



Community Assistance Office Family Self Sufficiency Program

JUNE 2009

- Since 1993 Scottsdale's Family Self Sufficiency Program has had 53 graduates.
- These graduates averaged a 270% increase in earned income while on the program.
- Twelve graduates or 23% became home owners.
- Over \$441,500 has been disbursed to FSS graduates.

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Family Self Sufficiency Conference

Every year participants of the Family Self Sufficiency (FSS) Programs from Chandler, Mesa, Scottsdale, Phoenix and Tempe meet for a day of encouragement, education and empowerment at the annual Spring Conference. On Saturday, March 28, over 150 people attended the all day Spring conference. FSS participants gained insight and education on a variety of topics. The conference offered various workshops ranging from homeownership, to finances, to raising healthy

kids. There were several breakout sessions going on at the same time so it was a difficult choice to pick only one workshop to at-

provide information and assistance on topics such as going back to school, finding employment or starting a business.



Participants receive information from community partners.

The highlight of this year's conference was the luncheon keynote speakers. Graduates from the five cities discussed their prior barriers to success, how they overcame those barriers, and the goals they have accomplished. Their stories were truly inspirational!

tend. There were also over 20 community partner members there to

Vista's Back to School Program

Summer just started ...your kids are just now breathing a sigh of relief that they don't have any homework due...however, now is the time to start planning for the next school year. Every summer Vista del Camino helps income-

eligible families get their kids ready for school with their Back to School Program. The Back to School Program provides Scottsdale students, kindergarten through high school, with clothes, haircuts, and new backpacks. Call Vista del

Camino at 480-312-2323 for an appointment to enroll in this program.



New Law Protecting Section 8 Residents

Know your rights; if your landlord gives you an eviction notice due to foreclosure you should call your Section 8 caseworker.

ATTENTION SECTION 8 VOUCHER HOLDERS 90-DAYS OR MORE FOR TERMINATION (EVICTION) NOTICE REQUIREMENT AND FORECLOSURE IS NOT GOOD CAUSE TO TERMINATE THE TENANCY

On May 20, 2009 a new federal law protecting your rights became law. Section 8 housing choice voucher tenants have new rights regarding eviction from units that have been foreclosed upon.

The person, who now owns your home as a result of the foreclosure, must follow these rules:

First, if you have a lease for a fixed term, such as one year, and the lease has not expired, you have a right to remain in the unit and cannot be evicted (except for actions that you, members of your family or your guests take which constitute good cause) until the end of the lease term.

Second, if your lease ends in less than 90 days the new owner may not evict you without giving you at a minimum 90 days notice.

Third, the new owner wanting the property vacant before they sell it is not good cause for terminating the tenancy or for eviction.

Fourth, there is one exception to the rule that you may not be evicted during the term of your lease. If the new owner who acquired the property at foreclosure wants to occupy the unit as his or her primary residence, that owner may give you a 90 day notice to vacate your home even if your lease runs for longer than 90 days.

If the new owner tells you that you have to leave, offers you money to leave or gives you a notice of eviction, you should contact your Section 8 case worker (480) 312-7717 at the Community Assistance Office; tell your caseworker what is happening and give her a copy of any notice.

General instructions to tenants:

If you receive an improper notice to terminate your lease, you should give a letter objecting to the termination to your landlord before the date for termination in the notice you received, and you should pay your rent. If you do not pay your rent, your landlord can serve you with a notice to pay rent or quit under your state law.

If your landlord files an eviction complaint against you (some states call this an unlawful detainer action) based upon the termination notice, you should put in your answer, or tell the court if your state does not allow

you to file an answer, that the termination notice is improper because the landlord should have served you with a 90-day notice or could not evict until the lease expired under the Protecting Tenants at Foreclosure Act, Pub. L. No. 111-22, § 702 (2009).

You should make a copy of your letter for your records, send your letter to the new owner by certified mail, return receipt requested at the address the new owner put on his/her notice to you. When you go to court in the eviction case, you should take with you copies of the letter you sent to your landlord, the original and copies of your proof of mailing and green return receipt from the post office, the copy of the new law that is attached to this notice and a copy of your written lease if you have a written lease.

The judge may not know about the law because it is so new. If you tell the judge about the law it his or her legal responsibility to enforce it and make sure that you are not forced to move with less than 90 days notice or before the end of your lease term.

Financial Education Classes for Adults, Teens and Kids

Arizona Saves and the City of Scottsdale are offering financial education classes for adults, teens and kids over the age of 6.

This is a three-part series and every child who completes all three workshops will receive a \$50 Savings Bond.

The three sessions include Building a Better Budget, Taking Charge of Your Credit and First Time Homebuyers: Are YOU Ready to Buy?

These classes will be offered in Spanish at the Paiute Neighborhood Center on August 11, 18 and 25

and will be offered in English at Vista del Camino on October 13, 20 and 27. Call Ruben Camacho 480 312-2323 for more information or to register for classes.



Domestic Violence, Dating Violence and Stalking are on the Rise. Do You Know Where To Turn?

With reported cases of domestic violence on the rise, seemingly in relation to the current stressed economy, more people need safe, confidential help. Please don't hesitate to make a call to one of the resources listed below.

**IN AN EMERGENCY
DIAL 911**

Scottsdale Police Dept.
(480) 312-5000 (24 hrs)

Police Crisis Intervention
Services Division
(480) 312-5055

Scottsdale Domestic Violence
Action Team
(480) 312-6306

Scottsdale Victim's Services
Division
(480) 312-4226

Scottsdale Police Dept.
Violent Crimes Unit
(480) 312-6310

National Domestic Violence
Hotline: 1-800-799-SAFE (7233) or call 1-800-787-3224 (TTY)

"Someone's opinion of you does not have to become your reality"
Les Brown

Summer Fun

Looking for fun and inexpensive ways to keep your family active this summer? What about taking the family swimming at one of Scottsdale's aquatic centers? Day passes are only

\$2.00 for adult residents and \$1.00 for children under 17. Also check out Scottsdale Public Libraries. The libraries offer free computer classes, teen reading programs, even

craft making for the younger kids. You can find more information at www.scottsdaleaz.gov



Have a safe summer

Prepare Yourself for Success!

Make sure you attend the **monthly home ownership workshops** offered through the Family Self Sufficiency Alliance. All workshops are at the Escalante Center, 2150 E Orange, in Tempe from 6 pm to 8 pm with free childcare and dinner for the family!

Thursday, June 25, **How Much House Can I Afford;** Buying power (income is not the only factor) and what to expect in the mortgage loan process.

Thursday, August 27, **Mortgage Choices, Is It a Good Deal?** What is the difference in

types of loans and terms, and understanding a comparison of financial situations.



Prepare yourself for your goal of homeownership

Thursday, September 24, **Show Me the Money...Who Has the \$\$ to Help Me Buy a Home?** Various local home ownership agencies will discuss their classes, counseling

and down payment assistance programs.

Community Services of Arizona (CSA) also offers a one-day HUD approved **First Time Homebuyers' Class** at the Paiute Neighborhood Center, 6535 E Osborn in Scottsdale. Classes are offered from 8 am to 4 pm on Saturdays.

First Time Homebuyers' Classes are offered Saturday, June 27 and Saturday, October 16. (You must register for the First Time Homebuyers class with CSA by calling 623-435-2255.)