

The MOHCD Renter Bulletin

Fall 2019

BMR Program Annual Re-certification

Renters in the BMR Inclusionary program are required to submit income documentation every year. About 4 months before your anniversary date, your property management company will ask you to provide updated paystubs, tax returns and other income documentation for all of the adults in your household.

When you receive the BMR re-certification request, be sure to submit all of your documentation on time. After you have re-certified you can expect to sign a new annual lease that also comes with a rent increase. The allowable rent increase varies from year to year but will not be more than 4% of your current rent amount.

If your household income is MORE than what is indicated below, it is most certain that you will now be able to afford the current market rate rent. In these cases, your BMR lease would not be renewed and your household would be free to find a new market rate apartment.

Household Size	2019 Maximum Allowable Annual Income at Re-certification
1 Person	\$150,850
2 Person	\$172,400
3 Person	\$194,000
4 Person	\$215,500
5 Person	\$232,750



Interested in Homeownership?

Attend a free two-hour orientation to learn more about MOHCD's first time homebuyer programs. At the orientation, you will learn about programs such as Below Market Rate Homeownership, Down Payment Assistance Loan, and City Second Loan, eligibility requirements, and the application process. The orientation is the first step in completing your homebuyer education requirement to purchase an affordable home.

Register for the free orientation at homeownershipsf.org/homebuyers or call 415-202-5464.

Reminder for BMR Renters

Remember! BMR units cannot be subleased or listed as a short-term rental. To anonymously report possible program violations to MOHCD, please call 415-701-5613 and provide the address and unit number of the BMR rental.

Mayor's Office of Housing and Community Development
One S. Van Ness Avenue, 5th Floor
San Francisco, California 94103
(415) 701-5500
TDD (415) 701-5503

PRSR STD U.S.
POSTAGE PAID
SAN FRANCISCO CA
PERMIT NO. 4

Address Service Requested

Name

Street Address

City, ST ZIP Code

Credit Breaches: Here is what to do:

1. Determine what information was exposed.

Was it a credit/debit card, bank account, social security number?

Knowing what information was exposed will guide you on what next steps you need to take and how you should monitor your financial profile moving forward.

2. Cancel your cards and/or close your accounts and get a new one.

If your credit/debit card or bank account numbers have been exposed, contact your card company and/or bank and get brand-new cards/accounts.

3. Monitor your accounts and credit reports for any fraudulent activities.

You can request a free credit report once a year at annualcreditreport.com. If a company responsible for exposing your information offers you free credit monitoring, take advantage of it. Dispute any fraudulent activities immediately.



Eviction Resources

MOHCD funds community-based organizations that help San Franciscans handle eviction papers, threats of eviction, housing conflict, and financial help. Know your rights and get the help you need to keep your affordable housing!

- Free Eviction Legal Representation
- Tenant Rights Information and Advocacy
- Conflict Resolution with Neighbors & Landlord
- Help Paying Back Rent
- Financial Planning & Budgeting

For more information check out MOHCD's website www.sfmohcd.org/eviction-prevention-resources or call HomeownershipSF for a referral to the right agency for you. 415-202-5464.