



Silicon Valley Independent Living Center
2202 North First Street San Jose, CA 95131

Housing Workshop

**Santa Clara
County**





Silicon Valley Independent Living Center
2202 North First Street San Jose, CA 95131



Silicon Valley Independent Living Center

- Housing Search Assistance
- Information & Referral
- Peer Support
- Advocacy
- Independent Living Skills
- Assistive Technology
- Nursing Home Transitions



To qualify for services, one must:

1. Be a person with a significant disability
2. Live in Santa Clara County or be unable to receive services in his/her county of residence.

SILICON VALLEY INDEPENDENT LIVING CENTER



Satellite Workshop Service - Intake Information Form

Date Completed: ____/____/____

Location where completed: Gilroy Mountain View Palo Alto Sunnyvale Other: _____

Name (include prefix, first, middle initial, last): _____

Date of Birth: ____/____/____

Gender: FEMALE MALE OTHER

Phone: _____

Address: _____

City: _____

Zip Code: _____

Race/Ethnicity:

- White/Caucasian Black/African American Asian
 Native American/Alaskan Native Native Hawaiian/Pacific Islander

Check one of the following boxes to indicate whether you identify as Hispanic/Latino:

- Hispanic/Latino Not Hispanic/Latino

Disability Information:

Please indicate your primary disability: _____

If you do not wish to disclose your primary disability, check the box that best describes your disability.

- Cognitive Mental Health Physical
 Blind/Visually Impaired Deaf/hard of Hearing
 Developmental Traumatic Brain Injury (TBI) Learning disability



Affordable Housing



“Section 8”

Through Housing and Urban Development (HUD)

Project Based Voucher

Housing Choice Voucher – **Closed in Santa Clara County**

Project-Based Voucher

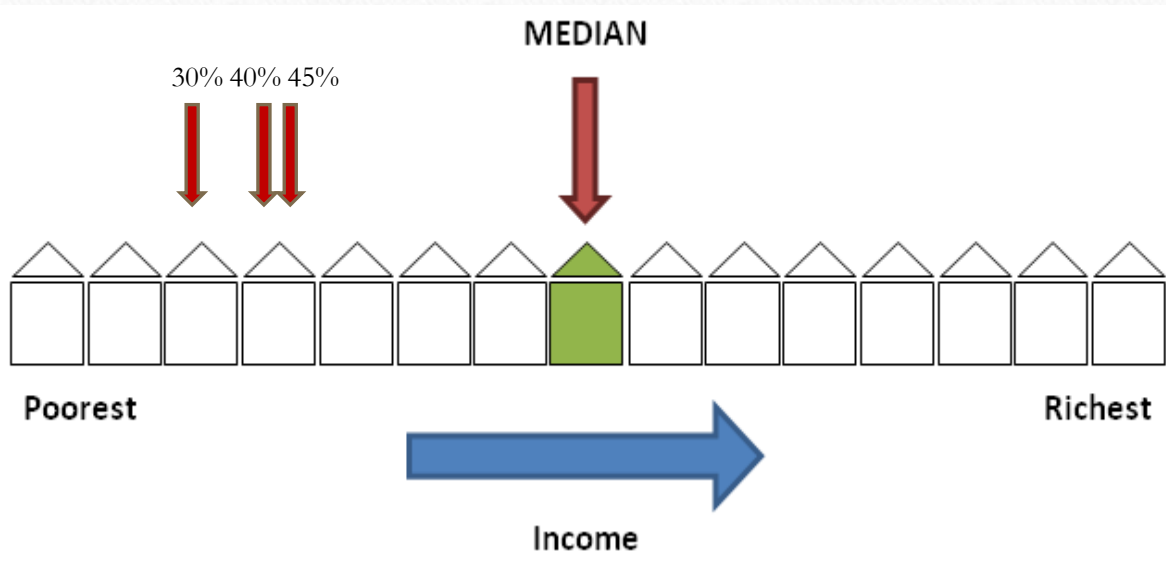
La Moraga 5822 Charlotte SJ 95123	408.226.5822	No wait list First come first serve next available August 2015 Updated 10/9/14	1bd 2bd 3bd	3erd floor wheel Chair	\$944 \$1098 \$1223		275 units, media <u>cntr.</u> billiards, 2 story gym, walk in closets, patios.
Las Casitas 632 N. Jackson Ave. SJ 95133	408.251.6850	Closed wait list for 1-2 yrs. Updated 10/9/14	1, 2, 3 & 4 <u>bd</u>	1 st <u>flr</u> <u>apts</u>	Based on income		168 units, subsidized housing.
Las Ventanas 1800 Evans Ln. SJ 95125	408.265.9300	Open wait list for Updated 10/14/14	Studio 1bd 2bd 3bd	Yes all units		\$800 \$900 \$1,000	239 units, affordable housing. To apply M- F 9-6 or email or fax. Closed 12-1. \$33 app. Fee. Sec. 8.
Legacy at Fountain 7100 N. 1st St. SJ 95131	408.288.9100	vacancies, first come first serve Updated 10/14/14	1 <u>bd</u> 2bd	Yes	Studio \$1748- \$1999 1bd \$1999- \$2299	Studio \$500 1bd \$600	46 units moderate rent



Low-Income Housing Tax Credit Program

Provided by Internal Revenue Services (IRS)

Low-Income Housing Tax Credit Program



Maximum Income Limits per Number of Persons in Household

Income Type	1 person	2 people
45% AMI	\$32,130	\$36,720
40% AMI	\$28,560	\$32,640
30% AMI	\$21,420	\$24,480

Rent Limits per Studio

45% AMI	\$803
40% AMI	\$714
30% AMI	\$535



Setting Expectations

- Hard work
- Affordable housing crisis
- Calling apartment managers
- Submitting waiting list applications
- Wait of 6 months to 5 years



Who are you?

- Desired unit
- Timeframe
- Budget for rent
- Monthly income
- Location



Who are you?

- Credit History
- Criminal Background History



Keeping Track

- When did I contact the property?
- What's their status?
- How should I follow up?
- When did I submit an application?



Rental Properties Information

- Housing Type –Family Housing, Senior Housing, etc.
- Listed by City
- Address, Phone Number
- Miscellaneous
- Missing information
- Availability and Rent always **Changing**



Calling Property Managers



Do you have vacancy for a _____ unit?



Do you maintain a waiting list?



How long is your waiting list?



How do I get on the waiting list?



What is the monthly rent?



Do you have max / min Income requirements?



Do you have other requirements?



How do I obtain / submit an application?



How do I obtain / submit an application?



Calling Property management

- Be persistent
- Call at different times on different days
- Do not expect a call back



Filling out applications

- Follow **instructions**
- Provide honest and accurate information
- Answer all questions
- Timing!



After Submission

- Call to verify application reception
- “How do I follow up?”
- Follow up with application status
- Keep track



In Case of Rejection

- Is there an appeal process?
- Why was the application rejected?



Supplemental Information Packet



Online Housing Search

- www.scchousingsearch.org
- hacsc.gosection8.com
- www.edenhousing.org
- www.craigslist.org



Special Housing Programs

- Mental Health Service Act
- Health Trust
- Housing Choices Coalition
- Shelter Plus Care



Criminal Background History

- SJSU Record Clearance Project



Credit History

- Surepath Financial Solutions
- www.annualcreditreport.com



Fair Housing Resources



Housing Discrimination

- Project Sentinel
- Legal Aid Society of Santa Clara County
- <https://www.youtube.com/watch?v=wFk2G9Q7aiU>



Fair Housing

- Reasonable Accommodation
- Reasonable Modification



Legal Assistance for Eviction

- Law Foundation of Silicon Valley
- Bay Area Legal Aid



One-time Security Deposit / Rent Assistance

- United Way Silicon Valley: Emergency Assistance Network
- St Vincent De Paul (SVDP)
- SVILC (through other funding agencies)



Section 8 Open Waiting List

<http://affordablehousingonline.com/open-section-8-waiting-lists>



How to get a Housing Choice Voucher

- Public Housing Authorities
- Housing Authority of Santa Clara County – **Waiting list closed**
- Apply to other counties
 - <https://portal.hafresno.org/fresnowebapp/>



Quiz

- What are the differences of Project-Based Voucher and Housing Choice Voucher?

PBV – Subsidies tied to unit

HCV – Subsidies tied to person



Quiz

- What are the grey highlights in the rental packet?

Units with subsidies



Quiz

- How do I get a housing choice voucher?

Sign up with the Housing Authority

You cannot do this in our county



Quiz

- The property manager did not return my call

Keep calling at different times on
different days

Visit leasing office



Quiz

- My income is only a little bit below the minimum income requirement

List other income from **family/friend contribution** to make up the difference



Quiz

- I am looking for a room for rent

Use the **shared housing** section in
the rental packet

Search on **Craigslist** or **Pennysaver**



Quiz

- I have poor credit history

Contact **Surepath Financial Solutions**



Quiz

- I have poor criminal background history

Contact **SJSU's Record Clearance Project**



Quiz

- I have been on the waiting list for awhile and have not heard back

Follow up with property manager



Quiz

- The landlord on Craigslist will not rent to me because of my disability

Contact **Project Sentinel**

or

Legal Aid Society of Santa Clara County



Quiz

- The property manager will not allow you to have a dog for your disability

Ask for reasonable accommodation



Quiz

- I received a 3-day notice because I couldn't pay the rent due to my medical expenses

Contact **Bay Area Legal Aid** or **Law Foundation** for legal assistance

Contact **Emergency Assistance Network** for rental assistance



Questions?