

What kind of income do I need to qualify for affordable rental units?

This chart shows the maximum income for each Area Median Income level based on the number of people in the household: sfmohcd.org/sites/default/files/Documents/MOH/Asset%20Management/2021%20AMI-IncomeLimits-HMFA.pdf You can also estimate your eligibility using this calculator on the DAHLIA Portal, which will match you with listings you may be eligible for: housing.sfgov.org/eligibility-estimator/rental

What types of units will be available at 730 Stanyan? Below is the average unit size and rent range for Lottery units that will be available at 730 Stanyan. These homes will serve the Area Median Income (AMI) levels ranging from 30% to 100% MOHCD AMI. Since lease-up for 730 Stanyan is anticipated in 2025, the maximum income and rent levels may change.

| Average Unit Size & Rent Range (30% - 100% MOHCD AMI – Area Median Income) | | | | |
|--|-----------------|-----------------|-----------------|-----------------|
| | Studio | 1-BR | 2-BR | 3-BR |
| # of Lottery Units | 17 | 27 | 34 | 30 |
| Net SF | 350 | 500 | 750 | 1,000 |
| Rent Range* | \$583 - \$2,331 | \$799 - \$2,664 | \$899 - \$2,998 | \$999 - \$3,330 |

*Subject to change – based on 2021 rents, allow for 2% escalation per year for Year 2025

How do I apply for an affordable housing rental unit?

Sign up for affordable rental units through the City and County of San Francisco’s DAHLIA Housing Portal. TNDC & CCDC do not select tenants for their buildings or determine eligibility – that is set by the City of San Francisco. First, you will need to create an account that will be used for applying to listings here: housing.sfgov.org/create-account. Information on available listings (with details on bedroom type, income range, and monthly rent), upcoming lotteries, and lottery results can be found here: housing.sfgov.org/listings/for-rent. Applications are accepted online and a public lottery will be held to fill the vacancies at 730 Stanyan when it comes to market in Fall 2024.

When do you advertise for affordable homes at 730 Stanyan and how?

The current project schedule projects a construction start period of Spring 2023, with completion in Spring 2025. The marketing and lease-up process begins about six months before the scheduled completion date in Fall 2024. At that time, the listing will be available on the DAHLIA Rental Listings page: housing.sfgov.org/listings/for-rent. You can sign-up to receive notifications whenever a new listing is posted through this link: confirmsubscription.com/h/y/C3BAFCD742D47910.

Can I get help with affordable rental applications?

Homeownership SF has put together videos that will help you navigate the DAHLIA Housing Portal. Topics include how to set up an account and apply for affordable housing, how the lottery works and how to complete a rental application: www.homeownershipsf.org/renters/

You can also connect with any of the organizations listed here to receive free assistance with your rental application: www.homeownershipsf.org/application-assistance-for-renters/.

What is the lottery and lottery preferences? (Information provided by Homeownership SF)

When you apply for affordable housing opportunities in San Francisco, you are entered into a lottery along with all other applicants. Lotteries have preference programs, and if you qualify for a certain preference, you can move up in line and get a higher ranking in the lottery. Your housing counselor can help you determine if you qualify for any preference offered in the lottery. If you do qualify, you will be required to include documentation with your application. Please review the listing to see the applicable preferences for that listing's lottery. You can learn more about the Lottery Preference Programs, including how preferences are prioritized, here: sfmohcd.org/lottery-preference-programs

Proof Accepted for the Live in San Francisco, Live in Neighborhood, and Anti-Displacement Housing Preferences: One of the following:

- Telephone bill (land line only)
- Cable or internet bill
- Gas bill
- Electric bill
- Garbage bill
- Water bill
- Pay stub (listing home address)
- Public benefits record
- School record
- Letter documenting homelessness

Proof Accepted for the Work in San Francisco Preference: One of the following:

- Pay stub (showing employer address in San Francisco)
- Letter from employer verifying employment in San Francisco with at least 75% of working hours in the City.

Proof Accepted for the Assisted Housing Preference:

- A copy of your lease showing your address

Proof Accepted for the Assisted Housing Preference:

- A copy of your lease showing your address, AND
- Proof of last month's rent payment (money order, cancelled check, debit from your bank account, or a screenshot of the online payment)

What information will I need for the application?

Below is a list of information and documents you may need to fill out the affordable rental application:

- Name & Contact Information (email and phone number)
- Alternate Contact Information

- Address or temporary address
- Demographic information (race, ethnicity, language etc.)
- Income information and verification documents (race, ethnicity, language etc.)
- Documents evidencing preference

You can find a Document Checklist here for reference: housing.sfgov.org/document-checklist

How do we get notified once we put in the application?

After submitting an application through the DAHLIA Portal, you will be contacted by the email address and phone number you provided in the application if your number comes up in the lottery. It is important to keep your email address and phone number up to date so that a leasing agent can easily get in contact with you. You can view affordable rental listings, upcoming lotteries, and lottery results here:

housing.sfgov.org/listings/for-rent

What other resources are available for renters? (Resources provided by Homeownership SF)

COVID-19 Rental Assistance: CA COVID-19 Rent Relief offers up to 12 months of rent relief for past-due rent between April 1, 2020 and March 31, 2021.

SF's Emergency Rental Assistance Program offers rent help beginning April 2021 and for up to 6 months.

Visit this website for more information: www.homeownershipsf.org/rental-assistance/

Connect with organizations providing rental housing support and citywide programs including tenant's rights and legal resources: www.homeownershipsf.org/renter-resources/

Free workshops for renters to learn about your rights and responsibilities as a resident, affordable rental options and application process, and more: www.homeownershipsf.org/events/category/workshops/rental-workshops/

Coordinated Entry System for Low-Income Operating Subsidy (LOSP) Units:

The Department of Homelessness and Supportive Housing (HSH) through the City and County of San Francisco is responsible for placing homeless and formerly homeless individuals into housing through subsidies and supportive services. Families exiting homelessness and seeking shelter or housing should visit or call one of HSH's Family Coordinated Entry Access Points: hsh.sfgov.org/services/how-to-get-services/referrals-and-housing-assistance/. For Transitional Age Youth (ages 18-24) exiting homelessness, HSH does not accept direct referrals to housing – referrals must come from pre-identified, **non-profit Access Point Agencies, Family and Children Services, and Juvenile Probation**. All youth must be referred by one of the identified Access Point Agencies found here in order to submit an application:

hsh.sfgov.org/services/how-to-get-services/referrals-and-housing-assistance/youth-coordinated-entry-access-points/

Access Points are designed to provide access, determine eligibility, conduct Problem Solving and assessments, and perform housing referrals for San Francisco residents experiencing homelessness. The Coordinated Entry System makes centralized decisions about which clients are most vulnerable. Through San Francisco's Homelessness Response System, clients are prioritized and then referred to TNDC & CCDC.