

Payment Standards Increased in February



The Housing Authority of the County of Santa Clara (HACSC) increased Voucher Payment Standards effective February 1, 2016. These prices—allocated by bedroom size—reflect the maximum monthly rental assistance that the agency will pay for Section 8 participants.

Payment standards are based on the Fair Market Rents (FMRs) determined annually by the Department of Housing and Urban Development (HUD). HACSC is permitted to set its payment standards in a range within 90 to 110% of the FMRs. However, the payment standard does not limit what the owner may ask for the rent.

Before HACSC will approve a requested rent, it must determine

Payment Standards	
HACSC raised its payment standards effective February 1, 2016, to the prices listed below.	
0 BR	\$1,482
1 BR	\$1,740
2 BR	\$2,193
3 BR	\$3,054
4 BR	\$3,407
5 BR	\$3,918
6 BR	\$4,429
The payment standard is the maximum subsidy that HACSC can pay toward the contract rent.	

the rent is “reasonable” by comparing the requested rent to similar units in the vicinity. The owner’s requested rent will be capped at what HACSC determines is the reasonable rent.

For owners renting to Veterans Affairs Supportive Housing (VASH) clients referred by the Veterans Administration, the payment standards are set at 120% of the FMRs. See “Housing Homeless Veterans” on page 2 for details about this program. ▲

Set Up Your Partner Portal Account to Access:

- Payment details for 24 months
- Unit details and inspections
- Move-in and lease-end dates
- Tenant details
- Assigned Housing Specialist

Go to www.hacsc.org and click on “Section 8 Landlord Resources” then “Partner Portal” to access the *Partner Portal User Manual* and set up an account.

Walk-ins Replaced by Direct Staff Appointments

Save yourself the time and frustration of stopping by the office only to discover that your Housing Specialist is not available to meet with you. Make appointments directly with them via phone or email.

For a staff roster, go to www.hacsc.org, click on “Contact Us.” Below “Housing Programs Department,” you will find “To contact your Housing Specialist or other agency staff, [click here.](#)” Housing Specialists are assigned alphabetically (by the last name of the tenant head of household).

Fair Housing Regulations Provide Tenant Protection

HACSC complies fully with all federal, state and local nondiscrimination laws, along with the rules and regulations governing fair housing equal opportunity in housing and employment.

The agency will not deny any family or individual the equal opportunity to apply for or receive assistance under the Section 8 programs on the basis of ancestry, color, disability, familial or marital status, national origin, race, religion, sex, sexual orientation or source of income.

For the complete HUD brochure on the Fair Housing Act, go to: <http://www.hud.gov/offices/adm/hudclips/forms/files/1686.pdf>. ▲

HACSC Partners with the VA for Solutions



The U.S. Department of Veterans Affairs announced that, “no veteran should be without a place to call home.” HACSC and the Veterans Administration (VA) agree. The VA proactively seeks out veterans in need of assistance and connects them with housing and case management.

HACSC supports this effort by administering Veteran Affairs Supportive Housing (VASH) vouchers to these veterans.

HUD-VASH Landlord Benefits:

1. The opportunity to honor veterans who have served our nation.
2. Receiving rents that are 120% of Fair Market Rents (which are higher than Section 8 vouchers).
3. Reliable rental payments.
4. Access to Department of Veterans Affairs supportive services to assist in tenant relations.

If you are interested in renting to a HUD-VASH veteran, contact Dora Foppiano, Housing Programs Supervisor and Owner Ombuds-woman at HACSC.

You may reach her by email at dora.foppiano@hacsc.org or by phone at (408) 993-3065.▲

2016 Owners' Information Sessions

For property owners and managers with Section 8 tenants in Santa Clara County

LEARN ABOUT:

New Contracts/Leases
Rent Adjustments
Rent Reasonableness
Enforcing Your Lease
Housing Quality Standards

**All sessions will be held at:
The Housing Authority of the County of Santa Clara
505 W. Julian Street
San Jose, CA 95110**

Conference Room A/B to the right of the front entrance

**April 13, July 13
& October 12
6 to 8 p.m.**

**To RSVP, call (408) 275-8770
or register on the website
calendar at www.hacsc.org**

Proposed Moving to Work Activities for Fiscal Year 2017

Since 2008, HACSC has introduced nationally recognized changes to its affordable housing programs through the Moving to Work (MTW) demonstration program. MTW is a federal initiative, established by Congress, that encourages selected housing authorities to propose and implement locally-designed changes to the way affordable housing programs are administered, upon approval by HUD.

MTW Program Goals

- To increase cost effectiveness in housing program operations;
- To promote participants' economic self-sufficiency; and
- To expand participants' housing choices.

HACSC has prepared its draft annual plan to describe how the agency plans to implement its MTW demonstration program for Fiscal Year 2017, from July 1, 2016, to June 30, 2017. In the plan, HACSC seeks approval from HUD to add the following activities:

Landlord Initiatives

HACSC is requesting to use its MTW authority to issue vacancy payments to Section 8 owners who re-rent their units to HACSC program participants. This activity will benefit current and future Section 8 landlords.

Local Payment Standards

HACSC is requesting the flexibility to set its payment standards higher

than 110% of the Fair Market Rents, if necessary, without HUD approval. This activity will give HACSC participants the ability to be more competitive in the high priced and volatile Santa Clara County rental market.

HACSC will hold a public hearing on the MTW Plan on Monday, March 7, 2016, from 2-4 p.m. at:

The Housing Authority of the County of Santa Clara

Yosemite Conference Room
505 West Julian Street
San Jose, CA, 95110

Please feel free to attend this meeting, your input is greatly appreciated.