



Marin County Rental Assistance Program

Frequently Asked Questions - Tenant

1. When can I apply for rental assistance?

The Marin County Rental Assistance program is currently accepting applications through the [Marin County Emergency Rental Assistance](#) webpage.

If you need additional assistance or cannot access the online application, you can contact staff at (415) 473-2223 (CA Relay 711) or rentalassistance@marincounty.org to help you fill out an application. If your call is not answered, please leave a message so one of our staff can follow-up with you. Due to high demand, it may take several weeks to return your call.

2. Who is eligible?

To be eligible for this program, you must:

1. Be a current Marin County renter and/or owe back rent at a Marin County residence
2. Fall under the low-income limit below:

Number of people in your family/ household (including children)	1	2	3	4	5	6	7	8
Combined annual income of everyone in unit*	97,600	\$111,550	\$125,500	\$139,400	\$150,600	\$161,750	\$172,900	\$184,050

**This income should be based on your most recent monthly income.*

3. Submit the required documents (see the answer to question 11 for more information)

3. How will applications be processed?

Complete applications will be prioritized based on the following factors:

1. At risk of eviction
 - a. Papers filed with the Courts
 - b. Notice from landlord in writing
2. AMI (Area Median Income)

- a. 30% and less
- b. 50% and less
- c. 80% and less

3. Rent

- a. Back rent owed after April 2020
- b. Hasn't received assistance before
- c. Borrowed money – future rent
- d. Increased expenses due to COVID – future rent

4. Date of application

See the table below for income thresholds:

Number of People in Your Family/Household (including children)	1	2	3	4	5	6	7	8
Extremely Low-Income	\$36,550	\$41,800	\$47,000	\$52,200	\$56,400	\$60,600	\$64,750	\$68,950
Very Low-Income	\$60,900	\$69,600	\$78,300	\$87,000	\$94,000	\$100,950	\$107,900	\$114,850
Low-Income	\$97,600	\$111,550	\$125,500	\$139,400	\$150,600	\$161,750	\$172,900	\$184,050

4. What months of assistance will the program cover?

This program works in alignment with AB 832, the new State eviction moratorium and rental assistance law that was passed on July 1, 2021. Additional information about this law can be found on the County's [COVID Renter Protections](#) webpage.

Assistance will now cover 100% of a tenant's unpaid back rent beginning April 1, 2020. Future rent through December 2021 is currently in development.

5. What if I already received assistance for 80%, and my landlord wants the remaining 20%?

Applications that already received 80% of back rent through this program will automatically be topped off with the additional 20%. There is no need to re-apply.

6. If I owe money at a Marin residence but have since moved out of Marin, am I still eligible for assistance with back rent?

Yes.

7. Do I need to be a U.S. citizen or have other legal status to qualify?

No, this program does not ask for any citizenship information. Any Marin County renter whose annual income meets the income requirement is eligible for the program.

8. Will this affect public charge?

No. Receiving assistance from this program will not impact your visa/citizenship status. Most recently, on Thursday March 11, 2021, the [U.S. Department of Homeland Security](#) announced they would no longer defend the Public Charge Rule.

9. How much money is available?

In total, Marin County received about \$33 million in state and federal funding for rental assistance. It may be possible the County will receive additional state and/or federal funding in future rounds.

10. What documents do I need to submit?

For this program, you will need to upload a copy of the following documents:

- **Copy of your photo ID.** You can satisfy this requirement using one (1) of the following:
 - Current Driver's License with photograph (from the U.S. or any of its territories)
 - Non-Driver's Identification Card with photograph (from the U.S. or any of its territories)
 - Passport
 - Identification from Country of Origin with photograph (non-U.S.)
 - U.S. Permanent Resident Card
 - U.S. Certificate of Naturalization (good for 10 years after date of issue)
 - Learner Permit with photograph (from the U.S. or any of its territories)
 - Work Identification with photograph
- **Income Documentation.** You can satisfy this requirement using one (1) of the following:
 - Pay stub(s) (minimum 30 days)
 - Unemployment award letter
 - W-2
 - Bank statement (reflecting salary or reduction in salary)
 - Letter from employer (reflecting income level, decrease in income level or layoff)
 - Form 1040 as filed with IRS
 - Benefits award letter (social security, VA, etc.)
 - Self-declaration statement (can be used if self-employed or if other documents cannot be produced)
- **Proof of Tenancy.** You can satisfy this requirement using one (1) of the following:
 - First page of current lease
 - Utility bill showing address
 - Notice of past due rent
 - Eviction notice
 - Self-declaration (if other documents cannot be produced)

If you are not able to scan or upload your documents, you can scan them at one of these participating County libraries. To scan, please ask one of the attending librarians for assistance, and let them know that you are submitting documents for the rental assistance program:

	Marin City	South Novato	Point Reyes Station
	164 Donahue St Marin City CA 94965 (415) 332-6158	931 C St Novato CA 94949 (415) 506-3165	11431 State Route One Point Reyes Station CA 94956 (415) 663-8375
Monday	12:00 PM – 7:00 PM	Closed	11:00 AM – 3:00 PM
Tuesday	Closed	2:00 PM – 7:00 PM	2:00 PM – 6:00 PM
Wednesday	12:00 PM – 7:00 PM	Closed	Closed
Thursday	Closed	Closed	2:00 PM – 6:00 PM
Friday	12:00 PM – 4:00 PM	12:00 PM – 5:00 PM	Closed
Saturday	11:00 AM – 4:00 PM	12:00 PM – 5:00 PM	Closed
Sunday	1:00 PM – 4:00 PM	Closed	Closed

If you need additional help sending in documents please contact us at RentalAssistance@MarinCounty.org or (415) 473-2223 (CA Relay 711).

11. After I submit my application, when will I get a response?

For an application to be considered complete, both the landlord and tenant will need to submit their respective application. If a landlord is unwilling or unable to complete their application, it may be possible for the tenant to receive direct assistance. Complete applications will be prioritized based on the following factors:

1. At risk of eviction
 - a. Papers filed with the Courts
 - b. Notice from landlord in writing

2. AMI
 - a. 30% and less
 - b. 50% and less
 - c. 80% and less

3. Rent
 - a. Back rent owed after April 2020
 - b. Hasn't received our assistance before
 - c. Borrowed money – future rent
 - d. Increased expenses due to COVID – future rent

4. Date of application

Eligible applicants with complete applications (both tenant and landlord have submitted) can expect to receive assistance within 2 months of submitting.

12. I already applied and still haven't received a response. Does this mean my application was not eligible?

No. We contact everyone on our list and would have let you know if your application was not eligible. If you already completed intake with our staff, submitted your documents and you are waiting for a response, this means your application is in progress.

13. I already received rental assistance from your program in the past. Can I apply again?

Yes. You can apply for additional rental assistance by logging back into your application at www.marincounty.org/rentalassistance and clicking the red "REAPPLY" button next to your original application after you have logged back in.

14. I need assistance for current/future months, not back rent. Can you help with that?

Currently, unpaid back rent is being prioritized, according to the priority levels described in questions 3 and 12. Payments for future rent through December 31 is in development.

15. Can I be evicted for not paying rent right now?

The newest State eviction moratorium law, which was passed July 1, 2021, prevents any evictions related to nonpayment of rent due to COVID related financial hardship until September 30, 2021. To be protected, tenants must do two things:

1. Present a signed declaration form to the landlord
2. Pay at least 25% of total rent due between September 1, 2020 and September 30, 2021 by September 30, 2021.

You can find more information, and a blank declaration form, on the County's [COVID Renter Protections](#) webpage. For any legal questions, please contact [Legal Aid of Marin](#) at (415) 492-0230 (extension 102). You can use this [worksheet](#) to determine if you have met the 25% payment.

16. My landlord won't apply for the program. What do I do?

Under updated state law, a tenant can still receive rental assistance if their landlord does not apply.

17. My landlord wants more information. What can I share with them?

You may direct your landlord to the [Marin County Rental Assistance](#) webpage for more information. For specific questions, they may contact the rental assistance team at rentalassistance@marincounty.org or (415) 473-2223.

18. My landlord wants proof that I applied. What can I show them?

After you submit your completed application, you will receive an automatic email response confirming your application was successfully submitted. You may forward this email to your landlord as proof of application submission, though it is not necessary. This email does not mean your application was approved but shows your application has been successfully submitted.

19. My landlord has charged me late fees. Can rental assistance be applied to that?

AB 832, the new State eviction moratorium and rental assistance law, prohibits landlords from charging a late fee if the tenant has provided a signed declaration form stating their inability to pay rent due to COVID-19. If you have been charged late fees after providing this declaration form, you may benefit from the assistance of legal counsel. You may wish to contact [Legal Aid of Marin](#) at (415) 492-0230 (extension 102) for more information.

20. I'm currently unhoused. Can your program help me?

This funding may be used for housing costs to support housing stability (such as funding to cover a security deposit), but it will depend on funding availability after unpaid back rent payments have been made. If you are unhoused and are looking for urgent housing resources, please contact the following organizations:

- [St. Vincent de Paul Society](#): (415) 454-0366
- [Ritter Center](#): (415) 457-8182
- [Homeward Bound of Marin](#): (415) 459-5843

21. I have a Section 8 voucher but am struggling to pay my portion of rent. Can your program help me?

Households that receive housing assistance from vouchers, whether those are Housing choice vouchers, project-based vouchers, or other Section 8 vouchers, and who have experienced a loss of income should recertify their income with the [Marin Housing Authority](#) to ensure housing costs continue to be covered: (415) 491-2525, or Sharon Hughes at SHughes@marinhousing.org. Voucher holders and residents of public housing who meet one or both of this criteria may apply:

- a. One or more individuals within the household has qualified for unemployment benefits or experienced a reduction in household income, or
- b. Incurred significant costs, or experienced other financial hardship due, directly or indirectly, to the COVID-19 outbreak;

Please note, tenants who experienced a loss of income due to COVID will be required to demonstrate that they have received an interim recertification. If they experienced increased expenses related to COVID they will be asked to verify. Households are ineligible for assistance if they receive Tenant-Based Rental Assistance (TBRA), Rapid Re-Housing (RRH) assistance, or other income-based rental assistance where a certification of no income will allow the assistance to cover the full cost of the household's rent.

Households in subsidized housing that does not include housing voucher support, such as Low-Income Housing Tax Credit (LIHTC) subsidized housing and other state and federally subsidized housing, are eligible for assistance for the tenant portions of rental arrears. Lessors of subsidized housing may only apply for rental assistance to cover the tenant portion of rental arrears.

For more information about the eviction moratorium, visit the County's [COVID-19 Renter Protections webpage](#).