

# Rental Assistance Works for Property Owners



## Why Consider Rental Assistance?

- Worried who won't make rent this month? Next month?
- Does guaranteed rent, direct deposited to you, on time each month sound good?
- Looking for a long term tenant?

## Ready to list a unit? Visit:

[Housingconnector.padmission.com](https://housingconnector.padmission.com)



## Want to know more? Visit:

[SoCoCHC.org](https://SoCoCHC.org)

Call us today! (707) 565-1259

TDD (707) 565-7555



COMMUNITY HOUSING  
CONNECTOR  
SONOMA COUNTY

## What is Rental Assistance....

Rental Assistance makes market rate housing accessible to those who otherwise could not afford it including:

- Seniors
- Single Parent Households
- Veterans
- Disabled
- Homeless
- Foster Youth
- Low Income Families

You already rent to households similar to those receiving rental assistance. You may even have someone close to you that depends on rental assistance to afford a place to call home.

For each person receiving rental assistance their rent portion is based on their income to remain affordable. The rent, often the majority, is subsidized.

# YOU'RE IN THE DRIVER'S SEAT



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- Screen and choose your own tenants
- Use your own lease, month to month if you choose
- Charge the same Fees and Security Deposit
- You set the rent. We'll work with you to identify the maximum that fits our payment standard
- Increase the rents in accordance with State and Federal Laws
- Enforce the same tenant rules that you normally would
- If there is a problem, terminate the lease at any point for good cause

## BENEFITS OF WORKING TOGETHER

### **Guaranteed, on time payments**

The Housing Agency share of the rent is direct deposited or mailed before the 5th of each month. Since the tenants share is made more manageable they are more likely to pay on time as well.

### **Flexibility and Stability**

A layoff or hour reduction puts your tenants at risk. If a rental assistance tenant's income unexpectedly drops, we can immediately adjust and increase the portion paid by us. The average length of tenancy is 8 years.

### **Annual Inspections**

We inspect the unit at lease up, bi-annually, or if requested. We are not code enforcement, but we will look for health and safety hazards and can help you identify problems before they become costlier.

### **Vacancy? We'll help you lease up**

We assist over 6,000 households. Each month, many of these households plan to move or are actively looking. You can list units on our site for free to minimize vacancy loss.

### **Property Owner Partnership Program**

We are invested in our tenants, property owners, and community. Preserving your investment and our relationship is important. Any tenant may pose a challenge, but when you choose to work with a rental assistance tenant, you may qualify for additional benefits such as:

- Dedicated Property Owner Phone Line
- Security Deposit Equal to Two Months Rent
- \$1000 Signing Bonus
- Risk Mitigation funds
- 1 Year Paid Membership to the California Apartment Association

Community Housing Connector is a Sonoma County Continuum of Care partnership supported by local housing providers.