

Multi-Family Housing Refinancing Policy

DND is committed to the long term preservation of multi-family properties that have existing City loans. To that end, the Department has established guidelines under which it will evaluate requests to refinance or restructure existing debt or ownership structure or requests for subordination. The Department will consider the following factors:

- (1) The project's ability to support the extension or expansion of affordable units. Where there is limited affordability, the Department will seek to either increase or deepen the housing opportunities for lower income tenants without negatively impacting the long term operations of the property.

- (2) The Department will review the existing and proposed physical and financial health of the property to support its long term sustainability.

- (3) Opportunities for repayment, in whole or in part, of existing DND loans will be considered where the other preservation goals can be met. DND will always examine the balance between affordability and stability of the property prior to approval of a refinancing request.

In order for DND to conduct a comprehensive review, the owner shall provide DND with sufficient information and documentation.

Depending upon the terms of the proposal and the above analysis, DND may seek deepened affordability, extended affordability, and/or require repayment of some or all its outstanding debt.