

How do I get started?

Marin Housing offers a free listing service. Please visit the website http://marinhousing.org/rentalOwners_AvailableUnits.htm and leave the information about the size, address, rent, date available and contact information and this listing information will be made available to Voucher renter who are looking for a unit. If you need assistance adding your property, please call (415) 491-2565.

Marin Housing Information:

4020 Civic Center Drive
San Rafael CA 94903
Tel: (415) 491-2525
Fax: (415) 472-2186
TDD: (800) 735-2929
www.marinhousing.org

Useful links for Landlords:

California Apartment Association:
<http://www.caanet.org>

Department of Consumer Affairs (booklet on landlord/tenant rules):
www.dca.ca.gov/legal/landlordbook

Gosection8 website:
www.gosection8.com



City of Sausalito

Information on the Section 8 Program



City of Sausalito

City of Sausalito
420 Litho Street
Sausalito, Ca 94965
Tel: (415) 289-4128

What is the Section 8 Housing Choice Voucher Program?

The Section 8 Program provides decent, safe and sanitary affordable rental housing for very low-income renters throughout Marin County. Housing is made affordable by assisting the renter with a portion of the rent. The renter pays approximately 30% of their monthly income for rent and Marin Housing pays the remainder of the rent directly to the owner.

What does the landlord need to do?

- Property owners wishing to participate in the program simply advertise and screen their prospective tenants, just as they normally do.
- An applicant will provide you with a Request for Lease Approval (RFLA), which is completed and submitted to Marin Housing.
- The RFLA is a basic form that identifies the information about the owner's unit, such as: size, address, type of utilities (and which are provided), and date the unit is available for inspection. Upon receipt of the RFLA, Marin Housing will schedule an inspection of the rental unit.
- If the unit meets the basic Housing Quality Standards and the rent amount is considered reasonable, the owner and tenant may sign a lease.
- The owner then signs the Housing Assistance Payments Contract (HAP) with Marin Housing for the guaranteed rent portion. In addition, if the owner chooses to use their own lease, they also sign a Tenancy Addendum.
- Leases may be month-to-month, 6 months, or 1 year, the same as the owner's prevailing practice. The term of the HAP contract mirrors the term of the lease the owner has with their tenant.
- The owner should collect the same security deposit as they do with their regular tenants. The owner will collect the renter's share of the rent and Marin Housing will pay the balance. These amounts will be determined after the inspection and may change during the course of the lease, if the tenant's income changes.
- The landlord is expected to maintain the property's overall condition and see that the basic plumbing, electrical, heating systems, etc. are functioning properly. Should the renter violate the terms of the lease or fail to pay the rent, the landlord would evict the renter through the normal court eviction procedure and send Marin Housing copies of any notices that the tenant is served as they are served.

What are the benefits for a participating landlord?

The Voucher program allows you to fill a vacancy with a tenant who, by being on the program, gives you greater assurance of being able to afford the unit. Plus, with longer-term tenancies than average renters, voucher tenants have a lower turnover rate and cost less to owners over time.

How can I get people who are on the program to see my unit?

Owners may list their vacant units with Marin Housing for free and attract renters with vouchers by visiting the following link: <http://marinhousing.org/rentalOwnersAvailableUnits.htm>. Simply provide with the address, size and rent of the unit and give a contact number for applicants to call.

What are the rent limits?

Rent rates are the same as you charge everyone else. HUD gives us enough money to pay for most housing, but not enough for luxury living. In addition, we check that it is comparable and reasonable in relation to other units in the area, and that it is affordable to the tenant. Please note the Payment Standards are rent amounts at which the participating renter would be paying 30 percent of their income toward the rent and utilities. Any existing rental housing may be eligible; single renter homes, condominiums, apartments, mobile homes, townhouses, duplexes, etc. All rental units must conform to Housing Quality Standards and meet local code requirements.

What does the renter need to do?

- Pay the rent and the utilities for which they are obligated under the lease.
- Follow all the terms of the lease.
- Normal housekeeping maintenance of the rental unit.
- Serious or repeated lease violations can result in the termination of housing assistance under the program regulations.

What are the Renter obligations for participation in assisted housing programs?

- Supply information about citizenship, income and renter composition to Marin Housing.
- Verify that the renter is living in the rental unit or disclose absence from the unit.
- Notify the Marin Housing and the owner in writing before moving out of the unit or terminating the lease.
- Use the unit as the renter's only residence and allow only the designated renter members to live in the unit.
- Promptly notify Marin Housing of any changes in renter composition.
- Request written approval, from the owner and Marin Housing, to add any other members as an occupant of the unit.
- Provide Marin Housing a copy of any owner eviction notice. Any information that the renter supplies must be true and complete.

Grounds for termination of housing assistance include:

- Committing fraud or bribery in connection with the program.
- Participation in illegal drug or violent criminal activity.
- Subleasing the unit or transferring the unit.
- Damaging the unit beyond normal wear and tear or permitting a guest to damage the unit.

