

Scattered Sites – Rental Assistance Demonstration Program

Homeownership Meeting – Tenant Questions August 25, 2016 and February 2016.

Home Purchase

- Q1. **Question:** When would appraisals be complete to understand if we would be able to qualify to purchase the home?
Answer:
- Q2. **Question:** I currently live in a duplex; can I purchase one side of the duplex?
Answer: For duplex residents, homeownership of your current unit or your duplex will not be possible with this program. However, as not all current tenants in the 74 units of scattered site housing will be purchasing their unit, we anticipate that you will be able to choose from those remaining units if you desire.
- Q3. **Question:** Will a duplex be brought up to current fire code at time of sale?
Answer: No. Like similar properties on the open market, they will be sold without any upgrades to make them consistent with the current fire or building codes.
- Q4. **Question:** Who finds the mortgage company who will handle my loan?
Answer: We believe this will be part of the overall program and assistance that SNAP provides. In addition, we have reached out to Washington Trust and to Banner Bank to let them know of this possibility of assisting with home loans in this program.
- Q5. **Question:** What about finding out the terms of a loan?
Answer: We believe this will occur via the SNAP program.
- Q6. **Question:** I live in a duplex; can I use this assistance to buy another house that is not a part of the existing 74 units?
Answer: No. We do not have the ability to do this with the RAD program.
- Q7. **Question:** What if you have already completed the SNAP education class for homeownership?
Answer: Great! Bring in your class information and paperwork to the Spokane Housing Authority.
- Q8. **Question:** How do you sign up for the SNAP classes?
Answer: The class is offered on Tuesdays and Thursdays for five hours total. Contact SNAP directly at <https://www.snapwa.org/services-we-provide/i-need-help-with-housing/i-want-to-buy-a-house/>
- Q9. **Question:** For the home purchase option, is the Section 8 One Year requirement still necessary?
Answer: In the RAD process you do not need to be on Section 8 for one year to take advantage of the homeownership option. You can start your home purchase effort from the beginning and we will be encouraging those who are interested in homeownership to begin the process well in advance of closing because preparation for purchasing a home takes time.

- Q10. **Question:** Since there is a backlog of capital needs in these homes, how will that be handled in a home purchase situation?
Answer: We are still going to maintain these homes in the good shape we always have in the past. Nothing is going to change in that regard, and we will not be curtailing any necessary maintenance. Our projections for capital needs considers the lifetime of that specific component of the home, how much life is left and what the anticipated cost to replace it is. The figures we shared with you are just that.
- Q11. **Question:** Can I purchase the home I'm in?
Answer: Yes, if you meet the criteria all homebuyers have to meet such as credit scores, down payment needs, and other requirements a mortgage has. Once we know if our application has been successful we will begin working with non-profits that offer first time homebuyer's assistance and try to match tenants interested in working towards homeownership the opportunity.
- Q12. **Question:** What would the monthly payments be based on?
Answer: Similar to a standard home mortgage, the monthly payments would be based on the purchase price, the interest rate, and in your case, the value of the voucher. We anticipate all of the homes will be appraised to establish a fair sales price for each. Your monthly payment will be calculated on those factors.
- Q13. **Question:** Could I purchase another house in the pool if I would like to?
Answer: It would appear possible that purchasing another house in the portfolio is an option. However, the current resident will have the right of first refusal on purchasing the home in which they are currently living. So, if the home you are interested in is being vacated and the current resident does not wish to purchase it, we may be able to make it available to you if you have met all the requirements for purchasing the home.
- Q14. **Question:** Can we use a 'Rent to Own' approach when purchasing the home?
Answer: We do not have the ability to do this with the RAD program.
- Q15. **Question:** What if we wanted to buy another PHA property that better suits our situation?
Answer: It would appear possible that purchasing another house in the portfolio is an option. However, the current resident will have the right of first refusal on purchasing the home in which they are currently living. So, if the home you are interested in is being vacated and the current resident does not wish to purchase it, we may be able to make it available to you if you have met all the requirements for purchasing the home.