SCCHA provides Section 8 program owners and agents who re-rent their unit to another Section 8 participant with vacancy payments. Payments are available up to one month’s rent, calculated on the previous tenant’s contract rent amount. Re-renting of the unit must occur within 90 days of the last Section 8 participant vacating the unit.

For more information or to find out if you qualify for a vacancy payment, please contact us at (408) 275-8770.

VACANCY PAYMENTS  Now Offered!

TENANT PROTECTION ORDINANCES
SCCHA is providing you with a brief overview of two recently adopted tenant protection ordinances. For more information, including the full text of the ordinances, please visit the listed website address for each ordinance.

CITY OF SAN JOSÉ
On May 9, 2017, the City Council adopted an Urgency Ordinance that implements the Tenant Protection Ordinance immediately. The Ordinance specifies requirements for providing notices to vacate for tenants living in apartments with three units or more in San José. The Ordinance eliminates no-cause notices and requires a just cause for all notices to vacate. Just Cause is a requirement that any notice to vacate (any action to recover possession) state a just cause for eviction.

Notice to vacate must be based on a cause included in the list of 12 just cause terminations listed in the Ordinance.

FOR MORE INFORMATION ON THE
Tenant Protection Ordinance, visit:
www.SanJoseCA.gov

CITY OF MOUNTAIN VIEW
On November 8, 2016, the residents of the City of Mountain View voted to adopt Measure V, also known as the Community Stabilization and Fair Rent Act (“CSFRA”), to stabilize rents and provide just cause eviction protections for certain Rental Units in Mountain View.

For more information on the
Community Stabilization and Fair Rent Act, visit:
www.mountainview.gov/rentstabilization

SAVE THE DATE!
In celebration of our 50th Anniversary, SCCHA is hosting a Landlord Appreciation event on December 14th at the San José Museum of Art. Information to RSVP will follow!

OWNER OMBUDSWOMAN & HOUSING PROGRAMS SUPERVISOR DORA FOPPIANO intercedes for Section 8 property owners when problems arise that are not resolved by the assigned Housing Specialist or Supervisor. As a neutral party, she will research and ensure that every owner’s concerns are satisfactorily addressed.

As always, property owners and agents are encouraged to call their assigned Housing Specialist with routine questions and concerns.

Contact Owner Ombudswoman Dora Foppiano:
Dora.Foppiano@scchousingauthority.org
(408) 993-2965.

Celebrating 50 Years
PARTNER PORTAL is an owner portal that provides Section 8 owners and agents with access to tenant, unit and financial information. Any owner or agent who has a Section 8 tenant may set up an account.  

Please visit www.scchousingauthority.org & create your account today!

SCCHA CONTRACT RENTS: REASONABLE RENT PROCESS

HUD requires that Public Housing Authorities determine a reasonable rent for Section 8 units in comparison to rents for other comparable unassisted units in the area at the time of initial lease and whenever an owner requests a rent increase. To do this, SCCHA uses a nationally recognized rent reasonableness database, GoSection8.

GoSection8 Details:
• Maintains a database of market-based comparable units in the area and establishes and documents accurate rent reasonableness certifications that meet HUD requirements for rent comparisons.
• Allows for adjustments based on nine comparability factors that impact rents in our area: location, size, type, quality, age of the assisted unit and any amenities, housing services, maintenance, and utilities provided by the owner.
• Makes rent adjustments to comparable units based on variations between the subject unit and the comparable unit in order to ensure that the rent SCCHA approves is fair and reflects current market rents.

If SCCHA determines that your requested rent amount is reasonable according to its reasonable rent database, the owner and tenant will be notified of the approved rent.

If SCCHA determines that the requested rent is not reasonable in comparison to other similar units, SCCHA will inform you or your agent of the rent amount we are willing to pay based on comparable properties and amenities in the surrounding area.

Due to a procedural change, SCCHA is no longer able to honor owner appeals of the approved amount of contract rent for your unit. We will provide you copies of the rental comparisons used in processing your rent request so that you are able to better understand the reason for SCCHA’s reasonable rent determination.

You May Have Noticed… our NEW Name & Logo!

In celebration of the Agency’s 50th anniversary, we adopted a new streamlined name, Santa Clara County Housing Authority (SCCHA), refreshed logo and a new tagline: “making homes, growing communities.”

Our website address has also changed: www.scchousingauthority.org

VACANCY?
List your property for rent at www.gosection8.com

HOLIDAYS
UPCOMING HOLIDAY CLOSURES
Please note, SCCHA will be CLOSED on the following dates:

November 10, 2017
November 23 & 24, 2017
December 25 - 29, 2017
January 1, 2018

UPCOMING OWNER/AGENT WORKSHOPS

<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Workshop Details</th>
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<tr>
<td>November 1, 2017</td>
<td>6PM-8PM</td>
<td>Request For Tenant Approval (RFTA) &amp; Housing Assistance Payment (HAP) Contract Workshop for Owners</td>
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<tr>
<td>November 8, 2017</td>
<td>2PM-4PM</td>
<td>Project Based Voucher (PBV) Owners’ Information Session</td>
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<tr>
<td>December 13, 2017</td>
<td>6PM-8PM</td>
<td>Section 8 Owners’ Information Session</td>
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LOCATION
505 W Julian Street, San José

No reservations necessary