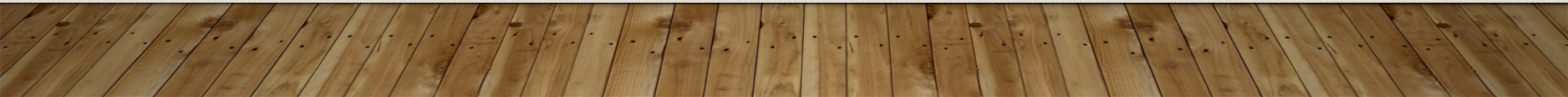


# MARIN HOUSING AUTHORITY

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PROGRAMS



# HOUSING CHOICE VOUCHER PROGRAM (SEC. 8)

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- Rental Assistance for low-income tenants in Marin County:
  - 2055 Total Vouchers
  - 1070 Total landlords
  - 745 voucher holders are working
  - 1023 voucher holders are elderly
  - 645 voucher holders are disabled
- Mill Valley statistics
  - 104 voucher holders and 81 landlords

# LANDLORD PARTNERSHIP PROGRAM

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- Landlord Liaison Hotline – 24 hour rapid response
- Enhanced Security Deposit
- Loss Mitigation
- Vacancy Loss Coverage

# RENTAL PAYMENT STANDARDS

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• Single Room Occupancy	\$ 1,398
• Studio	1,863
• 1 Bedroom	2,305
• 2 Bedroom	2,853
• 3 Bedroom	3,738
• 4 Bedroom	4,346
• 5 Bedroom	4,947

# RESIDENTIAL REHAB LOAN PROGRAM

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- For very low-income homeowners of SFD's, Condos, Mobile Homes, and Floating Homes
- To perform necessary home repairs, correct substandard housing conditions, eliminate health & safety hazards, install energy efficiency measures and accessibility improvements
- May also be used to create or legalize second units with no limit on rents charged
- Up to a maximum of \$40,000
- Can be set up as amortized payment or deferred payment loans
- 5% simple interest accrues per year, not due until sale of the property

# ELIGIBILITY

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- Must be the legal owner on title to the property
- Must reside in the property as their primary residence
- Must fall below the following income limits:
  - 1 person                      \$56,450
  - 2 persons                      64,500
  - 3 persons                      72,550
  - 4 persons                      80,600
  - 5 persons                      87,050

# SECOND UNIT LOAN PROGRAM

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- For the creation and/or legalization of second units:
  - JADUs – repurposing of existing bedroom within existing single family home
  - ADUs -- separate, independent, self-contained dwelling units, whether attached or detached
- Homeowners need not be low-income but must rent to low-income tenants
  - Either through the Section 8 Program
  - Or through the Real Community Rentals Program in West Marin
- Loans of up to \$40,000 at 0% interest with no payments while rented affordably
- When no longer rented affordably, must be repaid over 3 years at 3% interest