The Shelter Plus Care (S+C) Program

Meet the New S+C Team

MHA operates the S+C Program in conjunction with a coalition of community based organizations, service providers and advocates. The purpose of the S+C Program is to assist homeless individuals and families who have disabilities to gain residential stability, increased skills and/or income, and greater self-determination. This is accomplished by providing federal rental housing assistance in conjunction with supportive services to participants in the program.

The S+C case managers along with Marin County service providers have pledged to provide supportive services designed to assist participants to secure and maintain stable housing and to work towards achieving their goals of self-sufficiency and self-determination. These services are provided by over fifteen community based agencies and county programs which work in close collaboration to ensure the availability and accessibility of a continuum of services for S+C Program participants.

If you have any questions, please contact Michelle Taniguchi at 415-491-2586.

Rental Rehabilitation Loan Program

Interest-free loans

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.

For more information, please call the Marin Housing Homeownership Department at 415-491-2532.
Unit Inspection Requirement
Families must have their unit pass inspection prior to receiving assistance. The federal inspection criteria used to determine whether or not your unit is decent, safe, and sanitary is called Housing Quality Standards (HQS).

Inspection Tips
Housing Quality Standards (HQS)

Unit Inspection Procedures
MHA will set up an inspection of your unit as soon as we receive the Request for Tenancy Approval. You and your prospective tenant will receive a list of required repairs within 3-5 days following the inspection. All repairs must be completed and the unit re-inspected before rental assistance can begin. You or your prospective tenant will need to notify the MHA as soon as the repairs are completed, so that a re-inspection appointment can be scheduled.

Following is a list of the items that most commonly make a unit fail inspection, please check these items:
1. non-functional smoke detectors
2. missing or cracked electrical outlet cover plates
3. missing hand railings
4. peeling exterior and interior paint
5. tripping hazards caused by permanently installed floor covering
6. cracked or broken window panes
7. inoperable burners on stoves or inoperable ranges
8. missing burning control knobs
9. inoperable bathroom fan or no ventilation
10. leaking faucets or plumbing
11. no temperature/pressure relief valve on water heaters

Landlord Advisory Committee Launch
Seeking inaugural committee members
The Marin Housing Authority (MHA) is in the process of launching a Landlord Advisory Committee and is seeking inaugural committee members. The purpose of the Committee is to work with MHA to shape MHA’s relations with MHA’s existing landlords, as well as advise MHA on efforts to recruit and retain landlords. The Committee will meet no more than quarterly and will be partnering directly with MHA staff.

MHA is seeking people who are interested in being part of this new and exciting effort, particularly people who have relevant experience in housing issues. Please complete the application (can be found at www.marinhousing.org) if you are interested in applying to serve on the Committee. Please email completed applications to landlord@marinhousing.org, or mail it to Kimberly Carroll, Marin Housing Authority, 4020 Civic Center Drive, San Rafael, CA 94903. If you have any questions, please contact Kimberly Carroll, Deputy Director, at KCarroll@marinhousing.org, or 415-491-2348. We are looking forward to continuing to work with community members in expanding affordable housing and investment opportunities in Marin County.

Did You Know…
Commonly asked questions

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 payment 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.

You can receive your rent check via direct deposit? Owners are able to sign up for direct deposit of their HAP checks.

For additional information, go to marinhousing.org or give us a call 415-491-2525.
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.

Do You Have Any Questions or Need to Reach Our Team?
Here is our contact information:

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