repair homes that have long been neglected,” said Mayor London Breed. “This investment continues San Francisco’s commitment to innovative partnerships like the SF Housing Accelerator Fund to preserve affordable housing and ensure vulnerable residents have a safe, clean place to call home.”

Since its launch in April 2017, SFHAF has raised \$72 million in capital for affordable housing and committed over \$61 million for the acquisition and preservation of affordable buildings in San Francisco. To date, SFHAF has deployed \$61 million in loans for the acquisition, preservation, and construction of more than 300 affordable homes. SFHAF has previously made loans to nonprofit developers in San Francisco’s Mission District and the Excelsior; this is SFHAF’s first loan to Chinatown CDC to support affordable housing preservation in Chinatown.

“This is exactly the kind of project that we want to see rehabbed and preserved for the community,” said District 3 Supervisor, Aaron Peskin. “I visited with the residents during their struggle with basic habitability issues under the former property management. I authored Proposition C’s Affordable Housing Preservation Bond measure in 2016 precisely for funding projects like this. Housing rehabilitation, preservation and acquisition should be the City’s top housing priority, which is why we must continue to piece together funding from a variety of sources, from SFHAF bridge money to Prop C acquisition and rehab funds.”

Chinatown CDC has been engaged with residents of 937 Clay Street for several years to assist residents in fighting for better housing conditions. The building is a priority for Chinatown CDC’s efforts to prevent displacement of vulnerable residents, as the low-income tenants were subject to harassment and vulnerable to displacement if the building were sold to a speculative investor. Residents of 937 Clay Street are predominantly low-income, Chinese-American individuals, families and seniors. The transfer of ownership to Chinatown CDC will permanently stabilize rents and protect tenants from eviction and displacement. Short-term and long-term funds will

provide replacements to windows, the roof, security systems, and repair damage to walls and floors, addressing the livability issues raised in the lawsuit.

“The Accelerator Fund played an absolutely crucial role in making it possible for us to protect the tenants of this building from another round of displacement pressure,” said Rev. Norman Fong, Executive Director of Chinatown Community Development Center. “When this building last went on the market, we stood helplessly by and were unable to take it out of the speculative market. Now we can keep this building available to working families and seniors.”

The SFHAF provides flexible bridge loans to affordable housing developers to enable them to preserve existing buildings and acquire vacant sites for new affordable housing development quickly, ensuring San Francisco remains an accessible city for households of all income levels. The loans are part of SFHAF’s commitment to preserve affordable units throughout San Francisco in neighborhoods where long-time residents are particularly susceptible to eviction and displacement. The Mayor’s Office of Housing and Community Development will provide long-term financing for the acquisition and rehabilitation of the property.

“With every new loan from the SFHAF, many vulnerable households are protected from displacement. We are grateful for their ongoing partnership with the City to help keep San Francisco diverse and affordable,” said Kate Hartley, Director of the Mayor’s Office of Housing and Community Development.

The SFHAF is a public-private partnership that launched in April 2017, with founding support from Citi Community Development and the San Francisco Mayor’s Office of Housing and Community Development, designed to provide mission-driven developers with nimble and flexible capital to acquire buildings and land for affordable housing in San Francisco. The SFHAF is a nonprofit and acts as a financial intermediary, offering flexibility and efficiency by combining capital from a variety of sources — public, private and philanthropic — into a single independent capital pool.

The Fund closed its first round of capital in April 2017 with \$37 million, and has increased its total capitalized to \$78 million as of June 2018. SFHAF’s financing includes \$40 million from Citi Community Capital, \$10 million from the City of San Francisco, and \$5 million from Dignity Health, along with additional investments from Beneficial State Bank, New Resource Bank, First Republic Bank, Amalgamated Bank, The San Francisco Foundation, and the Hewlett Foundation, among others. Since April 2017, SFHAF has invested \$61 million in the preservation and production of over 310 units of affordable housing in the city, and has stabilized rent for 325 residents with an average household income of 76% the area median.

Rebecca Foster, Executive Director of SFHAF, said, “We work hard to expand access to affordable housing throughout San Francisco, and this first project in Chinatown is a critical step toward preserving affordability across the city. We’re thrilled to partner with Chinatown CDC to acquire this strategically important property and support Chinatown CDC in providing better

living conditions and rent stability for vulnerable residents in Chinatown. We hope this collaboration with Chinatown CDC is the first of many.”

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### **About the San Francisco Housing Accelerator Fund**

The San Francisco Housing Accelerator Fund is committed to the preservation and expansion of quality affordable housing for economically disadvantaged individuals and households. Through an innovative public-private partnership with the city of San Francisco, local foundations, private lending institutions, and corporations, the SFHAF provides powerful new financing tools to ensure that San Francisco remains vibrant, equitable, and inclusive for all. *An introductory video may be found at [bit.ly/2NlhPAu](http://bit.ly/2NlhPAu) and additional information may be found at [www.sfhaf.org](http://www.sfhaf.org).*

### **About Chinatown Community Development Corporation**

CCDC was incorporated in 1998 when two leading Chinatown community development organizations merged: Chinatown Resource Center which was incorporated in 1974 and the Chinese Community Housing Corporation. While CCDC was originally a place-based organization, serving primarily the Chinatown neighborhood, it has expanded its activities in the last decade to include the North Beach, Tenderloin, Richmond and the Western Addition neighborhoods. CCDC has also been a leading provider of social services, neighborhood advocacy, environmental improvements, tenants’ rights programs and other community servicing activities. At the same time, the organization has realized that the housing stock in its core neighborhood, Chinatown, is aging. To that end, CCDC has committed to acquiring and rehabilitating existing properties. *Additional information may be found at [www.chinatowncdc.org](http://www.chinatowncdc.org).*