

Marin Valley Mobile Country Club Lot Rent Deferral Program



Frequently Asked Questions

The Lot Rent Deferral Program provides a deferred loan to qualifying income-eligible MVMCC residents by deferring payment of up to \$150 of their monthly space rent. The Program is being offered as a 1-year pilot for up to fifteen (15) eligible households. The program is being administered by Hello Housing on behalf of the City of Novato.

1. How do I know if I am eligible to apply?

- You must have been a resident of Marin Valley Mobile Country Club for at least five years before applying for a deferral.
- You must own the mobile home in which you are living.
- You must live full-time (at least 10 months/year) in the park while receiving a deferral.
- You must be current on your loan payments if you have a loan on your home.
- You must be current on taxes and fees related to your home.
- You must have a monthly household income no greater than 20% of AMI for Marin County as determined by HUD
- You must not have assets worth more than \$30,000. This does not include the value of your mobile home or personal property

2. How do I apply?

1. Complete a pre-screening with Hello Housing by calling (415) 863-3036.
2. Submit a complete Program Application with Supporting Documentation to Matt Greenberg, General Manager. You may download a copy of the application at www.hellohousing.org/marinvalley, request a paper copy be mailed to you, or pick up a paper copy from the MVMCC office.
3. Applicants will be served on a “First Complete First Served” basis, which means all requested documents must be received to be considered submitted.

3. If approved, how is my monthly deferral amount calculated?

Hello Housing will calculate 30% of your monthly household income and subtract lot rent, monthly principal and interest (if any), property insurance, and average monthly utility costs over the prior 12-month period. The monthly rent paid directly by the resident will be reduced by the approved deferred amount.

Maximum Eligible Annual Income for Household of Two	A	\$21,900
Actual Annual Household Income for a Household of Two	B	\$21,600
Actual Monthly Household Income (B / 12)	C	\$1800
30% of Monthly Household Income (C x 30% = D)	D	\$540
Less Current Lot Rent	a	(\$500)
Less Principal & Interest on Mobile Home	b	(\$300)
Less Insurance on Mobile Home	c	(\$50)
Less Utility Allowance	d	(\$215)
Funds Remaining for Housing Costs (D - a, b, c, d = E)	E	(\$525)
Eligible Monthly Deferral (eligible for maximum deferral)		\$150

4. When do I have to repay my loan?

In general, the loan will only be due and payable at sale or transfer of the mobile home.