



850 Turk Street

Fact Sheet & Frequently Asked Questions (FAQ)

PROJECT LOCATION

850 Turk Street, 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 September 22, 2026 – October 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 850 Turk Street?

850 Turk Street will provide 91 affordable homes for families and individuals in San Francisco. Planned amenities include a community room, a learning center, a courtyard with play area, a rooftop terrace with BBQ, staff offices, secured bike parking with e-bike charging stations, and laundry room. Construction on the community began in mid-2025 and is estimated to be complete in spring 2027, with lease up taking place into 2027.

850 Turk Street is anticipated to open in March 2027 and provide 91 affordable rental apartments for families and individuals.

Unit Mix

UNIT SIZE	NUMBER OF UNITS	INCOME LIMIT AREA MEDIAN	MONTHLY RENTS*	OCCUPANCY STANDARDS
Studio	8	30%	\$931	1-2
Studio	12	40%	\$1,299	1-2
Studio	8	50%	\$1,666	1-2
One-Bed	5	30%	\$971	1-3
One-Bed	5	40%	\$1,365	1-3
One-Bed	3	50%	\$1,759	1-3
One-Bed	3	60%	\$2,153	1-3
Two-Bed	6	30%	\$1,167	2-5
Two-Bed	6	40%	\$1,640	2-5
Two-Bed	4	50%	\$2,112	2-5
Two-Bed	4	60%	\$2,585	2-5
Three-Bed	6	30%	\$1,329	4-7
Three-Bed	9	40%	\$1,893	4-7
Three-Bed	6	50%	\$2,439	4-7
Three-Bed	6	60%	\$2,951	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?

850 Turk Street is anticipated to be completed spring 2027. Barring any construction delays, residents are expected to move in March 2027 – September 2027.

3. What special amenities are provided?

Building Amenities:

- Community room
- Learning center
- Bike room with e-bike charging stations
- Laundry room
- Courtyard with play area
- Rooftop terrace with BBQ
- Elevator
- Transit passes for 3 years from initial lease-up
- **No** parking

Unit Amenities:

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

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 850 Turk Street. Services will include information and referrals to local community resources, access to referral and advocacy services, 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 May 1, 2026, 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
30%	\$44,130	\$50,430	\$56,730	\$63,030	\$68,100	\$73,140	\$78,180
40%	\$58,840	\$67,240	\$75,640	\$84,040	\$90,800	\$97,520	\$104,240
50%	\$73,550	\$84,050	\$94,550	\$105,050	\$113,500	\$121,900	\$130,300
60%	\$88,260	\$100,860	\$113,460	\$126,060	\$136,200	\$146,280	\$156,360

Income limits effective 5/1/2026.

****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 91 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.

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

We strongly encourage all applicants to apply for 850 Turk Street online on DAHLIA, the San Francisco Housing Portal at housing.sfgov.org. A link will appear on September 22, 2026 that will take applicants to the application. Additional project information and flyers will also be available at <https://www.midpen-housing.org/property/850-turk/>.



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 September 22, 2026 over an application submitted on October 13, 2026.

12. What is 850 Turk Street'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 questions 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 91 units. Additional details on the preferences will be available on DAHLIA, the San Francisco Housing Portal at 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. 850 Turk Street will have 23 units specifically designed for those with mobility, hearing and visual impairments. A total of (14) units will be mobility accessible; (9) 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?

850 Turk Street will apply the Lottery Housing Preferences per the requirements of the Mayor's Office of Housing and Community Development (MOHCD). The preferences for 850 Turk Street are the following*:

1. Certificate of Preference (COP) holders
2. Displaced Tenants Housing Preference (DTHP) Certificate holders
3. Applicants who live within a half-mile of or in the same supervisor district as 850 Turk Street
4. Applicants who live or work in San Francisco, CA

Veterans get priority within these preference categories. Additional details on the preferences will be available on DAHLIA, the San Francisco Housing Portal at housing.sfgov.org

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. 850 Turk Street 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 November 2026 and will continue through 2027.

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.

850 Turk Street 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 850 Turk Street.

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?

Security Deposit (due at the time of move-in)	Studio	\$300
	One Bedroom	\$500
	Two Bedroom	\$750
	Three Bedroom	\$1,000
Pet Deposit		\$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 850 Turk Street.

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 91 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. 850 Turk Street 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. 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 850 Turk Street 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) 678-1380 or by email at turkstreet@midpen-housing.org.

