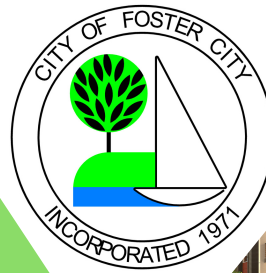


CITY OF FOSTER CITY LANDLORD INFORMATION SHEET



It's the Law

- All rental housing must be habitable and safe.
- Every tenant has a right to privacy. In most cases, a landlord must provide advance notice before entering a unit.
- Federal and California laws forbid housing discrimination.
- California law protects tenants from retaliation for certain actions by a tenant, including making complaints about a housing unit's condition.
- California law protects tenants from harassment.
- Leases and other documents making substantial changes to rights of parties must be translated into certain languages if the lease is negotiated on one of those languages.

Understand the Tenant Protection Act of 2019 (AB 1482)

Effective January 1, 2020, California adopted the Tenant Protection Act of 2019, also called AB 1482, which provides for statewide rent increase limits and just cause eviction protections. However, not all rental housing is covered, including deed-restricted affordable housing and rental properties less than 15 years old.

<https://www.smcgov.org/housing/tenants-protections-and-rights>

Get Fair Housing Training

Learn about California's Fair Employment and Housing Act and other webinars and training here:

<https://calcivilrights.ca.gov/california-fair-housing-regulations-webinar-pdfs/>

Scan this orange Flow Code using your phone's camera to go to the City's Housing Page and all links.



Get the California Landlord & Tenants' Guide

The State of California issues the California Tenants, A Guide to Residential Tenants' and Landlords' Rights and Responsibilities. The guide provides information about leases, maintenance, repairs, inspections, and security deposits and is a valuable resource for landlords and their tenants.

www.courts.ca.gov/documents/California-Tenants-Guide.pdf - 2022-06-29

Conflict Resolution Services

If you are experiencing a disagreement with a tenant and would like to request professional mediation services, please contact the Peninsula Conflict Resolution Center.

<https://www.pcrweb.org/request-a-service>

Foster City Rental Registry

In 2024, the City will launch a Rental Registry. All landlords must register their property by June 30, 2024. The register will help us track rents, types of units, and vacancies. Stay tuned for more information.

CONTACT THE CITY'S HOUSING COORDINATOR

(650) 286-3230

njabba@fostercity.org

Nori Jabba, Housing Coordinator

www.fostercity.org/housing

Incentives for Landlords to provide affordable housing

San Mateo County's Housing Authority provides resources for landlords, including a \$1,000 bonus for partnering with the County. Learn about incentive programs here:

<https://www.smcgov.org/housing/landlord-incentive-programs>

Watch a video about opportunities here:

https://www.youtube.com/watch?v=3Gml_anm8s

What is a Housing Choice Voucher (Section 8) ?

The Housing Choice Voucher Program, also called Section 8, is a federal program of the Housing and Urban Development (HUD) Department and managed by the Housing Authority of San Mateo County. Tenants who apply for and receive a voucher pay a portion of their rent (30% of their income), and the County pays the remainder of the Contract Rent. Download the County's brochure about the program here:

<https://www.smcgov.org/media/31816/download?inline=>

Watch a video about the program here:

<https://www.youtube.com/watch?v=eGZeJthk8k8>

Learn about the Federal program here:

https://www.hud.gov/topics/housing_choice_voucher_program_section_8

Service and Emotional Support Animals

What's the difference? Did you know that Assembly Bill 468, effective in 2022, provides more restrictive requirements for emotional support animals?

Learn more here: https://calcivilrights.ca.gov/wp-content/uploads/sites/32/2022/12/Emotional-Support-Animals-and-Fair-Housing-Law-FAQ_ENG.pdf

How can I help veterans?

HUD provides assistance to veterans through the Veterans' Affairs Supportive Housing (VASH) program. Each year a specified number of VASH vouchers are released to the County through the Housing Authority.

Learn about the VASH program here:

https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/vash

Learn how to be a landlord to veterans here:

<https://www.va.gov/homeless/landlords.asp>

Download the reference guide:

<https://www.hud.gov/sites/documents/VASH-REFERGUIDE2012-10.PDF>

Get connected to a Veterans Affairs housing coordinator here:

<https://www.va.gov/homeless/landlords.asp#contact-us>

Resources for Reasonable Accommodations

Federal nondiscrimination laws require housing providers to grant requests for reasonable accommodations and modifications in housing, programs, and activities. Learn more about how to respond to a tenant's request for reasonable accommodation here:

https://www.hud.gov/program_offices/fair_housing_equal_opp/reasonable_accommodations_and_modifications

Details for Landlords can be found here:

https://www.hud.gov/program_offices/fair_housing_equal_opp/reasonable_accommodations_and_modifications/information_for_housing_providers_landlords_property_managers