

New Landlord Partnership Program

From Marin Housing Authority



**We thank you for
all your continued
partnership.**

In 2015 over two thousand families and individuals used federally funded Section 8 vouchers to rent homes throughout Marin, bringing in over \$29 million dollars into the local economy. However, hundreds more families and individuals struggled

to find rental housing where they could use their Section 8 vouchers in Marin County's dynamic and competitive rental housing market. Not being able to find housing put families at risk, was a loss to the economy, and contributed to the broader housing crisis in Marin County. The county is committed to leveraging this significant federal investment towards meeting the housing needs of some of the most vulnerable people in our communities by creating the MHA Landlord Partnership Program.

The Landlord Partnership Program aims to expand rental opportunities for families with a voucher by making landlord participation in the program more attractive, more feasible, and streamlined. The goal of the program is to recruit new landlords, while retaining current landlords through stronger partnerships.

Landlord Partnership Program offers:

- Security deposit assistance
- Funding for unit upgrades
- Risk mitigation pool
- Funding for second unit creation
- Vacancy loss
- Waived county permit and building fees
- Speedy approval process
- Predictable cash flow
- Landlord liaison hotline 24/7

Join the combined efforts of the County of Marin and MHA by referring a friend and/or offering one more unit to a Section 8 family.

To partner and get involved, go online to: www.marinhousing.org/landlords, or contact our Landlord Liaison, Monique Broussard, at landlord@marinhousing.org or 415-491-2573.

Rental Rehabilitation Loan Program

Interest-free loans

**For more
information,
please call
Carmen Soruco
at 415-491-2532.**

The Rental Rehab Loan Program provides funds for the rehabilitation of existing rental units and/or creation of legal units for tenants with Housing Choice Vouchers. The owner/landlord can be of any income level and need not reside in the property.

In order to qualify for rental rehab, 51% of the total units in any rental complex must be rented

to low-income tenants. In a two-unit building, one unit must be rented to a low-income tenant and in a four-unit building, two units must be rented to a low-income tenant.

A maximum loan of \$25,000 may be used for the rehab of an existing unit and a \$35,000 maximum loan for the creation of a legal unit or the repurposing of an existing bedroom in a single family home into a Junior Accessory Dwelling Unit (JADU). The loans are interest-free with principal deferred until sale or such time as the unit is no longer leased to a Section 8 tenant, at which time the loan becomes due and payable over five years at 3.0 percent interest.



Monique Broussard's Tips

The Landlord Liaison

Educate

When a new tenant moves in, take the time during the lease signing to educate them about the rules, property policies, and the terms of the lease. During this time walk through the unit with the tenant and a checklist to record the condition of the unit at move-in. Once this walk-through is completed, have the tenant sign the checklist and keep it for your records.

Communicate

It is important to establish open communication with your residents. A simple check-in every few months during tenancy helps to maintain a good relationship. As a part of this check-in with the tenant, landlords should conduct routine inspections of their properties. This gives the landlord a chance to see if there are any housekeeping issues, repairs, or damages that need to be addressed in the unit. Staying on top of repairs and preventative maintenance helps to keep costs down in the long run.

Be Proactive

A landlord should consistently enforce the terms of the lease, property policies, and respond accordingly within the constraints of local and state landlord/tenant laws. If a lease term is violated, the landlord should discuss the issue with the tenant and if appropriate give the tenant the opportunity for correction prior to a formal notice being served. If any notice is being served to a voucher holder, a copy of the notice should be forwarded to Marin Housing Authority



(MHA). When a tenant sees that a landlord is proactive, the tenant also tends to be proactive in maintaining the unit, paying rent on time, and being respectful of neighbors.

Maintain Standards

Remember that your Section 8 tenants should be held to the same standard as any non-Section 8 tenants. Your leases are to be enforced the same way you would another tenant. However, MHA is here to assist you and the voucher holder. A voucher holder's continued participation in the Housing Choice Voucher Program is dependent on them following the guidelines and obligations — one of which is abiding by the terms of the lease.

Partnership

As a Section 8 Landlord you have a partnership with the Housing Authority. As such, we should all remain on the same page. When your tenant violates the lease, you should contact MHA and notify us of any violation and cc MHA on any notices being sent. I personally have been employed with MHA for over twenty years and I am available to answer questions and provide any clarification and guidance on the Section 8 program.

Need to report a change, request a rent increase, or list a new unit?

Please contact, Monique Broussard at 415-491-2573 or mbroussard@marinhousing.org or landlord@marinhousing.org

Annual inspections are now being conducted by a third party vendor, Nan McKay and Associates. For assistance, please call 415-491-2588.

Coming Soon!

Owner's Workshop

Please join us for another Owner's Workshop. Our next workshop will include a presentation from Fair Housing of Marin and Monique Broussard. Learn from the experts and get all your questions about Fair Housing and Inspections answered!

Date to be determined.



We Need a Few Good Landlords

Partner with the VA to assist homeless veterans

Thirteen percent of U.S. adults who are homeless have served in the military—a significant number, given that veterans represent just seven percent of the overall population. VA is working diligently to end veteran homelessness by years end, and you can help.

If you have a rental property, consider participating in a program that has helped tens of thousands of veterans and their families overcome the challenges of homelessness and lead independent lives.

What is HUD-VASH?

The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program is a collaborative effort among the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Veterans Affairs (VA), MHA. Under HUD-VASH (VA Supportive Housing), eligible low-income Veterans receive a Section 8 rental voucher plus case management and supportive services from VA.

Benefits for Landlords:

- **Guaranteed income.**
See reliable monthly rental payments through MHA and fair market rent on your property.
- **A say in security deposits.**
Set your own amount based on local standards.
- **Biennial property recertification.** Third-party inspections help to maintain quality.
- **Benefit of VA services.** Ongoing case management provides a safety net for tenants and lowers default risks.
- **A chance to honor those who served.**
HUD-VASH landlords are part of the solution to ending homelessness among veterans, who sacrificed to keep our country safe and free.



"I own rental property; rather than landlord, my title is home provider."

—Don Magdanz



Section 8

Things you may not know...

The rent is guaranteed?

If your tenant loses any income you will still receive rent from MHA on behalf of the family. MHA subsidizes anything over 30% of the family's income, which means if they have no income, MHA will pick up the full contract rent up to the payment standard.

New leases do not have to be 12 months?

If you regularly enter into rental agreements for less than a 12 month period, you may do the same with your new Section 8 tenant.

You can increase the rent?

After the initial term of your lease you can request a rent increase through MHA. Increase requests need to be submitted in writing at least 60 days prior to the effective date.

The rent can exceed MHA's standards?

After the initial term of your lease you can increase the rent above the amount of MHA's payment standards. It is only at initial move-in that the rent cannot exceed the payment standard.

You do not have to give a 90-Day notice?

You can give less than a 90-day notice to vacate if you have "good cause." Your Housing Assistance Payment (HAP) Contract outlines good cause as: violation of lease, criminal activity, owner's desire to use the unit for personal or family use, economic reason, i.e. sale, renovation, etc.

You do not have to continue to rent to a Section 8 tenant?

Once your Section 8 tenant moves out of your unit, you are not obligated to continue renting your unit to other Section 8 recipients.

Checks can be received via direct deposit?

Owners are able to sign up for direct deposit of their HAP checks.

More frequent MHA inspections?

As a partnering landlord, if you want an inspection conducted outside of the normal 24-month timeframe, you can request a "special" inspection.

There is a landlord liaison dedicated to assist all owners and managers. MHA's liaison, can be reached at 415-491-2573 or landlord@marinhousing.org



Do You Have A Vacant Unit?

We can help you advertise



If you have a vacant unit suitable for the HCV Program and are interested in making it available to eligible households, go to www.gosection8.com to advertise the unit.

If you do not wish to advertise your unit online you may contact us directly for an internal listing at:

Housing Authority of the County of Marin
4020 Civic Center Drive
San Rafael, CA 94903
Landlord@marinhousing.org

Marin Housing does not refer program participants to you specifically. Rather, it provides the families with a list of available units in Marin County for their selection. If he/she is interested in your unit they will contact you directly. It is up to the owner to conduct a suitability check.

Any Questions For Our Team?

Here is our contact information:



4020 Civic Center Dr.
San Rafael, CA 94903

New office hours:
Monday–Friday
10:00 am–4:30 pm

Landlord Liaison

Monique Broussard, Landlord Liaison 415-491-2573 landlord@marinhousing.org

Management

Annettie Machuca, Interim Program Manager 415-446-7667 amachuca@marinhousing.org
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Accounting

Nick Zhou, Accountant 415-491-2576 nzhou@marinhousing.org

Eligibility Workers

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Administrative Staff

Carl Battaglia, Office Specialist 415-491-2582 cbattaglia@marinhousing.org
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Inspections

Nan McKay and Associates 415-491-2588 inspections@marinhousing.org

