

Affordable Homes for Sale in Pacific Heights



31 “Below Market Rate” ownership units available in Pacific Heights at Rockwell, 1688 Pine Street, San Francisco, 94109

- New Homes with Modern Design & Amenities
- 17 one-bedroom homes available for \$209,640-\$221,251 without parking; and \$249,640-\$261,251 with parking to households at or under 100% of median income
- 14 two-bedroom homes available for \$240,120-\$245,862 without parking; and \$280,120-\$285,862 with parking to households at or under 100% of median income
- Parking is a limited option available to BMR homebuyers. 24 parking spaces are available to homebuyers who elect to buy parking and will pay an additional monthly HOA of \$46.14 per month.
- Buyers households must earn no more than the income levels listed below:

| Household Size | 100% of Unadjusted Area Median Income for 2015 | | | | | | |
|----------------------------|--|------------|--------------|-------------|-------------|------------|--------------|
| | One Person | Two Person | Three Person | Four Person | Five Person | Six Person | Seven Person |
| 100% of Median Income 2015 | \$71,350 | \$81,500 | \$91,700 | \$101,900 | \$110,050 | \$118,200 | \$126,350 |

How to Apply:

Please begin by going to HomeownershipSF.org/workshop-list for a complete list of housing agency homeownership class schedules and to sign up for a requisite class. Next, obtain a loan pre-approval from one of the [SF MOHCD](#) approved lenders listed on the website. Finally, download an application from Rockwell’s website at www.therockwellsf.com or the MOHCD website.

Applications are due by 5pm on Thursday, January 21 to one of the five approved housing agencies. Applications received after the deadline will not be accepted.

Contact Homeownership SF at (415) 202-5464 for information on the homes; and view the full posting at www.sfmohcd.org.

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

Information Session

Wednesday, December 16, 6-8pm

Rockwell Sales Gallery, 1651 Polk Street, San Francisco, CA 94109

Open House Dates (1651 Polk Street, San Francisco, CA 94109):

Wednesday, December 9, 5-7pm

Saturday, December 12, 9-11am

Monday, December 21, 9-11am

Lottery Date (MOHCD, 1 S Van Ness Ave, 5th Floor, San Francisco, CA 94103):

Friday, January 29, 2016, 2pm

Applicants for 1688 Pine Street must obtain a loan preapproval from one of the approved participating lenders listed on The Mayor’s Office of Housing and Community Development website in order to apply.

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, Washington, Oregon and Colorado Broker – CA BRE #01499250.



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

| BMR Unit # | Bdrm Count | Bath Count | SQ FT | Floor | Price | ***Monthly HOA | Price w parking | ****Add'l HOA for parking | Downpayment required |
|---------------------------------|------------|------------|-------|---------------|-----------|----------------|-----------------|---------------------------|----------------------|
| E107 | 1 | 1 | 488 | 1 | \$221,251 | \$561.59 | \$261,251 | +\$46.14 | 5% of sale price |
| E304, E504, E604 | 1 | 1 | 500 | 3, 5, 6 | \$218,989 | \$574.67 | \$258,989 | +\$46.14 | 5% of sale price |
| E508 | 1 | 1 | 560 | 5 | \$216,381 | \$589.75 | \$256,381 | +\$46.14 | 5% of sale price |
| E208 | 1 | 1 | 566 | 2 | \$216,120 | \$591.26 | \$256,120 | +\$46.14 | 5% of sale price |
| E311, E411, E611, E710 | 1 | 1 | 678 | 3, 4, 6, 7 | \$211,249 | \$619.43 | \$251,249 | +\$46.14 | 5% of sale price |
| W406 | 1 | 1 | 686 | 4 | \$210,901 | \$621.44 | \$250,901 | +\$46.14 | 5% of sale price |
| W306 | 1 | 1 | 687 | 3 | \$210,858 | \$621.69 | \$250,858 | +\$46.14 | 5% of sale price |
| W806 | 1 | 1 | 689 | 8 | \$210,771 | \$622.19 | \$250,771 | +\$46.14 | 5% of sale price |
| W503, W603, W703 | 1 | 1 | 714 | 5, 6, 7 | \$209,684 | \$628.48 | \$249,684 | +\$46.14 | 5% of sale price |
| W203 | 1 | 1 | 715 | 2 | \$209,640 | \$628.73 | \$249,640 | +\$46.14 | 5% of sale price |
| E101 | 2 | 2 | 886 | 1 | \$245,862 | \$671.73 | \$285,862 | +\$46.14 | 5% of sale price |
| E201, E301, E401, E501 | 2 | 2 | 889 | 2, 3, 4, 5 | \$245,730 | \$672.49 | \$285,730 | +\$46.14 | 5% of sale price |
| E701 | 2 | 2 | 891 | 7 | \$245,644 | \$672.99 | \$285,644 | +\$46.14 | 5% of sale price |
| W301, W401 | 2 | 2 | 914 | 3, 4 | \$244,644 | \$678.77 | \$284,644 | +\$46.14 | 5% of sale price |
| W201 | 2 | 2 | 930 | 2 | \$243,947 | \$682.80 | \$283,947 | +\$46.14 | 5% of sale price |
| E808 | 2 | 2 | 935 | 8 | \$243,731 | \$684.05 | \$283,731 | +\$46.14 | 5% of sale price |
| E409, E609 | 2 | 2 | 969 | 4, 6 | \$242,253 | \$692.60 | \$282,252 | +\$46.14 | 5% of sale price |
| W505 | 2 | 2 | 978 | 5 | \$241,860 | \$694.87 | \$281,860 | +\$46.14 | 5% of sale price |
| E206 | 2 | 2 | 1,018 | 2 | \$240,120 | \$704.93 | \$280,120 | +\$46.14 | 5% of sale price |

*Certificate of Preference (COP) holders are primarily households displaced in Redevelopment Project Areas during the 1960's and 1970's, but may also include other persons displaced by Agency action. Please contact 415-701-5613 for more information.

** Ellis Act Housing Preference (EAHP) holders are long term San Francisco tenants who were evicted because of the Ellis Act as defined by The Ellis Act Displacement Emergency Assistance Ordinance passed into law on December 18, 2013. Please contact 415-701-5613 for more information.

***Phase Two HOA dues, which reflect the dues when Phase Two will be annexed, have been quoted to MOH for the MOH approved pricing. Phase One BMR purchasers (the West Tower) will have the option of accepting a developer subsidy for up to three months to cover the difference between Phase One and Phase Two monthly HOA dues depending on the particular unit closing date and the date Phase Two is annexed. As an alternative, BMR purchasers in the West Tower building may choose to wait to close escrow until Phase Two is annexed and HOA dues reflect the final HOA budget.

****Buyers who choose to purchase parking will also be required to pay this amount of additional monthly HOA's.

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