

July 2019 RAD Tenant Meeting Q & A

1. Q: What if you don't have access to a computer/e-mail to sign up for the relocation slots?

A: We will also have a sign-up sheet in the office.

2. Q: If you are wanting to port out of Spokane when will you be able to leave?

A: Once closing happens you will be able to port out of Spokane

3. Q: If you are disabled and only receiving SSI how will you be able to qualify with a lender to purchase your home?

A: Lenders that we have worked with will also count your assistance payment from the Homeownership Program as part of your income so you could potentially qualify.

4. Q: What are the 3 alternatives?

A: • Transfer of Assistance- Tenants can voluntarily follow their subsidy to one of two properties that will be receiving the public housing subsidy.

• Homeownership- Eligible tenants will voluntarily receive a Housing Choice Voucher and will be able to purchase their current home.

• Housing Choice Voucher- Tenants will voluntarily receive a Housing Choice Voucher and SHA will assist in finding comparable housing.

5. Q: How can you only receive a 2 bedroom voucher if you have 2 adults and a teenage boy and teenage girl? Per DFCS a boy and girl cannot share a room.

A: Spokane Housing Authority does not follow the DFCS standard when issuing a voucher. It is up to the parent to decide what the sleeping/room arrangements will be.

6. If you want to pay over the voucher payment standard to qualify for a unit are you allowed to?

A: No, you cannot pay more than the VPS to qualify for a unit.

7. Q: Does the voucher expire?

A: No, the voucher does not expire for tenants participating in the RAD Conversion

8. Q: We were told that we would be receiving comparable housing to what we are in now. How can we currently live in a 3 bedroom house but only qualify for a 2 bedroom voucher when we convert?

A: A comparable replacement home must be decent, safe and sanitary. Public housing occupancy standards are 1 ½ persons per room, whereas the Housing Choice Voucher is 2 heartbeats per room. A lot of public housing tenants are currently over-housed and have been since they moved-in.

9. Q: Can exceptions be made so male and female children can have their own rooms?

A: You must submit a Reasonable Accommodation for each individual and prove that each person has a disability or medical reasons that requires an individual room.

10. Q: How do I access the funds for the down payment assistance?

A: Down payment assistance is accessed through SNAP once you have completed the required course(s). Spokane Housing Authority is still deciding and what kind of assistance we will be offering to tenants that purchase their homes.

11. Q: Can a household of 2 people each get their own bedroom on a 1 bedroom voucher?

A: You must submit a Reasonable Accommodation for each individual and prove that each person has a disability or medical reasons that requires an individual room. Or the 2 bedroom unit rent must be below the 1 bedroom voucher payment standard.