

<b>Posting Date</b>	<b>July 1, 2016</b>
<b>Type of Unit</b>	Mayor's Office of Housing and Community Development (MOHCD) Inclusionary Housing Program Below Market Rate Rental Program <a href="#">(Click here for program information)</a>
<b>Development Name</b>	Alchemy by Alta
<b>Address</b>	200 Buchanan Street, San Francisco, CA 94102-6232
<b>Unit Number(s)</b>	<u>50 Units:</u> 102, 201, 312, 218, 330, 551, 163, 166, 354, 178, 182, 282, 177, 185, 277, 222, 224, 323, 325, 134, 231, 234, 332, 245, 247, 347, 446, 172, 274, 371, 374, 474, 108, 208, 438, 235, 335, 435, 535, 244, 344, 159, 259, 442, 262, 105, 205, 326, 112, 129.
<b>Number of Bedrooms</b>	12 - studio 23 - one-bedroom 15 - two-bedroom
<b>Neighborhood</b>	Hayes Valley
<b>Square Footage</b>	Studio: 345 – 725 sq ft One-bedroom: 643 – 943 sq ft Two-bedroom: 971 -1,388 sq ft
<b>Year Built</b>	2016
<b>Maximum Allowable Income Level of Households</b>	<b>55% of Maximum Income by Household Size derived from the Unadjusted Area Median Income (AMI) for HUD Metro Fair Market Rent Area (HMFA) that contains San Francisco 2016</b> A one person household can make no more than \$41,450 annual gross A two person household can make no more than \$47,400 annual gross A three person household can make no more than \$53,300 annual gross A four person household can make no more than \$59,250 annual gross A five person household can make no more than \$63,950 annual gross
<b>Rent</b>	Studio - \$991 1-Bedroom - \$1,133 2-Bedroom - \$1,264
<b>Minimum Allowable Income Level of Households</b>	Studio unit(s) – Household income must equal at least \$2,477.50 a month. One-bedroom unit(s) – Household income must equal at least \$2,832.50 a month. Two-bedroom unit(s) – Household income must equal at least \$3,160.00 a month.  At 2.5 x rent to income ratio.
<b>Minimum Household Size Rule</b>	Studio - one person One bedroom - one person Two bedrooms - two persons
<b>Maximum Household Size Rule</b>	Studio – two persons One bedroom – three persons Two bedrooms – five persons Per San Francisco housing code, children under 6 years not counted.
<b>Building Selection Criteria</b>	<b>Building Selection Criteria:</b> • Please see: <a href="#">Click here for Alchemy Residents Selection Plan</a>

<b>Deposit Required for Move-in</b>	Studio - \$800 One bedroom - \$1000 Two bedroom - \$1200
<b>Parking</b>	29 parking spaces offered to BMR renters in lottery rank order at an additional \$100/month.
<b>Which, if any, utilities are paid by the building?</b>	none
<b>How are utilities paid by the renter?</b>	Renter pays own utility bills directly including water and garbage.
<b>Other fees and/or building rules</b>	<ul style="list-style-type: none"> <li>• Pets: Deposit is \$500. Pet rent is \$50 per month: 2 pets maximum: 1 deposit maximum. Same rate for cats or dogs.</li> <li>• Non-refundable Application Fee \$44 per adult and buildings rental application due post lottery.</li> <li>• Storage \$25 per month on a first come first served basis.</li> <li>• Renter's Insurance required, average insurance cost to tenant between \$10-\$20 per month.</li> </ul>
<b>Contact Person</b>	Brian Minall
<b>Phone</b>	(415) 647-7191 ext.127
<b>Email</b>	<a href="mailto:brian.minall@caritasmanagement.com">brian.minall@caritasmanagement.com</a>
<b>Website</b>	<a href="http://www.caritasmgmtcorp.com">www.caritasmgmtcorp.com</a>
<b>How to obtain an application</b>	Download application from MOHCD website at <a href="http://sfmohcd.org/bmr-rental-application">http://sfmohcd.org/bmr-rental-application</a> Or from Caritas Management Corp. 1358 Valencia Street, San Francisco, CA 94110. <a href="http://www.caritasmgmtcorp.com">www.caritasmgmtcorp.com</a>
<b>Application deadline</b>	<b>Friday July 29th, 2016 at 5pm</b> <b>Applications must be received at the Caritas Management Corporation Head Office in paper form (no faxes or emails) by 5pm on the date of the deadline. Postmarks will not be accepted</b>
<b>Address to which application should be mailed or delivered</b>	<b>Caritas Management Corp.</b> <b>1358 Valencia Street, San Francisco, CA 94110</b> <b>Office hours: 9am-5pm Mon-Friday</b> <b>Please note: Caritas Head Office will be closed on Monday July 4<sup>th</sup>, 2016 in observance of Independence Day.</b>  <b>ONLY ONE APPLICATION CAN BE SUBMITTED PER HOUSEHOLD MEMBER. IF ANY HOUSEHOLD MEMBER APPEARS ON MORE THAN ONE APPLICATION, ALL APPLICATIONS CONTAINING THAT HOUSEHOLD MEMBER WILL BE REMOVED FROM THE LOTTERY POOL.</b>
<b>Open House Dates</b>	Thursday July 14th, 2016 at 4-6pm Monday July 18th, 2016 at 2-4pm Saturday July 23rd, 2016 at 2-4pm
<b>Information Session</b>	<b>Wednesday July 13th 2016 at 4pm</b> Koret Auditorium, Lower Level, SF Public Library, 100 Larkin St., San Francisco, CA 94102

<p><b>Lottery</b></p>	<p><b>Wednesday August 31st 2016 at 11am - 2pm</b>          Koret Auditorium, Lower Level, San Francisco Public Library, 100 Larkin St.          San Francisco, CA 94102</p> <p>Applicants do not need to be present at the lottery. Results will be posted to <a href="http://www.SFMOHCD.org">www.SFMOHCD.org</a> within two weeks of the lottery.</p>
<p><b>Lottery Preferences</b></p>	<p><u>All</u> individuals and households may enter the lottery for a BMR unit.</p> <p>However, those households in which one member holds a Certificate of Preference (COP) from the former San Francisco Redevelopment Agency will be given highest preference in the lottery ranking process.</p> <p>Households in which one member holds a Displaced Tenant Housing Preference (DTHP) Certificate from the Mayor’s Office of Housing and Community Development will be given second highest preference in the lottery ranking process, for up to 20% of the units in this project (10 units). DTHP certificate holders will also be included in the live/work preference regardless of their current live/work location.</p> <p>Households that submit acceptable documentation that at least one member lives in the same supervisorial district or within a half-mile of the project will be given the third highest preference in the lottery ranking process under the Neighborhood Resident Housing Preference (NRHP). The NRHP applies to up to 40% of the units in this project (20 units).</p> <p>Households that submit acceptable documentation that at least one member lives or works in San Francisco will be given the fourth highest preference in the lottery ranking process.</p> <p>If the number of units available exceeds the number of qualified applicants in the above listed preference, the units will become available to other qualified applicants outside of San Francisco. Applicants in each preference category must meet program requirements in order to complete the sale or rental.</p>
<p><b>Procedures Manual</b></p>	<p>All BMR renters must review and acknowledge the <a href="#">Inclusionary Affordable Housing Program Monitoring and Procedures Manual 2013</a> that governs this property upon the signing of a lease for a BMR unit.</p>
<p><b>Special Note(s)</b></p>	<p>Applicants should be informed that BMR rental units in some buildings may convert to ownership units in the future. In the case of conversion, BMR renters will be afforded certain rights as explained in the <a href="#">Inclusionary Affordable Housing Program Monitoring and Procedures Manual 2013</a>. Applicants should inquire with the building contact person listed above to determine if the building has a minimum number of years that it must remain a rental building. (Some buildings may have such restrictions based on government sources of financing for their building.) Most buildings may have no restrictions on conversion at all.</p> <p>It is also important to note that units governed by the Inclusionary Housing Program are NOT governed by the San Francisco Rent Ordinance (also known as “rent control”). Among other rules, rents may increase beyond increases allowed under “rent control.” Please see the <a href="#">Inclusionary Affordable Housing Program Monitoring and Procedures Manual 2013</a> for more information.</p>