



# Brightwell West

## Fact Sheet & Frequently Asked Questions (FAQ)

### PROJECT LOCATION

750 Golden Gate Avenue San Francisco, CA 94102

Please **DO NOT** enter the project site. During construction, leasing activity will not be conducted on-site. Only authorized construction personnel may enter the project site.

### TEMPORARY LEASING OFFICE

Application Period from April 22 2026 – May 13, 2026:

833 Market Street, Suite 605, San Francisco, CA 94103

**Note: Applicant Interview Location to be confirmed in the Interview Letter after Lottery.**

### OVERVIEW:

#### 1. Can you please provide an overview of Brightwell West?

Brightwell West (formerly 750 Golden Gate) will provide 75 affordable homes for families and individuals in San Francisco with a preference for San Francisco Unified School District (SFUSD) and City College of San Francisco (CCSF) employees. Planned amenities include a community room, staff offices, a landscaped courtyard with play area, secured bike parking, and laundry facilities. Construction on the community began in early 2025 and is estimated to be complete in late 2026, with lease up taking place into 2027.

Brightwell West is anticipated to open in October 2026 and provide 75 affordable rental apartments for families and individuals.

### Unit Mix

UNIT SIZE	NUMBER OF UNITS	INCOME LIMIT AREA MEDIAN	MONTHLY RENTS*	OCCUPANCY STANDARDS
Studio	2	30%	\$843	1-2
Studio	2	40%	\$1,182	1-2
Studio	3	50%	\$1,520	1-2
One-Bed	2	30%	\$877	1-3
One-Bed	4	40%	\$1,240	1-3
One-Bed	4	50%	\$1,602	1-3
One-Bed	9	60%	\$1,965	1-3
One-Bed	14	120%	\$2,499	1-3
Two-Bed	2	30%	\$1,054	2-5
Two-Bed	4	50%	\$1,925	2-5
Two-Bed	8	60%	\$2,360	2-5
Two-Bed	6	120%	\$2,999	2-5
Three-Bed	2	30%	\$1,216	4-7
Three-Bed	2	50%	\$2,222	4-7
Three-Bed	10	60%	\$2,725	4-7



*Minors under the age of 6 are not included in maximum occupancy requirements.*

*Manager's Unit: One unit will be filled by an on-site employee of the property management company.*

\* Rents and income limits are subject to change.

## **2. When will the apartments be available?**

Brightwell West is anticipated to be completed fall 2026. Barring any construction delays, residents are expected to move in October 2026 – January 2027.

## **3. What special amenities are provided?**

### Building Amenities:

- Community room
- Landscaped courtyard
- Outdoor play area
  
- Secure bike storage
- Laundry facilities
- Mail room
- Elevators
- Staff offices
- **No** parking

### Unit Amenities:

- All-electric appliances
- Refrigerator
- Oven/range
- Microwave
- Dishwasher

## **4. Will I get my own assigned parking space?**

There is **NO** parking available for residents.

## **5. Who will manage the property?**

MidPen Housing Corporation will manage the property. A full-time Community Manager will act as the primary management contact for the residents. A MidPen Housing Property Management staff member will live onsite.

## **6. Will Resident Services be provided?**

Yes. MidPen Housing Resident Services will provide resident support services for Brightwell West. Services will include information and referrals to local community resources, one-on-one support to address individual needs, educational classes/presentations on site and community building programs.

### Resident Services Amenities

- Service coordination
- Adult education services



**7. Are there age restrictions?**

No. However, at least one member of the household needs to be 18 years of age or older.

**8. Are there restrictions on household size that is authorized to live in a unit?**

Yes. The following occupancy standards will apply.

**MOHCD Occupancy Standards**

UNIT SIZE	MINIMUM NO. OF PEOPLE IN HOUSEHOLD	MAXIMUM NO. OF PEOPLE IN HOUSEHOLD
Studio	1 person	2 persons
1 bedroom	1 person	3 persons
2 bedrooms	2 persons	5 persons
3 bedrooms	4 persons	7 persons

*Minors under the age of 6 are not included in maximum occupancy requirements.*

**9. Are there restrictions on household income to rent the apartments?**

Yes. There are maximum annual income limits by household size. These limits are based on AMI, effective as of April 1, 2025, for San Francisco County, as published by HUD. Income limits are subject to change and are updated at least annually. Minimum monthly income required is 2x the monthly rent.

**Income Limits for San Francisco County**

HH #	1-Person	2-People	3-People	4-People	5-People	6-People	7-People	8-People
30%	\$40,620	\$46,440	\$52,230	\$58,020	\$62,670	\$67,320	\$71,970	\$76,590
40%	\$54,160	\$61,920	\$69,640	-	-	-	-	-
50%	\$67,700	\$77,400	\$87,050	\$96,700	\$104,450	\$112,200	\$119,950	\$127,650
60%	\$81,240	\$92,880	\$104,460	\$116,040	\$125,340	\$134,640	\$143,940	\$153,180
120%	\$130,900	\$149,650	\$168,300	\$187,000	\$201,950	-	-	-

Income limits effective 4/1/2025.

***\*\*Income limits are subject to change and are updated at least annually.***

**APPLICATION PROCESS**

**10. When and where will rental applications be available for the lottery waitlist?**

The 74 available units will be filled via the lottery application process. Applications are accepted online on DAHLIA, the San Francisco Housing Portal at [housing.sfgov.org](https://housing.sfgov.org).

The application period will open on April 22, 2026 and will close on May 13, 2026, at 5:00 PM.

We strongly encourage all applicants to apply for Brightwell West online on DAHLIA, the San Francisco Housing Portal at [housing.sfgov.org](https://housing.sfgov.org). A link will appear on April 26, 2026 that will take applicants to the application. Additional project information and flyers will also be available at <https://www.midpen-housing.org/property/brightwell-west/>.



**11. Does it make a difference if I return my application the first day?**

No. An electronic lottery will be conducted by the Mayor's Office of Housing and Community Development after the application period has closed and will determine an applicant's position number. There is **NO** priority given to those who submit their application on April 22, 2026 over an application submitted on May 13, 2026.

**12. What is Brightwell West's waiting list?**

Applicants selected from the waiting list will pay predetermined rents, which will depend upon unit size and AMI percentage to which a unit is assigned. Applicants must qualify for the corresponding AMI income limit to be eligible. Please refer to question 1 above and 22 below for more regarding rents. *An applicant household's monthly gross income must also be at least two times the rent to qualify.*

**13. Is there any application preference for the lottery waitlist?**

Yes. In accordance with the Mayor's Office of Housing and Community Development, there are several preferences that apply for the 74 units. Additional details on the preferences will be available on DAHLIA, the San Francisco Housing Portal at [housing.sfgov.org](https://housing.sfgov.org).

**14. Will there be units for the disabled?**

Yes. People with disabilities are encouraged to apply. Applicants will need to answer disability questions on the application according to their needs. Brightwell West will have 15 units specifically designed for those with mobility, hearing and visual impairments. A total of (9) units will be mobility accessible; (6) units will have features designed for hearing and visually impaired. ***Applicants with disabilities will receive priority for these specific units. Priority for these units will be assigned based on disability need and lottery order.***

**15. How will the preferences be applied to the lottery?**

Brightwell West will apply the following preferences on all units: the Education Employee Priority and the San Francisco Housing preferences will be overlaid as applicable.

San Francisco Unified School District (SFUSD) employees and San Francisco Community College District (SFCCD or CCSF) employees who submit lottery applications will be required to include their employee IDs in their lottery application on DAHLIA, and such employee IDs will be used to determine if they will be prioritized as Education Employee priority. If any SFUSD employee has questions about their employee ID, the employee can contact SFUSD at [housing@sfusd.edu](mailto:housing@sfusd.edu). If any SFCCD/CCSF employee has questions about their employee ID, the employee can contact SFCCD/CCSF at [ccsfhousing@ccsf.edu](mailto:ccsfhousing@ccsf.edu).

Additional details on the preferences will be available on DAHLIA, the San Francisco Housing Portal at [housing.sfgov.org](https://housing.sfgov.org)

Current employment with SFUSD or CCSF will be verified by MidPen Property Management at applicant interview. At an applicant's interview, applicants will be requested to provide documentation from their current pay stub to verify their employee ID.

**16. Will all applicants receive an interview letter?**

Applicant interview letters will be distributed only to those applicants that will be processed for



a unit. Brightwell West will process 5 to 10 applications for each available unit and send out the appropriate number of interview letters to meet this target. Applicant interviews will begin in June 2026 and will continue through the rest of 2026.

**17. How are apartments assigned?**

Applications will be processed in the order of preference and lottery rank numbers. Interviews will be scheduled, and third-party income and asset verifications will be sent out, for the unit size and restricted income level that the household qualifies for.

Brightwell West will process 5 to 10 applications for each available unit and send out the appropriate number of interview letters to meet this target.

Once all third-party verification forms are returned and the file is deemed complete and approved, a unit is assigned. If all units have been assigned, some applicants may be placed in a backup position. Backup applicants may be assigned a unit if another applicant ahead of them fails to qualify or decides not to take the unit. If a backup applicant does not receive a unit at initial lease up, the applicant will go back on the wait list at their original position.

**18. What will I need to bring to my interview?**

Applicants will be asked to bring various identification, income, asset, and other documentation, all of which will be included in the interview letter in detail. Some examples are:

- California Driver’s License or Photo ID
- Tax Returns for certain income types
  - A social security number is not required; however, if an applicant files taxes, they may need to provide their SSN or ITIN along with most recent tax returns
- Employment (last 3 consecutive months of current paystubs required – no gaps)
- SSI or SSA income award letter
- Child Support paperwork

**19. Will there be an application/screening fee and when is it collected?**

Yes. Applicants will pay a **\$35 non-refundable** Application/Screening fee **PER ADULT HOUSEHOLD MEMBER**. This fee is collected **ONLY** at time of interview by Money Order or Cashier’s Check made out to Brightwell West.

**20. Is a lease required?**

Yes. A one-year lease is required at initial move-in.

**21. Is there a required security deposit and how much?**

<b>Security Deposit</b> (due at the time of move-in)	Studio	\$300
	One Bedroom	\$500
	Two Bedroom	\$750
	Three Bedroom	\$1,000
<b>Pet Deposit</b>		\$300

**22. What are the proposed rents for the apartments?**

See tenant rents in question #1 above. The rent calculations are subject to change. Please see



question #9 for more details of income limits (AMI). The rents will be utilized for the initial lease-up and occupancy of Brightwell West.

**23. Can students apply?**

Yes. However, very specific guidelines exist for the Low-Income Housing Tax Credit Program (LIHTC), which is a key funding source of all 75 affordable units at the property. Details will be explained by staff at the time of the interview. The interview letter will also include the documents for any full-time and part-time students to bring with them to their interview.

**24. Is smoking allowed at the property?**

No. Brightwell West has been designated as a non-smoking property. No smoking will be allowed anywhere in the resident apartments, common areas, or anywhere on the exterior of the property.

**25. Are there model units that can be viewed?**

Units may be available to view in advance of lease signing. Virtual tours, unit plans, and floor layouts may also be available online or at the temporary leasing office.

**26. Will pets be allowed?**

Yes. Dogs (30 lbs. or less), cats, fish (20-gallon tank or smaller) and some birds are allowed. There is a limit to the size and number of pets allowed in accordance with Brightwell West and MidPen Property Management's Pet Policy. The Pet Policy is available to review at the time of interview.

**27. Who should I contact if I have any questions?**

For any questions regarding the application process please contact the Temporary Leasing Office at (415) 251-6308 or by email at [brightwellwest@midpen-housing.org](mailto:brightwellwest@midpen-housing.org).

