



**City of Phoenix  
Housing**

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## **RAD Frequently Asked Questions**

**Q: What is RAD?**

*A: The Rental Assistance Demonstration (RAD) is a voluntary program administered by the Department of Housing and Urban Development (HUD). RAD will help the City of Phoenix have access to more money which will allow us to maintain our properties and continue providing public housing. It allows us to sell some of our single family homes so we will have money to make repairs and improvements at our other public housing and affordable housing properties.*

**Q: Why is the City doing a RAD conversion?**

*A: HUD introduced the RAD Program to address the lack of funding provided by congress to address repair costs and repair and replacement needs of public housing properties. RAD will enable the City to preserve public housing by providing access to additional money. This additional money will benefit the City in three ways (1) will enable programs to become more self-sufficient, (2) would provide more stable money to address needed repairs and replacements (3) would allow the City to borrow money and/or use low income housing tax credits as well as private sources of money to make improvements, if this option is needed in the future.*

*The City chose to convert scattered sites homes because they are the most expensive to maintain.*

**Q: How likely is it that HUD will approve the RAD Program in Phoenix?**

*A: Congress has approved 185,000 units for RAD conversion and applications are accepted on a first-come first served basis. The City is working very hard to ensure we submit a timely application. If the City of Phoenix is not chosen for RAD conversion in this round we will have to wait until Congress increases the cap.*

**Q: Will I still be paying 30% of my income towards rent?**

*A: Yes.*



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**Q: Are all the homes chosen for RAD conversion Scattered Sites?**

*A: Yes. We chose 159 of the 408 scattered sites homes.*

**Q: What if I do not want to move out of my home?**

*A: We promise safe, sanitary and decent housing, but we can never promise that it will be at the same place. If you do not want to move out of your home you can opt out of the program, but you will not be able to keep your housing assistance.*

*Another option is to buy your home. The City of Phoenix offers two programs that provide a path to home ownership. These homeownership programs provide opportunities for residents who earn up to 80 percent of the Area Median Income and want to become homeowners. Your home will be taken off the RAD Program list if you can be qualified to purchase by 02/29/15.*

*Family Self Sufficient Program (FSS): The FSS program supports assisted-housing residents as they transition from dependence on government assistance to financial independence. During the five-year program, participants agree to actively engage with case managers to improve their financial status through job training and employment goals. The FSS program also offers an opportunity to build assets through an escrow savings account. Upon successful completion of the program, the escrow savings are awarded to the family.*

*Section 32: The Section 32 Homeownership Program offers eligible homebuyers the opportunity to purchase homes owned by the City of Phoenix. This program has a twofold benefit that includes a 20 percent discount on the appraised price of the home to ensure affordability for low income families, with the discount in the form of a loan and forgiven over a 10- year period of residency.*

*For more information on these programs, see the Home Ownership FAQ's on the last page of this notice or contact: Diana Summers at (602) 534-4584.*

**Q: If I want to begin the FSS or Section 32 program, why will I only have until 02/29/15 to get qualified to buy my home?**

*A: Yes. Timely submission of the application to HUD for approval of RAD conversion is essential. Since applications are approved on a first-come first served basis, we cannot delay submitting our application.*



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**Q: How were the houses chosen for the RAD program?**

*A: We chose the homes that are the most expensive to maintain.*

**Q: When can I expect to be moved to one of the affordable housing properties?**

*A: You will be notified 90-120 days before you are moved, but the order in which residents are moved will be based on your recertification date so you can plan to move in your recertification month.*

**Q: If my home is on the RAD list of homes that have been chosen for conversion, can I move to the new location before my annual recertification date?**

*A: Our plan is to move residents to new locations based on their recertification date and will be based on when units are available at one of the five sites that have been chosen. Since the sites that we have chosen are not empty facilities, we are going to have to closely manage the availability at the new sites. We can consider transfers on a case-by-case basis, but you should plan to move during your recertification month.*

**Q: Are the 5 properties that residents are being located to 100% low income properties?**

*A: No. The properties chosen are part of the City's Affordable Housing group. Current residents of the properties pay a modified rent that is based on their income.*

**Q: Will I be able to choose between the 5 properties?**

*A: You may refuse the first property that is offered to you. After that, you will have to accept the property or lose your housing benefit.*

**Q: Will the City be paying for moving expenses? Will moving expenses be paid whether or not I move into one of the 5 properties?**

*A: Yes. The City will pay for moving expenses whether or not you are moving into one of the 5 properties.*

**Q: If I decide to opt out; how much money will I be given to pay for moving expenses?**



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*A: Amounts will be based on unit size and is still being calculated.*

**Q: Will there be consideration for people with disabilities?**

*A: Yes. People with disabilities are entitled to reasonable accommodations and non-discrimination on their disability status. If someone requires a unit that is suitable for their disability we will accommodate them.*

**Q: How will bedroom size requirements be accommodated?**

*A: The City of Phoenix owns the 5 properties that we will be moving scattered sites residents to. We will be moving an average of 13 residents per month, based on recertification dates. If we do not have a unit of suitable bedroom size at the time of your move, we have the option to move you to another one of our properties.*

**Q: Do I have the option to move to one of the City of Phoenix managed Conventional Public Housing and Senior sites instead of moving to one of the Affordable Housing properties?**

*A: Yes.*

**Q. Do these 5 Affordable Housing properties have laundry rooms or is there a laundry facility?**

*A: Four of the communities (Paradise Village, Saguaro West, Windrose Villas and Red Mountain Springs) have laundry facilities on the grounds, but not in the unit. One of the properties (Paradise Greens) has washer and dryer hook-ups. These locations also have pools and play areas for children.*

**Q: If my home is not on the list of homes proposed for RAD conversion is there a chance that will change?**

*A: Yes. The homes chosen for RAD conversion may change.*

**Q: Can my home be taken off the list of homes proposed for RAD conversion?**

*A: Yes. If your home is on the list of proposed homes for RAD conversion and you buy your home, your home will be removed from the list and replaced with another home.*



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**Q: How soon will I know if my home is on the list of homes proposed for RAD conversion?**

*A: You can see if your home has been selected for conversion by viewing the list located on our website.*

**Q: What will be done with the homes?**

*A: Homes will be sold at their appraised value. The sales proceeds will provide funding to our Public Housing and Affordable Housing programs.*

**Q: Will the residents of the homes that are converted become part of the voucher system?**

*A: Yes, but not with the one you may be familiar with. The Section 8 vouchers that are part of this program are Project Based Vouchers – meaning that they only provide assistance for the 5 affordable housing properties chosen. However, after you have been in the program for 1 year, you will be eligible to convert to a Housing Choice Voucher, a portable voucher that allows you to move to any landlord that accepts Section 8. Please be aware that converting vouchers from Project Based to Housing Choice is dependent on the availability of Housing Choice Vouchers.*

**Q: Will the vouchers that will be available after a year in the program be the type of vouchers that allow a Section 8 participant to move to another state?**

*A: Yes. These vouchers (Choice Mobility Vouchers) are portable and can be used in a jurisdiction that accepts imports. You will be eligible for a Choice Mobility Voucher after you have been in the RAD program for one year.*

**Q: Who do we call if we have questions or need additional information?**

*A: For general questions about RAD you can contact Shelley Reimann at (602) 262-4587*

*For questions about whether your home is being converted, the relocation plan, anticipated move date, etc. you can contact Scattered Sites Management (602) 261-8035.*

*For questions about path to ownership programs (Family Self Sufficiency, Down Payment Assistance, etc.) you can contact Julie Bosshart at (602) 534-7679.*



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**Home Ownership Frequently Asked Questions**

**Q: If I want to try to purchase my home through the FSS or Section 32 program and I do not qualify for a loan, can a family member buy the home for me?**

*A: No.*

**Q: How do we begin the home buying process?**

*A: The first thing to do is to call the HUD approved Housing Counselors:*

- 1. Newtown Community Development Corp. (480-829-5759). Applications are available on their website, [www.newtowncdc.org](http://www.newtowncdc.org). Print the application, fill it out and mail it to 511 W. University Blvd., 85281 Tempe, AZ 85281. Housing Counselors will contact you after your application has been reviewed.*
- 2. Community Housing Resources of Arizona (602-631-9780).*

*Once you have met with a Housing Counselor and they have determined that you qualify for a mortgage, feel free to contact Diana Summers at 602-534-4584.*

**Q: If I decide to purchase my home, will it be rehabbed before I buy it?**

*A: Before we sell a home it is appraised, inspected, and rehabilitated to ensure all systems (electrical, air conditioning, appliances, roofs, etc.) are 5 year systems. This will typically involve: flooring and paint, and will sometimes include cabinet, appliances, roof, doors, etc. depending on condition.*

**Q: If I qualify to purchase a home, do I have to purchase the home I currently live in?**

*A: No. You can buy whatever you can afford.*