

BCLT Policies

Once an individual or household becomes a BCLT tenant we prioritize making sure that our tenants feel secure in their housing. At the same time, however, our goal is to serve as many people as we can.

- If a BCLT household outgrows its current unit and meets the income requirement for a larger BCLT unit, we may transfer that tenant without requiring the tenant to reapply for the waitlist.
- If a current tenant's household size becomes smaller and their current space is not being utilized to its full potential, we may move them to a smaller unit, if and when one becomes available, opening up a bigger space for others waiting.
- If a current tenant is unable to pay the rent at their current unit due to unforeseen hardships, we may offer them the opportunity to transfer to a more affordable unit that may be smaller if and when one becomes available as a way to avoid eviction.
- Eligibility is determined by household size and household income. The BCLT strives to rent to households with incomes between 30-80% AMI (average median income). Rents and income requirements vary based on the property. AMI levels are adjusted yearly and are published by the Marin Housing Authority. Due to the extreme wealth gaps and inflated cost of housing that exist in Marin, basing eligibility purely on AMI percentages makes households ineligible who we feel we can serve. In light of this, the BCLT will therefore consider applicants who do not make the minimum needed income based on the current AMI levels, as long as the set rent for the specific unit is no more than 50% of the applicant's income. The BCLT has adopted this policy in an effort to expand and diversify our accessibility. Households opting to rent over 30% of their income will be asked to sign an acknowledgment during the initial lease signing. If clarification on this policy is needed, BCLT is happy to give further explanation, please don't hesitate to reach out (info@bolinaslandtrust.org/415-868-9468).