

## Shirley Chisholm Village

### Frequently Asked Questions (FAQs) for the Lottery Application and Lease up Process



Rendering of Shirley Chisholm Village along 43<sup>rd</sup> Ave

*Shirley Chisholm Village is a new rental affordable housing community currently under construction in the Outer Sunset at 1360 43<sup>rd</sup> Avenue in San Francisco. **For your safety, please do NOT visit the active construction site.** Shirley Chisholm Village started construction in August 2022 and is expected to complete construction and welcome its new residents in Fall 2024. This property will prioritize housing for educators and other district employees employed by San Francisco Unified School District (SFUSD) and San Francisco Housing Preferences will apply as well. The property will offer 24 studios, 43 one-bedroom, 58 two-bedroom, and 9 three-bedroom apartments for rent.*

*For information regarding Shirley Chisholm Village’s history, design, and community outreach process, please visit [scv-midpen.com](http://scv-midpen.com).*

*Updates to these FAQs may be published to provide updates, clarifications, or additional information.*

#### **1. Will the apartments be restricted to SFUSD educators?**

The rental apartments at Shirley Chisholm Village will prioritize educators and other district employees employed by San Francisco Unified School District (SFUSD) at the time of the initial lottery application, currently expected to be available in Early 2024. Anyone from the public is welcome to apply after the initial lottery application period expected to be available in Spring 2024. If there are more apartments available than eligible SFUSD educators and employees, then apartments will be leased to the general public who meet eligibility requirements in lottery rank order sorted by preference. Members of the general public will include those who meet the San Francisco Housing Preferences.

The Mayor’s Office of Housing and Community Development (MOHCD) will implement this priority when you apply for the lottery on the San Francisco Housing Portal – DAHLIA ([housing.sfgov.org](http://housing.sfgov.org)). San Francisco’s Housing Preferences will also be applied to all households applying to this community. The lottery will determine your lottery ranking in preference order. Please see here ([sf.gov/step-by-step/how-affordable-housing-lottery-works](http://sf.gov/step-by-step/how-affordable-housing-lottery-works)) for more information about the lottery process.

## 2. Is there any application preference for the lottery waitlist?

Yes. Priority will be first given to households with an educator employed by the San Francisco Unified School District (SFUSD) and second, households with other employees employed by SFUSD with San Francisco Housing Preferences. More information regarding the SFUSD priority and San Francisco Preferences will be available in the Resident Selection Criteria, which will be available when the lottery application is available on DAHLIA, which is currently expected in Early 2024. Households will need to income qualify and meet other eligibility requirements which will outlined in the Resident Selection Criteria.

## 3. How can I receive more information about the lottery application and lease up process?

More information will be available when the lottery application period begins, which is currently anticipated for Early 2024. In the meantime, please sign up and provide your name, contact information, and other requested information on the interest list which can be found online here, [midpen-housing.org/property/shirley-chisholm-village](https://midpen-housing.org/property/shirley-chisholm-village). Please click on the green “Inquire” button to the right and provide the requested information. Once the lottery application period begins, MidPen will notify those on the interest list that the lottery application is available.

***If your contact information changes after you submit your contact information to the interest list, please resubmit your contact information to ensure you receive a direct notification when the lottery application period begins. You do not have to be on the interest list to apply for this housing opportunity.***

If you would also like to receive an email notification directly from MOHCD when the lottery application is available on DAHLIA, please sign up to receive email updates whenever a new listing, including one for Shirley Chisholm Village, is posted by visiting here, [housing.sfgov.org](https://housing.sfgov.org).

## 4. When will the lottery application period open?

Construction is currently expected to complete in Fall 2024. With this estimated construction completion and barring no construction delays, we expect lottery applications to be available in Early 2024. Please sign up by completing the interest list inquiry form here, [midpen-housing.org/property/shirley-chisholm-village](https://midpen-housing.org/property/shirley-chisholm-village), to be added to the interest list and receive an email directly from MidPen when the lottery application is available. Signing up to be on the interest list is **NOT** an application.

***If your contact information changes after you submit your contact information for the interest list, please resubmit your contact information to ensure you receive a direct notification when the lottery application period opens. You do not have to be on the interest list to apply for this housing opportunity.***

## 5. How will you verify if applicants are employed by SFUSD?

Lottery applications need to be submitted using the DAHLIA ([housing.sfgov.org](https://housing.sfgov.org)). Applicants will be required to provide documentation verifying their current employment status at SFUSD including the SFUSD employee’s job code.

## 6. What are the rents expected for the property?

The apartment size, household size, and household income will determine the rent to be paid for a household. For example, a household of 3 persons with a higher income would pay a higher rent than a household of 3 with a lower income for a 2-bedroom apartment. For the year of 2023, the below are the rent ranges applicable to the property. The rent limits are updated annually by the Mayor's Office of Housing and Community Development (MOHCD) and other applicable regulatory agencies, such as the California Tax Credit Allocation Committee (CTCAC). When lottery applications are available, rent limits will be updated as needed to reflect the most current rent limits and household income limits and will be available to applicants.

### Sample Rents by bedroom size (Studio, 1 Bedroom, 2 Bedroom, and 3 Bedroom Apartments) as of May 2023

Apartment Size	Number of Apartments	Approximate Size (square footage)	Rent Range
Studio	24	400-478	\$874 - \$2,167
1-BR	43	562-633	\$959 - \$2,330
2-BR	58	818-958	\$1,049 - \$3,375
3-BR	9	1,103-1,198	\$1,440 - \$1,860
Manager's unit	1		
<b>TOTAL:</b>	<b>135</b>		

## 7. What is the maximum household income expected for the property?

There are maximum income limits to qualify and reside at the property. For the year of 2023, the below are household income ranges for a family of 1 to 4 persons. The below is not an exhaustive list of income limits associated with all household sizes. The household income limits are annually updated by the Mayor's Office of Housing and Community Development (MOHCD) and other applicable regulatory agencies, such as the California Tax Credit Allocation Committee (CTCAC). When lottery applications are available, the household income limits will be updated. Minors under the age of 6 do not count toward maximum household size.

### Current Maximum Income Range (family size 1 –4 persons) as of May 2023

Area Median Income (AMI)	Number of Apartments (across studios, 1 bedroom, 2 bedrooms, and 3 bedrooms)	Annual Household Income
MOHCD 40% AMI	8	\$40,350- \$57,650
MOHCD 50% AMI	12	\$50,450 - \$72,050
MOHCD 60% AMI	14	\$60,500 - \$86,450
MOHCD 80% AMI	33	\$80,700- \$115,300
MOHCD 100% AMI	34	\$100,850- \$144,100
MOHCD 120% AMI	33	\$121,000- \$172,900

**Minimum and Maximum Occupancy Standards**

Below are the anticipated household sizes per apartment size.

Apartment Size	Minimum Occupancy	Maximum Occupancy
Studio	1 person	2 persons
1 bedroom	1 person	3 persons
2 bedroom	2 persons	5 persons
3 bedroom	3 persons	7 persons

**8. If I'd like to rent an apartment with a colleague also employed by SFUSD, would this be possible?**

Yes, unrelated individuals can comprise a household and can enter into a lease for a rental apartment at Shirley Chisholm Village if the household meets eligibility requirements for the property and the apartment.

**9. What would happen to my lease at Shirley Chisholm Village if I were to cease employment with SFUSD?**

Shirley Chisholm Village prioritizes affordable housing for SFUSD educators and other district employees. If a household no longer has a household member currently employed by SFUSD during their lease term, the household (except for SFUSD educator retirees and other district employee retirees) will have 6 months before their lease terminates and are required to move out. Once employment ceases with SFUSD, the resident, who is now a former SFUSD employee, will need to notify MidPen Property Management of the termination of their employment.

**10. Will the general public be allowed to submit a lottery application and could the general public live at the property?**

Any and all households can submit a lottery application regardless of whether or not you are employed by SFUSD; however, those who are employed by SFUSD will be prioritized in the lottery.

The initial lottery applications available in Early 2024 will only be open to SFUSD educators and employees. The expanded lottery applications available in Spring 2024 will be open to SFUSD educators and employees as well as all other households from the general public.

If there are more apartments available than eligible SFUSD educators and employees, then apartments will be leased to the general public who meet eligibility requirements. Members of the general public will include those who meet the San Francisco Housing Preferences.

**11. What amenities will be provided at the property?**

Residents at Shirley Chisholm Village will have the following amenities onsite available to them: Community room, centralized laundry rooms, multiple outdoor courtyards with seating and walking paths, publicly accessible outdoor play area along 43<sup>rd</sup> Avenue, limited covered and secure parking for residents, access to onsite car sharing vehicles that will require subscription to local car sharing

company, open workspace lounge on upper floor with views of Ocean Beach, fitness room, and secure bike storage.

MidPen Property Management staff will be available onsite and MidPen Resident Services will provide onsite programming available to residents at no cost. Sample programs may include, but are not limited to, academically-based after school and summer programs for youth, financial literacy courses, and homeownership education.

**12. Will there be assigned parking for residents?**

There will be limited parking available for residents and all apartments will **not** receive an assigned parking space. There will a total of 50 parking spaces in a secure parking garage onsite. MidPen will share how the limited parking spaces will be assigned after applications are submitted and when MidPen Property Management staff meet with applicants in-person to review eligibility for housing onsite.

In addition to the public transit located in close proximity to the property, the secure parking garage onsite will have car sharing vehicles available for residents to use. The car sharing vehicles will be available through a to be determined car sharing company. The details and cost for rental of the car sharing vehicle would need to be coordinated between residents and the car sharing company.

**13. Are there age restrictions to live at the property?**

At least one member of the household must be 18 years of age or older.

**14. Who will manage the property?**

MidPen Property Management Corporation will manage the property. A full-time MidPen community manager will reside at the property and will act as the primary management contact for the residents.

**15. Who should I direct lottery application and lease up questions to?**

More information regarding the eligibility requirements will be included in the property's Resident Selection Criteria, which will be available when the lottery application period opens. The lottery application period is expected to open in Early 2024 for SFUSD educators and employees. Also, current and maximum household income and rents will be available during the lottery application period.

If you have any general questions in the meantime, please send an email to [scv@midpen-housing.org](mailto:scv@midpen-housing.org). However, we strongly recommend prospective applicants to contact MidPen with questions when the lottery application is open on DAHLIA in Early 2024. At that time, MidPen Leasing Staff for this property will be available to answer questions in more detail.