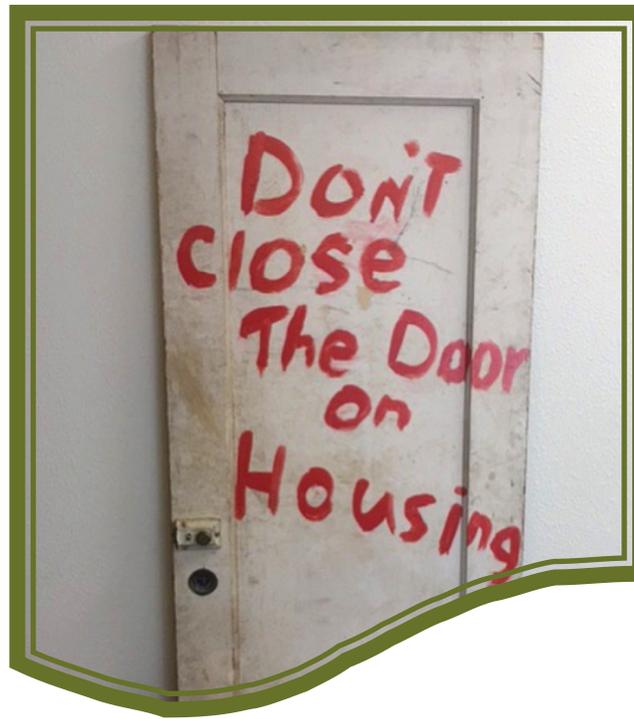


## *Who we serve*

We serve the homeless who are utilizing systems of care more frequently than their housed counterparts. People experiencing homelessness will often utilize emergency rooms as their primary care physician, mental health provider and short term housing solution in order to take care of their immediate needs. This is costly and stresses our county's systems of care. By housing the homeless, we provide a safe, nurturing environment that gives them hope for the future.



For more information and to assist us in serving the homeless, please visit [www.sacselfhelp.org](http://www.sacselfhelp.org)

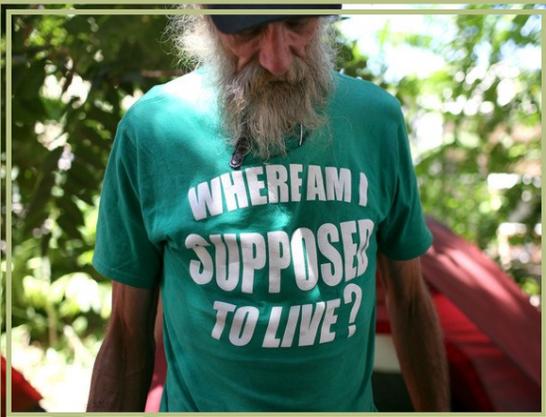
(916) 341-0593

P.O. Box 188445

Sacramento CA, 95818



**Master-Leasing**  
with Sacramento Self-Help Housing is not only easy for our landlords, it also helps house the homeless in Sacramento County.





## What is Master Leasing?

Master leasing is a mechanism where the owner of the rental property receives one monthly rent check from the master tenant (SSHH) regardless of occupancy levels. The master tenant takes care of day-to-day operations, property management, subtenant-caused damage and subtenant selection. Subtenants are able to access housing directly from SSHH to meet the needs of the low income and homeless tenants. Master leasing benefits local governments, business and non-profit providers by expanding much-needed affordable housing.

## How does the landlord benefit from Master Leasing?

- ◇ Your contract or lease is solely with our agency. We have been doing this successfully since 2006!
- ◇ Landlords are guaranteed on-time rent payments always paid in full. Rents paid are based on Fair Market Rent for the county where the home is located
- ◇ SSHH is responsible for screening all residents of the property and executing leases.
- ◇ SSHH assumes all responsibility for tenant caused damage.
- ◇ SSHH has an onsite employee that lives at the property to ensure maintenance issues are reported promptly.
- ◇ SSHH has a professional property management and maintenance team to address repairs and inspect properties at least twice a year.
- ◇ We have a case management team that is at the house weekly and ensures tenants compliance with the house rules and leases.
- ◇ In the event eviction is required, SSHH is responsible for all costs associated with that action.



## In the words of our landlord & partner — Bruce Morse:

“Working with Sacramento Self-Help Housing is a win-win proposition. I use my construction skills to fix up houses, and improve neighborhoods. I try to configure each house in a way where six people can live comfortably. SSHH provides a house monitor and infrastructure so the houses can be maintained. It’s nice to get a regular rent check in the mail, and not to have the burden and loss of revenue involved with a turnover of renters.

I’d tell others who are considering whether or not to partner with Sacramento Self-Help Housing that I’ve enjoyed getting to know the house monitors and people who live there. Also, that providing housing to people in need is difficult, but essential.”