

The MOHCD Renter Bulletin

Spring 2019

Recertification and Rent Increases

Renters in the BMR program must continue to income qualify for their apartment. As a BMR renter you will be asked to submit income documentation to your property manager on an annual basis for the purposes of recertifying your household income. This process will most likely begin 120 days before the expiration of your lease. When you receive the BMR Recertification application from your property manager, be sure to complete it in its entirety and submit all requested documentation.



While you must continue to re-certify your household income annually as long as you live in your BMR unit, it does not mean that your income cannot increase. Though it is expected that incomes will rise over time, once a BMR household has the ability to pay market rate rent, it is expected that they will use the BMR rental program as intended and either move on to a market rate rental unit or perhaps purchase a BMR ownership unit, thereby opening up the BMR for a new low income household.

In the spring of each year, MOHCD releases new income and rent limits for all of its below market rate apartments. BMR rents change depending on the amount by which the local Area Median Income (AMI) changes. Rents tend to increase every year, typically by less than 5%. Your landlord can make rent adjustments only after recertification and only in the case where a BMR household has reached the end of an annual lease. The current income and rent charts can be found on the MOHCD website.

For more information about the annual income recertification process for BMR renters, visit www.sfmohcd.org or email MOHCD at sfhousinginfo@sfgov.org.

Share Your Success Stories!

We want to hear from you! We would love to hear about your BMR rental journey. Did you visit one of the HUD approved Housing Counseling agencies in the city to get assistance? Did you use DAHLIA to apply for rental units or did you turn in a paper application? Were you facing an eviction or other landlord/tenant issues?



Please share your story with us by contacting Homeownership SF at info@homeownershipsf or by calling 415-202-5464.

Save the Date for the 2019 Housing Expo

Please join us for our 7th annual Housing Expo on Saturday, June 1, 2019. Brought to you by HomeownershipSF, this **FREE** event provides information, education and support for renters, first-time homebuyers, and homeowners. Visit our Exhibitor Hall to connect with the MOHCD, HUD-approved housing counseling programs, financial services, real estate services, and more! Attend workshops to learn about renting versus buying, how much you can afford, BMR ownership properties, and many other topics! Hop on an educational property tour featuring homes that are currently listed for sale in San Francisco. For more information contact Homeownership SF at info@homeownershipsf or 415-202-5464.

Tell Us What You Think

Please take a survey for our five-year strategic planning process. The survey is available in English, 漢語, Español, Filipino, Tiếng Việt, Русский, and Gagana Sāmoa! Please go to www.sfmohcd.org/get-involved and take the survey before March 22, 2019. Thank you!

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Office of Workforce and Economic Development (OEWD)

The mission of the Office of Workforce and Economic Development (OEWD) is simple- to support the ongoing economic vitality of San Francisco.



OEWD provides city-wide leadership for workforce development, business attraction and retention, neighborhood commercial revitalization, international business and development planning. All of these services are done with the goal of ensuring that San Francisco will always be one of the best cities in the world to live, work, and play.

Particularly, Workforce Development connects job seekers in San Francisco with employment opportunities in growing industries such as Technology, Health Care, Hospitality and Construction. They provide industry aligned job training and access to job search assistance at community based neighborhood access points throughout the City. To find your nearest job center visit <https://oewd.org/jobs-centers>. While there you can sign up for email alerts to be notified about the latest OEWD workforce development news. For more information on any OEWD program please visit <https://oewd.org/home>.

Find Assistance in the Language You Speak

Finding an affordable rental in one of the most expensive housing markets in the country is difficult. Homeownership SF supports renters through free workshops on the A-Zs of renting, personalized coaching with a certified housing counselor, and connection to other resources to support your successful tenancy.

Connect with a counselor today!

Ayuda en español:

- 415-670-9896
- catalina@HomeownershipSF.org

Para sa tulong sa Tagalog:

- 800.777.7526, ext. 232

中文協助:

- 415-928-5910 ext. 3