

WHAT HAPPENS WHEN I GET A SECTION 8 VOUCHER?

Once you get your voucher, you must find a place to live. Here are some key things to remember while searching:

- ✓ You must find housing before your voucher expires
- ✓ The unit that you choose must be approved by the Housing Authority in order for you to receive assistance
- ✓ The rent must be comparable in rent amount to other units similar to size and type

In the event that you have not been able to achieve the goal of locating housing within your initial voucher timeframe, you **must** notify the Housing Authority in writing prior to the expiration date of your voucher if you wish to request an extension.

THE HOUSING AUTHORITY PROVIDES THE FOLLOWING RESOURCES TO ASSIST YOU WITH YOUR HOUSING SEARCH

HOUSING SEARCH GUIDE BROCHURE: This is an informational guide filled with instructions and tips on preparing yourself for what you may expect while you are searching for your home.

TENANT WORKSHOP FLYER: This workshop is designed to help families with a voucher gain a competitive edge over other tenants during their housing search process. Topics include:

- ⇒ How much do I qualify to rent with my voucher?
- ⇒ How do I impress prospective landlords?
- ⇒ Tools to start your housing search
- ⇒ Available housing listings
- ⇒ Community resources

4 IMPORTANT THINGS YOU NEED TO KNOW ABOUT YOUR VOUCHER DURING YOUR SEARCH

1. **YOUR VOUCHER HAS AN EXPIRATION DATE.** From the date it is issued, the voucher will allow you a total of **120** days to find housing. In the event you do not find housing you **MUST** notify the Housing Authority **IN WRITING PRIOR TO THE VOUCHER EXPIRING** if you want to request that the voucher expiration date be extended.
2. **DO NOT JUST MOVE IN!** You and your prospective landlord **MUST** sign and submit a Request for Tenancy Approval (RFTA), and the unit **MUST** pass an inspection and be approved by the Housing Authority before you are able to move in.
3. Once a unit has been inspected and the contract rent (total amount of rent to be charged for the unit under the lease) has been approved, the next step will be for you and the landlord to sign a **lease**.
4. If you have any questions or problems that are connected to your issued voucher or the program, please contact the Housing Authority to have your questions answered directly. The most effective way to contact the Housing Authority is by calling your assigned Specialist, however many general questions can be answered by calling the Housing Authority main telephone line **(408) 275-8770**, or by visiting the website at **www.scchousingauthority.org**.



MAKE YOUR VOUCHER WORK FOR YOU

Your Housing Choice Voucher can be a valuable tool. New landlords and owners that are not yet aware of Section 8 can sign up and qualify to start accepting Vouchers. Just have them contact SCCHA to begin the process.

The Housing Authority partners with you and your family by not only issuing you the voucher, but also by providing you with strategic tools and instructions that assist you while you are looking for a home. It is important that you stay in communication with your worker during the different stages of this process. Your worker will be able to assist you by assuring you of upcoming deadlines and referring you to resources that are already in place that you may not be aware of.

After you are issued your **Housing Choice Voucher** and a request for tenancy approval (**RFTA**), make sure that you understand all of the benefits and requirements of your voucher and this program, as you will be responsible for making sure that you complete the entire process.

Here are some key points:

- The initial vouchers will **expire after 120** calendar days
- Request in writing **PRIOR** to expiration for any extensions
- Search is **not complete** until all required forms are signed
- **Communicate** with your worker if you have any questions

Here are a few places that may help in your Housing Search..

GoSection8 Website

is a website for landlords, tenants, and housing authorities who participate in the Section 8 Program
www.GoSection8.com

SCC HousingSearch.org

is a website service for tenants to locate available and affordable housing in Santa Clara County
www.SCCHousingSearch.org / (408) 437-8800

Catholic Charities of Silicon Valley

is a non-profit organization that can assist you by referring you to housing and other services in the Silicon Valley
www.CatholicCharitiesSCC.org / (408) 468-0100

Updated Housing Listings are made available weekly at the SCCHA main office location every Thursday.



Contact SCCHA at:

Santa Clara County Housing Authority (SCCHA)
505 West Julian Street
San Jose, California 95110

Open:

Monday through Thursday: 7:30am – 5:00pm
Every other Friday: 7:30am – 5:00pm

General Phone:

(408) 275-8770

TDD:

(408) 993-3041

Website:

www.scchousingauthority.org

A Housing Search Guide

Presenting Yourself to Landlords and Owners



SANTA CLARA COUNTY HOUSING AUTHORITY



Your Active Search for a Place to Call Home

RESEARCH . APPLY . BE PROFESSIONAL . FOLLOW-UP . REPEAT .

This guide will help you to understand what it is that landlords are looking for in a potential renter by giving you some key ways that you can become the renter they want.

When you and your family are issued a voucher, a clock also begins on the time you have to find a home. Being prepared for things like the interview with the landlord/owner, or even the way you dress for the interview, could make a difference in how fast they approve you to rent from them.

BE AN ACTIVE SEARCHER

- **RESEARCH** PLACES AND APPLY
- ALWAYS BE **PROFESSIONAL**
- HAVE **MONEY** FOR **DEPOSITS**
- **POSITIVE** RENTAL REFERENCES
- ACE THE **INTERVIEW**
- BE **PERSISTENT/FOLLOW UP**
- **KEEP SEARCHING** UNTIL THE
RFTA **PROCESS IS COMPLETE**

become the ideal renter to owners and landlords

RESEARCH THE AREA

- **VIEW THE ENTIRE NEIGHBORHOOD**
- **FIND A HOME YOU CAN AFFORD**
- **FOLLOW ANY RFTA GUIDELINES**
- **FIND A HOME THAT WILL MEET
YOUR NEEDS LONG TERM**
- **CONSIDER ANY NEIGHBORHOOD
RESOURCES THAT MAY BENEFIT
YOUR FAMILY**

ACE THE INTERVIEW

- **BE ON TIME**
- **DRESS PROFESSIONALLY**
- **HAVE APPLICATION FILLED OUT**
- **ANSWER QUESTIONS TRUTHFULLY**
- **BRING VOUCHER**
- **BRING ANY REQUIRED INFORMATION**
- **HAVE ANY APPLICATION FEES AND
DEPOSITS**



ANY RENTER'S HOME SEARCH IS PRIMARILY MADE UP THREE COMPONENTS:

THE APPLICATION - THE LANDLORD - AND MOST IMPORTANTLY..... **YOU!**



SECURITY DEPOSITS

Very few landlords/owners will allow you to begin renting from them without asking for some type of deposit. Some landlords/owners may even require an application processing or a credit/background check fee. It is best to already have money set aside and be prepared to pay any of these fees upfront.



KNOW YOUR CREDIT

Some landlords/owners require a good rental and credit background. Your credit score and rental history is how many landlords/owners determine if they will rent to you. If you have less than fair credit, it can be to your advantage to have good rental references. Have these available to submit along with your application. You may also view your credit report online for free.



FOLLOW-UP

A good interview will make a great impression, but sometimes it's being persistent that can be the "tie breaker" in the landlord's ultimate decision. Be upfront with any information that the landlord/owner may request. After the interview has been completed, follow up by periodically contacting the landlord and checking on your application status. Remember to be professional, speak clearly, and be polite.

YOU ARE INVITED!

Housing Search Workshop



This workshop is designed to help voucher holders navigate the housing search process and successfully obtain housing.

Where:

Santa Clara County Housing Authority
505 West Julian Street
San Jose, CA 95110

Topics:

- What to expect from the housing search process
- Using housing search tools
- Using technology to your advantage
- How to fill out a rental application
- How to talk to prospective landlords

2020

Schedule

January 15

March 18

May 20

July 15

September 16

November 18

English:

9:00am to 10:00am

Vietnamese:

11:00am to 12:00pm

Spanish:

3:00pm to 4:00pm



In accordance with the Rehabilitation Act of 1973, the Santa Clara County Housing Authority will make reasonable efforts to accommodate persons with disabilities. Please contact the Santa Clara County Housing Authority at 408-275-8770 at least three days in advance if you require special accommodations. TDD: 408-993-3041



¡LOS ESPERAMOS!

Taller de búsqueda de vivienda



Este taller está diseñado para ayudar a quienes tengan un comprobante a navegar el proceso de búsqueda de vivienda y encontrarla fácilmente.

Dónde:

Santa Clara County Housing Authority
(Autoridad de Vivienda del Condado de Santa Clara)
505 West Julian Street
San Jose, CA 95110

Temas a tratar:

- Qué expectativas tener del proceso de búsqueda de vivienda
- Uso de herramientas de búsqueda de vivienda
- Aprovechamiento de la tecnología
- Cómo llenar una planilla de solicitud de arrendamiento
- Cómo hablar con los arrendadores potenciales

Programa de 2020

15 de enero

18 de marzo

20 de mayo

15 de julio

16 de septiembre

18 de noviembre

Inglés:

De 9:00 a. m. a 10:00 a. m.

Vietnamita:

De 11:00 a. m. a 12:00 p. m.

Español:

De 3:00 p. m. a 4:00 p. m.



En concordancia con la Ley de Rehabilitación de 1973, el Departamento de Vivienda del condado de Santa Clara hará todo lo razonablemente posible por facilitar alojamiento a personas con discapacidad. Comuníquese con el Departamento de Vivienda del condado de Santa Clara al 408-275-8770 con al menos tres de antelación si requiere de alojamientos con adaptaciones especiales. TDD: 408-993-3041



Trợ cấp gia cư Tìm kiếm Buổi trao đổi kiến thức



Buổi trao đổi kiến thức này được thiết kế nhằm giúp người sở hữu phiếu khuyến mãi điều hướng quá trình tìm kiếm và nhận thành công trợ cấp gia cư.

Địa điểm:

Cơ quan trợ cấp gia cư quận Santa Clara
505 West Julian Street
San Jose, CA 95110

Chủ đề:

- Quý vị có thể trông chờ điều gì từ quá trình tìm trợ cấp gia cư
- Sử dụng công cụ tìm kiếm trợ cấp gia cư
- Tận dụng công nghệ
- Cách điền đơn thuê nhà
- Làm sao để nói chuyện với chủ nhà tương lai

2020

Lịch tổ chức

Ngày 15 tháng Một

Ngày 18 tháng Ba

Ngày 20 tháng Năm

Ngày 15 tháng Bảy

Ngày 16 tháng Chín

Ngày 18 tháng Mười Một

Tiếng Anh:

9 giờ sáng đến 10 giờ sáng

Tiếng Việt:

11 giờ trưa đến 12 giờ trưa

Tiếng Tây Ban Nha:

3 giờ chiều đến 4 giờ chiều

Đưa theo Luật Phục hồi chức năng năm 1973, Cơ quan trợ cấp gia cư quận Santa Clara sẽ cố gắng hỗ trợ người khuyết tật để tiếp cận các dịch vụ. Vui lòng liên hệ với các nhân viên của Cơ quan trợ cấp gia cư quận Santa Clara qua số 408-275-8770 để biết thêm chi tiết và đặt chỗ trước. Quý vị cũng có thể gọi tổng đài hỗ trợ người khuyết tật qua số 408-993-3041.

Cơ quan trợ cấp gia cư quận Santa Clara qua số 408-275-8770 ít nhất trước ba

