



Updated Temporary Waivers to Expedite BMR Resales

MOHCD Homeownership Programs Announcement 2026-01

Date of Announcement: June 15, 2026

The Mayor's Office of Housing and Community Development (MOHCD) is renewing and updating temporary waivers first introduced in August 2024 to assist [Below Market Rate \(BMR\)](#) homeowners experiencing challenges selling their units in the current resale market.

These temporary buyer eligibility waivers are intended to continue expanding the pool of eligible buyers and supporting timely resale transactions. The waivers apply only to qualifying BMR resale transactions that meet the criteria outlined below.

Temporary Buyer Eligibility Waivers

- **Increased Qualifying AMI:** Applicants may qualify with a household income up to 20% above the Area Median Income (AMI) designated for the unit, not to exceed 150% AMI. For example, a unit designated at 100% AMI may be sold to a household earning up to 120% AMI.
- **Exclusion of Income from Assets:** Income imputed under the BMR Asset Test may be excluded when determining buyer eligibility.
- **Flexibility in Homebuyer Education:** The required first-time homebuyer education course may be completed after the initial application submission.
- **Reduced Financing Requirements:** Minimum financing requirements may be reduced to assist buyers in qualifying for available BMR resale units.

Conditions for Waiver Approval

The above waivers will be granted when one of the following conditions is met:

- The sale price does not exceed the affordable price, and the unit must first be offered through the lottery process; or
- The sales price does not exceed the original purchase price plus closing costs (up to 3% of the original purchase price), provided this total does not exceed the affordable price.

These waivers are one-time exceptions that apply only to the current resale transaction and will not be available for any future resale of the unit. Homeowners must disclose the one-time nature of these exceptions to prospective buyers.

Changes from Prior Temporary Waivers

The following temporary waivers will expire on June 30, 2026, and will no longer be available for applications received on or after July 1, 2026:

- First-time Homebuyer Waiver
- Household Size Modification Waiver (which allowed a one-person household to purchase a two-bedroom unit)

Temporary Removal of Owner Occupancy Requirement

If the homeowner chooses not to lower the resale price, MOHCD may permit the temporary rental of the unit for up to one year, with prior written approval from MOHCD. Detailed temporary rental policies are available in the Inclusionary Affordable Housing Program Monitoring and Procedures Manual governing the unit.

Effective Date

The updated waivers apply to complete applications received on or after July 1, 2026, and will expire on June 30, 2027, unless extended by MOHCD.

Complete applications received on or before June 30, 2026 may continue to be reviewed and processed under the temporary waivers described in the [5-22-2025 program announcement](#).

More Information

For additional details, please refer to the BMR program guidelines outlined in the [Procedures Manual](#).

View this Announcement at the [MOHCD Announcement Webpage](#).

Please contact MOHCD Homeownership Programs at sfhousinginfo@sfgov.org with any further questions regarding this Announcement.