

rental tips & tricks

- **Try not to overshare;** landlords may use it against you. Document all interactions.
- **Know your rights.** Remember: You are not required to disclose your gender identity to anybody.
- **Bring a trusted friend when visiting potential units** to increase safety and comfort.
- **Trust your gut.** It's okay to walk away from situations that give you a bad feeling.
- When meeting potential landlords, **avoid talking about:**
 - Repairs/maintenance.
 - Breaking the lease or moving out early.
 - Past evictions or prior challenges with landlords.
 - Guests/significant others (if they aren't on the lease).
 - Plans to get pets – it's OK to confirm the pet policy but consider waiting to mention adding pets until you've lived there a bit and shown you're a responsible tenant.
- Prepare in advance – **know your budget, move-in timeline & have questions ready:**
 - What are the terms of the lease (duration, utilities)?
 - What's required to move (deposit, renters' insurance)?
 - How is rent paid (check, online)? How often does it increase?
 - **Think: What else would you like to know about your potential unit?**

san mateo pride center

We are a program of **StarVista** in collaboration with Outlet of Adolescent Counseling Services and Peninsula Family Service.

Our mission is to create a **safe, inclusive, and affirming community** for individuals of all ages, sexual orientations, and gender identities. **We provide a broad range of accessible and affordable services, including:**

Therapy & Counseling
Case Management
Peer Support Groups
Trainings & Workshops
Social/Community Events & more!

CONNECT WITH US:

#: (650) 591-0133

Email: info@sanmateopride.org

Visit **www.sanmateopride.org**

Follow us on Facebook & Instagram

(@sanmateopride)

CRISIS SUPPORT (24/7)

If you're in distress or just need someone to talk to, you are not alone. Reach out for support:

TRANS LIFELINE: (877) 565-8860

TREVOR PROJECT: (866) 488-7386

STARVISTA CRISIS LINE: (650) 579-0350

INTIMATE PARTNER ABUSE: (800) 300-1080

TEXT "HOME" to 741741

Or visit <https://sanmateocrisis.org>

For Additional Resources: Dial 2-1-1 at any time (available 24/7 and in 150 languages) for connections to local resources of any kind.

housing tips

*This brochure is intended to support and empower **transgender, gender-diverse, and non-binary individuals** in navigating various resources in **San Mateo County** and beyond. This resource was created **by the community, for the community.** We know how challenging it can be to get the support you need, so in sharing these tips and tricks we hope to give you the tools to thrive. If you need further assistance, please reach out. We are here to support you.*



This project is supported by Kaiser Permanente Northern California Community Benefit Programs.

where to look

- Search on **Facebook Groups**
 - “Juanita’s List”
 - “Gay Area Queer Housing SF Bay Area”
 - “Trans* & Intersex Housing: SF Bay Area”
- Google “LGBTQ Housing **Craigslist** Bay Area” for local LGBTQ+ posts (top link)
- **OpenHouse’s monthly newsletter for LGBTQ Senior Housing:**
www.openhousesf.org/housing
- **Call HIP Housing at (650) 348-6660** – matches home seekers with home providers.
 - www.hiphousing.org
- Ask your friends to see if they know of any housing leads or advice.
- Contact the Pride Center at **(650) 591-0133** for more support.

financial assistance

- Sign up for assistance through a **HUMAN SERVICE AGENCY**
 - #: (800)-223-8383
 - For more info: www.smcgov.org/hsa
- Register for vouchers & income-based waitlists via **RENT CAFE PORTAL**
 - #: (650)-802-3300
 - www.smcgov.org/housing/rent-cafe-pha
- Apply for subsidy programs like:
 - **H.O.T.T. PROGRAM (HOUSING OPPORTUNITIES FOR TRANS TENANTS):**
www.hotthousing.org
 - **OUR TRANS HOME SF:**
www.ourtranshomesf.org
 - **CORE SERVICE AGENCIES:** Dial 2-1-1 or www.smcgov.org/hsa/core-service-agencies-emergency-safety-net-assistance
- Consider adding roommates to reduce costs.

overcoming barriers to housing

CREDIT REPAIR & FINANCIAL EMPOWERMENT PROGRAMS

PENINSULA FAMILY SERVICE: Offers credit-building and loan programs, financial education, job coaching, & more.

#: (650) 403-4300 x4105

SPARKPOINT: Offers financial coaching, public benefits enrollment, budget planning, credit score education, & more.

#: (650) 378-7275

PROJECT SENTINEL FINANCIAL & CREDIT

COUNSELING: Provides an in-depth review of your credit report/budget, including tips on how to: reduce expenses, lower interest rates, negotiate payment plans, & improve credit rating.

#: (408) 470-3730

LEGAL NAME & GENDER CHANGE

- **You must use your current legal name when applying.** Most applications ask you to list previous names/aliases.
- **If you changed your name but haven’t updated it with credit bureaus, your credit may still be connected to your previous name.** This may cause problems during credit checks, so including previous names for landlords to reference can help. If previous landlords/references knew you by your previous name then you should also list this.
- The Pride Center hosts a **free monthly workshop to help legally update your name/gender on identity documents.** Call **(650) 591-0133** for more info.

CRIMINAL RECORDS

- There is no reason to disclose your criminal record unless you are explicitly asked during the application process. However, **do not lie if you are asked.** Consider providing mitigating information to lessen gravity of the offense (e.g. good tenant history, evidence of changed behavior, circumstances surrounding the crime, etc.)
- Arrests themselves are not evidence of guilt. You cannot be denied housing simply because you have an arrest history.
- Get help with expunging or sealing your record:
 - **COMMUNITY LEGAL SERVICES OF EAST PALO ALTO (CLSEPA): (650) 326-6440**
 - **STANFORD COMMUNITY LAW CLINIC: (650) 725-9200**
- **PROJECT SENTINEL’S “FAIR HOUSING” TOOLKIT FOR PEOPLE WITH CRIMINAL RECORDS:** www.housing.org/tenants
- **TRANSGENDER & INTERSEX JUSTICE PROJECT**
 - #: (415) 554-8491 // info@tgijp.org
- For other pro bono legal groups:
www.probono.net/sf

HOUSING ADVOCATES & CASE MANAGEMENT: Consider working with a housing advocate for more in-depth support and resources. The Pride Center can help. Contact us at **(650) 591-0133.**