



尋找居所對於一般移民家庭可能是一項挑戰。大部份社區居民的住處包括：獨立屋、大廈“柏民”、車屋、姻親或獨立分租的單位、房間或公寓。



要尋找居處，如何開始？

尋找居所有多種方法，不同人士於不同的環境使用不同的途徑尋找居處；一般由親友、同事介紹、其他人留意徙置機構、或街頭“吉屋招租”（For Rent）的標貼、或報章的分類廣告，或查詢大廈的租務辦事處，或是房屋經紀（可能要收取佣金或服務費）。

租客有什麼權利嗎？

無論租客或住客，在租住居所的事情上，都有一定的權利，包括：

- 居所必須合乎衛生及安全標準，換言之必須具備可以住人的條件。
- 住客應享有私隱權，於一般情況下，業主須要廿四小時通知才可以進入租出的屋內。
- 在租約期間（除非是按月計的租約），業主不可以隨時迫遷或加租。
- 住客不應受不合法的歧視或排斥，或由於行使本身的合法權利而遭受報復。

業主可以多久加租一次？

倘若相方有合約簽署，約滿後才可以加租。倘若是按月的合約，租金受租務法管制，每年只可以加租一次。

什麼是“租務管制”？其制度如何實施？

在聖荷西，凡在一九七九年以前興建之居住單位一律受租務法管制。

租務法規定業主每年度只可以加租百份之八，但若租金沒有在前一年度提昇，就可以於該年度加百份之二十一。

倘若你的加租幅度超越這個限制，你可以在三十天內向 the Advisory Commission on Rents 申訴，這機構是聖荷西市的租務糾紛計劃的一部份。

業主可以由於我爭取住客的權利而迫遷嗎？

不可以。業主不能由於歧視的原因，或由於住客使用本身之權利而報復或為難，例如住客向房屋視察員投訴、申報有被歧視之個案、或對於繳付維修、或被扣款之投訴等；若你覺得被無理迫遷，可向一些有法律援助之機構求助。

業主不可以
由於住客使用本身的權利
而報復為難



住客應付迫遷有什麼權利嗎？

暫時而言，業主毋需出示合理之原因而要求住客出遷；業主若是沒有提出特別要求出遷之原因，而租約是按月的，業主需要三十日書面通知解除租約。

若我欠租，那又如何？

倘若你沒有按時交租，或因其他原故違反了租約，業主可以三日通知解除租約；在此期間，住客有三天限期付還租金而不致終止租約。

住客有什麼租住權利呢？

任何提供居屋或與居屋有關的服務者都受法律限制，不可因性別、種族、宗教、族裔、殘障、年齡、性傾向、而有所歧視，也不可排斥有兒女的住客。

屬於違法的歧視範圍：包括偏選個別申請、加租、迫遷、按金提高及其他附加的租務協議。

倘若你相信自己被業主歧視，請與鄰近之“平等居住法律服務”機構聯絡，他們會派出視察員調查歧視是否屬實。



我的收入低微，何處找居所或容身處？

一些提供住屋之非牟利團體設有應急、暫時性及永久性的住宿單位。

參與 CalWORKS 而無家居者可以受惠於 CalWORKS Homeless Assistance 計劃，這些工作者通常是居住在臨時之緊急收容所或旅店，以領取一些旅館代單及住屋基金來協助支付每月的居住費用。

請問如何申請 Section 8 房屋津貼？

Section 8 為一津貼與低收入家庭之補助計劃。輪候名單現已暫止，但不時會再接受新申請，請與聖他克拉縣之房屋處聯絡。然而申請人必須是美國公民或是合資格移民才可獲取此項權益。

聖他克拉縣的房屋處有些什麼服務提供？

聖他克拉縣的房屋處設有廉租屋及租金津貼予合乎低收入標準之家庭、殘障人士及六十二歲以上之年長人士。

Project Sentinel 是什麼樣的方案，如何幫助我們？

Project Sentinel 為一非牟利機構，負責調查住屋歧視的事案，致力執行租務法例。輔導及調停業主與住客之間的問題或糾紛。這機構開辦有關房屋或租務的教育課程，並設有法律輔導。服務費全免。



ACTS (Acts Contributing to Solutions for the Homeless)

405 S. Tenth St., San Jose, CA 95112
電：(408) 297-2287

語言：Spanish, English

服務：Education and advocacy for the homeless.



住屋及租務權益

American Red Cross

2731 N. First St., San Jose, CA 95134

電：(408) 577-1000

網址：www.redcross.org/ca/scv

語言：波斯語、越南語、西班牙語、德語、日語、Bosnian、國語、粵語、法語

服務：預備社區、心肺復甦術、急救、無家可歸預防計劃、國際募捐、災難訓練及救援

ARIS of Santa Clara County

380 N. 1st St. Suite 200, San Jose, CA 95112

電：293-2747

TDD (408) 293-5836

語言：Spanish

服務：Housing for low-income persons who have disabling HIV and AIDS.

Asian Law Alliance

184 East Jackson St., San Jose, CA 95112

電：(408) 287-9710 Fax: (408) 287-0864

網址：www.asianlawalliance-ala.org

語言：越南語、西班牙語、日語、國語、粵語

服務：業主/住客糾紛，法律代表

Bay Area Legal Aid

2 W. Santa Clara St., 8th Floor, San, Jose, CA 95113

電：(408) 283-3700 x 313

Website: www.baylegal.org

語言：Spanish

服務：Community economic development, consumer, domestic violence, employment, health, housing, public benefits.

Bay and Valley Habitat for Humanity, Inc.

888 N. First St, Ste 215, San Jose, CA 95112

電：(408) 294-6464

服務：低價錢、付擔得起的房屋

Bill Wilson Center

3450 The Alameda, San Jose, CA 95050

電：(408) 243-0222 Fax: (408) 2465752

網址：www.billwilsoncenter.org/

語言：Spanish, English

服務：Family and Individual Counseling Center, School Outreach Counseling, Runaway and Homeless Youth Shelter, Drop-in Center, Transitional Housing Program, Independent Living Skills Program, HIV Prevention/Health Education Program, Quetzal House, Project Safe Place, and Project Action.

California Earthquake Authority Residential Retrofit Program

300 Capitol Mall, Ste. 1230, Sacramento, CA 95814

電：(916) 853-4400

語言：Spanish

服務：Help people in California make their homes more earthquake resistant by bolting crippled walls and strapping water heaters.

California Rural Legal Assistance (Gilroy Office)

7365 Monterey Road, Suite H, Gilroy, CA 95020

電：(408) 847-1408

Website: www.crla.org

語言：Spanish

服務：Civil rights, community economic development, education, employment, health, housing, public benefits, seniors/elder law.

Cal-Vet Home Loans

68 N. Winchester Blvd., Santa Clara, CA 95050

電：(408) 277-1282

服務：Loans to veterans who qualify.

Catholic Charities Housing

2625 Zanker Rd., San Jose, CA 95134

電：(408) 944-0691

網址：www.ccsj.org

語言：越南語、西班牙語、國語、粵語、Tagalog, Arabic, Assyrian, Bosnian, Cambodian, Farsi, Dari, French, German, Greek, Hebrew, Hindi, Italian, Korean, Portuguese, Russian

服務：屋宇分擔計劃



City of San Jose Rental Dispute Program

4 N. 2nd St., Ste 1350, San Jose, CA 95113

電：(408)-277-5431

語言：Spanish, English

服務：Answers questions about rent increases on most apartments and all mobile home parks as well as housing code violations and service reductions for apartments in San Jose.

Community Homeless Alliance Ministry

80 S. Fifth St., San Jose, CA 95112

電：(408) 271-1933/295-4463

熱線：(408) 345-2353

服務：Grassroots social justice ministry dealing with the root causes of homelessness.

Community Housing Developers

255 N. Market St., Ste. 290, San Jose, CA 95112

電：(408) 279-7677

語言：Spanish

服務：Rentals to low-to-moderate income persons, seniors, and the disabled. For sale, below market rate homes.

Community Technology Alliance

135 Gish Rd., Ste. 202, San Jose, CA 95110

電：408-451-4005

服務：有空置單位/樓宇的招租名單

Economics and Social Opportunities, Inc

1445 Oakland Rd., San Jose, CA 95112

電：(408) 971-0888 內線 224

語言：Bosnian, Cambodian, 越南語、西班牙語、粵語

服務：服務低收入家庭：因天氣損壞或低用量的維修，殘障人士家居的特殊設備，低收入家庭的“小型”維修例如龍頭漏水等

Eden Housing Resident Services, Inc.

Eden Palms Apartments

5398 Monterey Road, San Jose, CA 95111

電：(408) 227-5686

網址：www.edenhousing.org

服務：Resident service coordination, housing for low to moderate-income people, after school day care and summer camp.

Emergency Housing Consortium (EHC)

2011 Little Orchard Street, San Jose, CA 95125

電：(408) 294-2100

For youth-21 years: (408) 298-2660

網址：www.homeless.com

巴士來回服務：294-2100

語言：Spanish

服務：Shelter for singles and families, winter emergency shelter program in Gilroy and Sunnyvale, program for homeless and youth in San Jose, transitional housing, permanent housing and program at Monterey-Inn.

First Community Housing

2 N. Second St., Suite 1250, San Jose, CA 95113

電：408-291-8650

語言：Spanish, English

服務：中度及低價樓房

Help House the Homeless

974 Willow St., San Jose, CA 95125

電：(408) 275-6866

服務：Advocacy, education, and coordination of a coalition of service providers for the homeless.

Homeless Coordinators - City of San Jose, Dept. of Housing

4 North Second St., Suite 900, San Jose, CA 95113

電：(408) 277-2244

服務：Homeless shelter coordination.

Santa Clara County Bar Association Law Foundation

111 W. St. John Street, Suite 315, San Jose, CA 95113

電：(408) 293-4790

TDD (408) 294-5667

語言：Spanish

服務：AIDS/HIV, children's rights, civil rights, consumer, disability, domestic violence, education, employment, family law, health, housing, public benefits, veterans.

Santa Clara County, Office of Human Relations

70 W. Hedding, WW LL, San Jose, CA 95110



住屋及租務權益

電：(408)-299-2206

語言：Spanish, English

服務：一般資料，調庭，公民服務，委任婦女

Homeless Helping the Homeless

First Christian Church of San Jose

80 S. Fifth St. (at San Fernando), San Jose, CA 95112

電：(408) 294-2944

語言：Spanish

服務：Job resource center.

Homeless Hygiene Foundation

電：(831) 663-1757

服務：Provides hygiene kits for the needy and disadvantaged people from San Jose to Salinas.

Homeless Youth Connection

MACSA Youth Center

660 Sinclair Dr., San Jose, CA 95116

電：(408) 929-1080 Ext 301

語言：Spanish

服務：Serves county homeless youth ages 17-21. Training and job placement provided by CET, transitional housing provided by Catholic Charities.

Brandon House

1716 E. San Antonio St. (at King), San Jose, CA 95116

電：(408) 258-3200

EHC-Reception Center

2011 Little Orchard St. (at Curtner), San Jose, CA 95125

電：(408) 294-2100 Ext. 200

First United Methodist Church

24 N. Fifth St., San Jose CA 95112

電：(408) 294-7254 Ext 312

語言：Spanish and Vietnamese

服務：Provides mailing address, and hygiene kits, phone calls & referrals.

InnVision

66 E. Rosemary (at N. First St.), San Jose, CA 95112

電：(408) 453-3124

服務：單身或有兒女的婦女的庇護處

Montgomery Street Inn

358 N. Montgomery St. (at Julian), San Jose, CA 95112

電：(408) 271-5160

Next Door Solutions for Domestic Violence

1181 N. 4th St., Suite A, (Commercial / Rosemary) San Jose, CA 95112

電：(408) 279-2962

服務：家庭暴力受害的婦孺臨時庇護所

St. Joseph Office Social Ministry

80 S. Market St. (San Fernando), San Jose, CA 95113

電：(408) 283-8119

Salvation Army of Santa Clara County

359 N 4th St., San Jose, CA 95112

電：(408) 282-1165

語言：Spanish, Tagalog and Vietnamese

San Jose Family Shelter

1590 Las Plumas Ave (King/McKee), San Jose, CA 95133

電：(408) 929-8885

服務：居住於庇護所的人士及家庭的個案管理

Urban Ministry of Palo Alto - Rolling Estates

400 Mitchell Ln (El Camino), Palo Alto, CA 94302

電：(650) 853-8672

語言：Spanish

Housing Authority of Santa Clara County

505 West Julian Street, San Jose, CA 95110

電：(408) 275-8770

傳真：(408) 280-0358

語言：Vietnamese and Spanish

服務：房屋津貼，Section 8 (10/15/00 之後暫停申請)，家庭自足：(408) 298-4103，房屋發展：(408) 993-3082.

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Need to get somewhere? For VTA (bus) information on how to get to an agency, call (408) 321-2300. Give the operator facts about where you are coming from and where you would like to go.

住屋及租務權益

房東、租客及平等住屋計劃：

Campbell and Los Gatos

Los Gatos and Campbell 業主/租客調庭
電：(408) 243-8565

平等住屋：Project Sentinel
電：(650) 321-6291

Cupertino

業主/租客：Project Sentinel
電：(408) 720-9888

平等住屋：Mid-Peninsula Citizens for Fair Housing
電：(408) 730-8491

Gilroy

平等住屋、業主/租客：Project Sentinel
電：(408) 842-7740

Los Altos and Los Altos Hills

業主/租客：Los Altos Mediation Program
電：(650) 949-5267

平等住屋：Mid-Peninsula Citizens for Fair Housing
電：(650) 327-1718

Milpitas

業主/租客：Project Sentinel
電：(408) 720-9888

平等住屋：Project Sentinel
電：(650) 321-6291

Monte Sereno

業主/租客：Office of the District Attorney/
Consumer Protection Unit
電：(408) 492-2880

平等住屋：Project Sentinel
電：(650) 321-6291

Morgan Hill

業主/租客：Project Sentinel
電：(408) 842-7740

平等住屋：Project Sentinel
電：(650) 321-6291

Mountain View

業主/租客調庭
電：(650) 960-1718

平等住屋：Mid-Peninsula Citizens for Fair Housing
電：(650) 327-1718

Palo Alto

業主/租客：Palo Alto Mediation Program
電：(650) 856-4062

平等住屋：Mid-Peninsula Citizens for Fair Housing
電：(650) 327-1718

San Jose

業主/租客：City of San Jose Rental Dispute
Program
電：(408) 277-5431

Santa Clara County

業主/租客：Office of Human Relations Dispute
Resolution Program Services
電：(408) 299-2206

Project Sentinel
電：(408) 287-HOME

Santa Clara

業主/租客：Project Sentinel
電：(408) 720-9888

平等住屋：Project Sentinel
電：(650) 321-6291

業主/租客：Office of the District Attorney
Consumer Protection Unit
電：(408) 792-2880

平等住屋：Project Sentinel
電：(650) 321-6291

Stanford

業主/租客：Palo Alto Mediation Program
電：(650) 856-4062

平等住屋：Mid-Peninsula Citizens for Fair Housing
電：(650) 327-1718

Sunnyvale

業主/租客：Project Sentinel
電：(408) 720-9888



平等住屋：Mid-Peninsula Citizens for Fair Housing
電：(408) 730-8491

Unincorporated Areas

業主/住客：Project Sentinel
電：(408) 720-9888

平等住屋：Project Sentinel
電：(650) 321-6291

Housing for Independent People

888 N. First St., Suite 201, San Jose, CA 95110
電：408-283-2200

服務：Housing for low-income, homeless, people with AIDS and mental and physical disabilities, single parents and seniors.

IRCC, Inc

420 Park Ave., San Jose, CA 95110
電：(408) 971-7857

語言：Vietnamese
服務：Housing assistance and referrals.

InnVision

974 Willow St., San Jose, CA 95125
電：(408) 292-4286
網址：www.Innvision.org

語言：Spanish
服務：Emergency, transitional and long-term housing for men, women and children. Case management services for mental health, drug and alcohol rehabilitation and job training assistance.

Legal Aid Society of Santa Clara County

聖他克拉縣法律援助處
480 N. First St. Suite 100, San Jose, CA 95112
電：(408) 283-1540

語言：Spanish, English
服務：Counseling, workshops and legal assistance for evictions, security deposits, subsidized housing, rent control, mobile homes, homeless issues and

affordable housing. Representation in housing discrimination cases. Weekly self-eviction clinics.

Lenders for Community Development

2114 Senter Rd., San Jose, CA 95112
電：(408) 297-4554
網址：www.L4CD.com/

語言：Spanish and Vietnamese
服務：Financial assistance for low-income housing loans to small businesses.

Mid-Peninsula Citizens for Fair Housing

457 Kingsley Ave., Palo Alto, CA 94301
電：(650) 327-1859

服務：Information and assistance on issues of housing discrimination and education about fair housing laws.

Mountain View Tenant/Landlord Mediation Program

山景城租客/業主調庭計劃
P.O.Box 390760, Mountain View, CA 94039-0760
電：(650) 960-0495

服務：Information on landlord/tenant rights and responsibilities. Mediation on rental housing issues.

Palo Alto Housing Corp.

725 Alma St., Palo Alto, CA 94301
電：(650) 321-9709

服務：Provides affordable housing programs (both rental and below-market-rate)

Palo Alto Mediation Program

3990 Ventura Ct., Palo Alto, CA 94306
電：(650) 856-4062

服務：Information on tenant/landlord rights and responsibilities. Mediation on rental housing issues.

Project Match

555 Meridian Ave., Suite C, San Jose, CA 95126
電：(408) 287-7121

語言：Spanish
服務：租屋分擔，年長者住宿及個人護理

Project Sentinel
Main Office



住屋及租務權益

430 Sherman Ave., Ste 308, Palo Alto, CA 94306
電：(650) 468-7464

Gilroy

7365 Monterey Rd. Ste. D1, Gilroy CA 95020
電：(408) 842-7740

San Jose

111 W. St. John St., Ste 302, San Jose, CA 95113
電：(408) 287-HOME

Cupertino, Milpitas, Santa Clara, and Sunnyvale

1055 Saratoga-Sunnyvale Rd. Ste. 3, Sunnyvale, CA 94087
電：(408) 720-9888

語言：Spanish, English

服務：HUD comprehensive housing, mortgage-default and delinquency counseling for low-income people.

Housing Hotline

(415) HOUSING / 468-7464

住屋問題熱線

服務：租務歧視

Resources for Families and Communities

San Jose, CA 95112
電：(408) 277-0732

語言：Somali, Amharic, Cambodian, Vietnamese, and Spanish.

服務：Housing referrals and rental assistance.

San Jose Dept. of Housing 聖荷西房屋部

4 N. Second St., Ste. 350, San Jose, CA 95113
電：(408) 277-4747

語言：Spanish, English

服務：Provides low-interest loans and grants to non-profit organizations to assist with financing to develop permanently affordable housing (limited to resources available). Programs: Emergency repair, housing preservation, mobile home repair, exterior paint, rental housing, homeless assistance.

San Jose Office on Aging, Senior Services

聖荷西耆英辦事處，老人服務



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1190 S. Bascom Ave. Ste. 220, San Jose CA 95128
電：(408) 277-4790

服務：Refund of a portion of rent or property taxes to low income persons age 62 and older, disabled or blind persons.

Santa Clara County Housing and Community Development 聖他克拉縣房屋及社區發展

1735 N. First Street, Ste. 265, San Jose, CA 95112
電：408-441-0261

語言：Spanish, English

服務：Administers four federal grant programs. It has the following programs:

1) Community Development Block Grant (CDBG)

參與城市：

Campbell (408) 866-2137
Cupertino (408) 777-3253
Gilroy (408) 848-0290
Los Altos (650) 948-2790
Los Gatos (408) 354-6820
Milpitas (408) 942-2325
Morgan Hill (408) 776-7373

(續...)

Mountain View (650) 903-6379
Palo Alto – (650)-321-0907
San Jose (408) 277-4747
Santa Clara (408) 984-3114
Saratoga (408) 868-1200
Los Altos Hills, Monte Sereno, and Unincorporated Areas (408) 441-0261 Ext. 4173

服務：Funding for acquisition, construction, or rehabilitation or affordable housing to lower-income persons; low interest loans or grants for home repairs to qualified residents.

2) Home Program – Home Investment Partnership Act

服務：Loans and grants for affordable housing.

3) Shelter Plus Care (S+C)

服務：Rent subsidy to homeless/disabled individuals and their families; treatment services and case management. Clients must be able to pay 30% of

住屋及租務權益

their monthly income toward rent and S+C pays the balance.

Santa Clara County Office of Human Relations Housing the Homeless

70 W. Hedding St., Lower Level, West Wing
San Jose, CA 95110
電：408-299-2206

語言：Spanish, English

服務：Coordinates the cold weather shelter program (November to March) at the armories for the county referrals.

Santa Clara County Mortgage Credit Certificates (MCC)

70 W. Hedding St., 11th Floor, San Jose, CA 95110
電：(408) 299-5160

Services: Issues mortgage credit certificates for first-time home buyers; current MCC holder may refinance one time only and obtain a reissued certificate.

Saratoga Housing Assistance & Rehabilitation Program

13777 Fruitvale Ave., Saratoga, CA 95070
電：868-1200

Senior Adults Legal Assistance(SALA)

160 E. Virginia St., Ste 260, San Jose, CA 95112
電：(408) 295-5991

語言：Spanish

服務：Provides legal assistance for people age 60 and over.

Senior Center of Palo Alto

450 Bryant St., Palo Alto, CA 94301
電：(650) 327-2811

服務：Matches seniors with non-seniors for shared housing.

Shelter Providers Network

70 West Hedding, San Jose, CA 95110
電：(408) 299-4510

服務：Shelters, plus car and homeless issues.

Shelter Providers Network of Santa Clara County

974 Willow St., San Jose, CA 95125

電：(408) 292-4286

語言：Spanish, Tagalog, Vietnamese, Russian

服務：A coalition of shelter providers who look at issues facing shelters.

Silicon Valley Independent Living Center

7415 Egleberry St. #C, Gilroy, CA 95020
電：(408) 847-1805 Fax: (408) 847-5595
網址：www.svilc.org

語言：Spanish

服務：Information and referrals for individuals with disabilities and families; housing referrals and independent living skills classes.

South County Housing

7455 Carmel St. Gilroy, Ca 95020
電：(408) 842-9181

語言：Spanish, English

服務：Builder of affordable housing for low-income families/individuals.

St. Joseph's Cathedral

Social Ministry Office
80 S. Market St. (San Fernando), San Jose, CA 95113
電：(408) 283-8118

語言：Spanish, English

服務：Job search classes, food pantry, housing information.

St Joseph's Family Center

7950 "A" Church St., Gilroy, CA 95020
電：(408) 842-6662

語言：Spanish

服務：Hot lunches, rental assistance, motel vouchers, transportation vouchers.

Sunnyvale Housing Division

456 W. Olive Avenue, Sunnyvale, CA 94086
電：(408) 730-7250

服務：Low-interest loans, paint grant, handicapped access grant, below-market rate rental and purchase programs, rental rehabilitation program.



住屋及租務權益

Working Partnerships U.S.A.

2102 Almaden Road, Suite 107, San Jose, CA 95125

電：(408) 269-7872

服務： Advocacy, development, and partnership.



Need to get somewhere? For VTA (bus) information on how to get to an agency, call (408) 321 -2300. Give the operator facts about where you are coming from and where you would like to go.