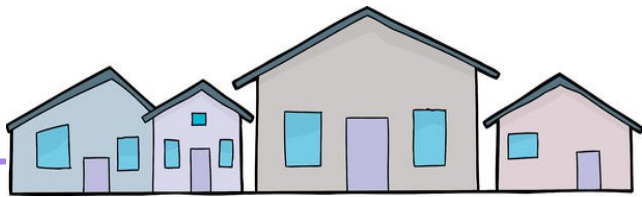




VACANCY PAYMENTS *Now Offered!*

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.



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.

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!



SECTION 8 OWNER SURVEY *WE NEED YOUR FEEDBACK!*

We are currently exploring ways to improve our customer service and partnership with participants and landlords.

Please participate in taking a 12- question survey that will help us to better understand your experience as a landlord in our programs. We plan to actively use your feedback to improve our delivery and provide you with the best possible service.

Survey Address

<https://www.surveymonkey.com/r/SCCHA8>

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.

UPCOMING OWNER/AGENT WORKSHOPS

November 1, 2017 | 6PM-8PM
Request For Tenant Approval (RFTA)
&
Housing Assistance Payment (HAP)
Contract Workshop for Owners

November 8, 2017 | 2PM-4PM
Project Based Voucher (PBV)
Owners' Information Session

December 13, 2017 | 6PM-8PM
Section 8 Owners'
Information Session

LOCATION

505 W Julian Street, San José

No reservations necessary

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

SCCHA HOURS OPEN TO THE PUBLIC

Monday - Thursday

7:30am - 5:00pm

Every other Friday

7:30am - 5:00pm

See the Agency Calendar on our website (www.scchousingauthority.org) for Friday closures & other holidays.

