



Marin County Rental Assistance Program

Frequently Asked Questions - Tenant

1. When can I apply for rental assistance?

The Marin County Rental Assistance application is available 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 business days to return your call.

2. Who is eligible?

To be eligible for this program, you must:

1. Be a current Marin County renter
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 10 for more information)

3. How will applications be processed?

Applicants will be prioritized according to the following timeline. For an application to be considered complete, both the tenant and landlord need to submit their respective applications for the particular unit:

- **First Priority – Extremely Low-Income:** March 23, 2021 – ongoing
- **Second Priority – Very Low-Income:** April 5, 2021 – ongoing
- **Everyone Else – Low-Income:** April 12, 2021 – ongoing

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 SB 91, the new State eviction moratorium and rental assistance law that was passed on February 1, 2021. Additional information about this law can be found on the County’s [COVID Renter Protections](#) webpage.

Assistance will cover 80% of a tenants’ unpaid back rent between April 1, 2020 and March 31, 2021. If a landlord accepts this payment, then they must forgive the remaining 20%, and the tenant would be considered current on rent. If a landlord does not accept this assistance, then the maximum assistance that can be applied through this program is 25% of the tenants’ back rent.

5. If I owe rent at two different residences, are both units eligible for assistance?

No. Under the current SB 91 rules, only the currently occupied unit is available for assistance. This is because the program is intended to be a housing stability and eviction prevention resource, and there is no risk of eviction from units where the household is no longer an occupant.

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

If the household has left the residence with debts owed in arrears, those debts are not recoverable under the current program. The State knows this is a growing issue in communities across California and is working to respond.

7. Do I need to be a U.S. citizen or 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, about \$16 million is available for rental assistance in Marin County. 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 County 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. Once both parties submit, then we anticipate about the following wait times by income levels:

- **First Priority – Extremely Low-Income:** March 23, 2021 – ongoing
- **Second Priority – Very Low-Income:** April 5, 2021 – ongoing
- **Everyone Else – Low-Income:** April 12, 2021 – ongoing

Eligible applicants with complete applications (both tenant and landlord have submitted) can expect to receive assistance within 2-4 weeks after 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 will need to resubmit an application for additional rental assistance.

14. I need assistance for current/future months (After April 1, 2021), not back rent. Can you help with that?

There is a possibility this program will be able to offer assistance with rent after April 2021, but this will depend on how much funding is available after the program has paid back rent. Back rent must be paid first as part of the new State law SB 91. You can still fill out an application to be considered for this assistance if/when funding becomes available.

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

The newest State eviction moratorium law, which was passed February 1, 2021, prevents any evictions related to nonpayment of rent due to COVID related financial hardship until June 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 June 30, 2021 by June 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).

16. My landlord won't accept the 20% forgiveness. What do I do?

If your landlord is unsure of how the program works, please feel free to reach out to our staff, who can speak with your landlord and explain the program in more detail. Another helpful resource is the County's Consumer Protection Unit, which offers free landlord-tenant mediation services. This department can be contacted at (415) 473-6495.

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?

SB 91, 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.

Households receiving housing choice or Section 8 housing vouchers who were not able to recertify income and have unpaid back rent are eligible for assistance.

Households that have recertified income and do not have unpaid back rent are not eligible for assistance.