

New Affordable Homes for Sale in the Mission



“1188 Valencia” (1198 Valencia, San Francisco)

- 6 New “Below Market Rate” ownership homes available: 1 studio, 2 one-bedroom & 3 two-bedroom residences priced from \$267,425 – \$358,866 without parking, and \$324,383- \$415,824 with parking.
- 4 Parking spaces will be made available to BMR buyers by lottery rank.
- Buyers must be first-time homebuyers and must earn no more than the income levels listed below:

Household Size	One Person	Two Person	Three Person	Four Person	Five Person
Maximum Annual Income	\$80,700	\$92,250	\$103,750	\$115,300	\$124,500

Applications must be received by 5pm on Thursday, June 21, 2018. For applications or qualification questions, please contact one of the five HomeownershipSF housing counseling agencies at: <http://homeownershipsf.org/workshops> or (415) 202-5464 or info@homeownershipsf.org.

Residences are monitored through the San Francisco Mayor’s Office of Housing and Community Development and are subject to owner occupancy and other restrictions. Visit www.sfmohcd.org for program information.

Information session
Tuesday, May 22, 5pm
San Francisco Mayor’s Office of Housing and Community Development
1 S. Van Ness Avenue, 5th Floor

Open House Dates
May 9, 5-7PM; May 19, 10AM-12PM; May 24, 10AM-12PM
1198 Valencia, San Francisco, CA 94110

Continued on Next Page

1188 Valencia (1198 Valencia Street, San Francisco), continued

Lottery Date

(Attendance is optional)

Thursday, July 12, 3:30PM

**San Francisco Mayor's Office of Housing and Community Development
1 S. Van Ness Avenue, 5th Floor**

To apply all adult household members must complete a first-time homebuyer workshop and one-on-one counseling through any of the five agencies at HomeownershipSF. Visit www.homeownershipsf.org for upcoming workshops. Please sign up right away, as classes tend to fill up quickly and often require two or more meetings.

Applicants for 1188 Valencia must obtain a loan pre-approval from one of the approved participating lenders listed at <http://sfmohcd.org/mohcd-authorized-lender-list> to apply.

All applicants are encouraged to apply. Lottery preference will be given to: *Certificate of Preference, **Displaced Tenant Housing Preference holders, ***Neighborhood Residents and households that currently live or work in San Francisco.

**Certificate of Preference (COP) holders are primarily households displaced in Redevelopment Project Areas during the 1960's and 1970's.*

*** Displaced Tenant Housing Preference (DTHP) holders are tenants who were displaced by an Ellis Act eviction, Owner Move In eviction and tenants displaced by fire.*

****Neighborhood Resident Housing Preference (NRHP) are residents living in the same supervisorial district or within ½ mile buffer of the project.*

Please contact 415-701-5613 or visit www.sfmohcd.org for more information about lottery preferences.

BMR Unit	Bedroom Count	Bath Count	Square Feet	Floor	Price w/parking	Price w/o parking	Income Maximum	Monthly HOA Dues w/o parking	Monthly HOA Dues w/parking	Downpayment Required
204	2	1	846	2	\$415,824	\$358,866	100% of AMI	\$504.43	\$529.43	5% of sale price
209	2	1	858	2	\$415,431	\$358,473	100% of AMI	\$506.57	\$531.57	5% of sale price
304	2	1	846	3	\$415,824	\$358,866	100% of AMI	\$504.43	\$529.43	5% of sale price
310	1	1	612	3	\$371,228	\$314,270	100% of AMI	\$462.70	\$487.70	5% of sale price
407	Studio	1	439	4	\$324,383	\$267,425	100% of AMI	\$431.85	\$456.85	5% of sale price
410	1	1	612	4	\$371,228	\$314,270	100% of AMI	\$462.70	\$487.70	5% of sale price



By Polaris Pacific. Floor plans are drawn to varying scales to maximize visibility when printed. The floor plans, elevations, renderings, features, finishes and specifications are subject to change at any time and should not be relied on as representations, express or implied. Square footage or floor areas shown in any marketing or other materials is approximate and may be more or less than the actual size. Real Estate Consulting, Sales and Marketing by Polaris Pacific – a licensed California, Arizona, Washington, Oregon and Colorado Broker – CA BRE #01499250