

Posting Date	September 1st, 2016
Type of Unit	Mayor's Office of Housing and Community Development (MOHCD) Inclusionary Housing Program Below Market Rate Rental Program (Click here for program information)
Development Name	Olume
Address	1401 Mission Street, San Francisco, CA, 94103
Unit Number(s)	18 units: 909, 1008, 1009, 304, 404, 504, 604, 703, 704, 804, 204, 210, 311, 410, 511, 610, 810, 1111
Number of Bedrooms	3 - Studios 8 - One bedrooms 7 - Two bedrooms
Neighborhood	SOMA
Square Footage	Studios - 380 – 416 sq ft One-Bedrooms - 508 – 522 sq ft Two-bedrooms - 758 – 844 sq ft
Year Built	2015
Maximum Allowable Income Level of Households	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 A one person household can make no more than \$41,450 A two person household can make no more than \$47,400 A three person household can make no more than \$53,300 A four person household can make no more than \$59,250 A five person household can make no more than \$63,950
Rent	Studios - \$ 991.00 One-bedrooms - \$1133.00 Two-bedrooms - \$1264.00
Minimum Allowable Income Level of Households	Studio unit(s) – Household income must equal at least \$2477.50 a month. One-bedroom unit(s) – Household income must equal at least \$2832.50 a month. Two-bedroom unit(s) – Household income must equal at least \$3160.00 a month. At 2.5 times monthly rent.
Minimum Household Size Rule	Studio - one person One bedroom - one person Two bedrooms- two person
Maximum Household Size Rule	Studio - two persons One bedroom – three persons Two bedrooms – five persons Per San Francisco housing code, children under 6 years not counted.
Building Selection Criteria	Building Selection Criteria: Click here for Olume Residents Selection Plan Credit Standard: A credit report indicating financial responsibilities and a comprehensive unlawful detainer check will be obtained for each adult applicant. Unless satisfactorily explained, there must be no judgments, no accounts rated over 90 days delinquent and no bankruptcy within the last 24 months. Applicant will not be declined for not having any credit history. Applicant(s) must have a current credit rating of 620. Medical debt and student loan debt will not be counted

	<p>against a household. Lack of established credit or credit score lower than 620 will require an additional deposit equal to one month rent. No outstanding debt to other rental communities is permitted at any time. Applicant(s) must have a positive check writing history. If the applicant(s) have/has a negative check writing history, all future payments to the Community must be made with certified funds, mitigating circumstances will be considered.</p> <p>Rental History: Both the current and previous landlords (going back three years) will be contacted for information concerning the applicant's history regarding documented lease violations and for cause evictions.</p> <p>Criminal History Standard: No felonies within the past seven (7) years. <i>Please note, in compliance with Article 49 of the San Francisco Police Code, Qualified applicants with criminal history will be considered for housing in compliance with Article 49 of the San Francisco Police Code, "The Fair Chance Ordinance."</i></p> <p>Other – Any falsified or misrepresentation of any information on the application will be cause for denial. No guarantors accepted at this time.</p>
Deposit Required for Move-in	<p>Studio - \$800 One-bedroom - \$800 Two-bedroom - \$1000</p>
Parking	4 parking spaces available to BMR renters by lottery rank and renter choice at an additional \$100 per month
Which, if any, utilities are paid by the building?	None
How are utilities paid by the renter?	Renter pays all utility bills to provider based on total building usage divided by unit household size.
Other fees and/or building rules	<p>Nonrefundable Application fee \$45.99 per adult and building rental application due after income verification. Late Charge if rent not paid on or before the 3rd of the month: \$50 Returned Check Charge: \$25 Additional Returned Check Charge: \$35 Renter's insurance required, provider by Renter's choice. Average insurance cost to tenant between \$10-\$20 per month. Pets: Deposit is \$500. Pet rent is \$65 per monthly. Fees do not apply for service animals. Smoke free policy within the property.</p>
Contact Person	Brian Minall
Phone	(415) 647-7191 ext.127
Email	brian.minall@caritasmanagement.com
Website	www.caritasmgmtcorp.com
How to obtain an application	<p>Download application from MOHCD website at http://sfmohcd.org/bmr-rental-application Or from Caritas Management Corp. 1358 Valencia Street, San Francisco, CA 94110. Monday to Friday 9am – 5pm. Office is closed Saturday and Sunday www.caritasmgmtcorp.com</p>
Application deadline	<p>Thursday September 29th, 2016 by 5pm. Applications must be <u>received</u> in paper form (no faxes or emails) by 5pm on the date of the deadline. Postmarks will not be accepted. Applications received after the deadline will not be accepted.</p>
Address to which application should be mailed or delivered	<p>Caritas Management Corp. Attn: Brian Minall 1358 Valencia Street, San Francisco, CA 94110 Office hours: 9am-5pm Monday-Friday Closed Saturday and Sunday Note: Office will be closed on Monday September 5th 2016 in observance of Labor Day</p>
Open House Dates	<p>Saturday September 10th 2016 2pm – 4pm Tuesday September 13th 2016 4pm – 6pm Wednesday September 21st 2016 2pm – 4pm</p>

Information Session	Wednesday September 14th 2016 at 6pm Latino Rooms AB, Lower Level, San Francisco Public Library, 100 Larkin St. San Francisco, 94102
Lottery	Tuesday November 1st, 2016 at 11am Koret Auditorium, Lower Level San Francisco Public Library, 100 Larkin St. San Francisco, 94102 Applicants do not need to be present at the lottery. Results will be posted to www.SFMOHCD.org within one week of the lottery.
Lottery Preferences	<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. More information about the COP Program can be found here: http://sfmohcd.org/certificate-preference</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 (3 units). DTHP certificate holders will also be included in the live/work preference regardless of their current live/work location. More information about the DTHP Program can be found here: http://sfmohcd.org/displaced-tenant-housing-preference-program-0</p> <p>Households that submit acceptable documentation that at least one member lives in supervisorial district 6 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 (7 units). More information about the NRHP Program can be found here: http://sfmohcd.org/neighborhood-resident-housing-preference</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>
Procedures Manual	All BMR renters must review and acknowledge the Inclusionary Affordable Housing Program Monitoring and Procedures Manual 2013 that governs this property upon the signing of a lease for a BMR unit.
Special Note(s)	<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 Inclusionary Affordable Housing Program Monitoring and Procedures Manual 2013. 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 Inclusionary Affordable Housing Program Monitoring and Procedures Manual 2013 for more information.</p>