

RESIDENT INFORMATION ON PROJECT-BASED RENTAL ASSISTANCE (PBRA)

The below information will help you understand the differences you may see when your property converts from Low-Income Public Housing (LIPH) to Project-Based Rental Assistance (PBRA). The highlighted selections below are meant to point out to you

- Rent continues to be calculated at approximately 30% of your income, but there is not a flat rent (rent cap) as there is in LIPH. Therefore, if 30% of your income is \$600 and contract rent on your apartment is \$500, you will pay \$600 vs. \$500 in rent.
- Pay your rent on time. Rent is due on the 1st and late after the 5th. Non-payment of rent will result in TERMINATION OF ASSISTANCE, and possibly TERMINATION OF TENANCY. If rent is paid prior to the first of the next month, you MAY be reinstated to the PBRA program. Habitually being late on rent payment will result in TERMINATION OF TENANCY without possibility of reinstatement.



- The Grievance Process changes from a 3-part to a 2-part process—PBRA guidelines allow for only and informal hearing, and then upheld Notices to Vacate go on to court.

- Report, report, report any changes in income.
- Community Service does not exist in PBRA...if you owe hours as an LIPH Resident, they are forgiven.
- Pay attention to your mail and to communications from your management office, including phone calls or notices delivered to your door. **Not responding to these communications can significantly increase the chance that your rent could increase to the contract rent amount.** PBRA program requires more paperwork, notifications, and signatures than LIPH.



- Plan to give a 30-day notice if you intend to move. If you move without a 30-day notice, you forfeit 100% of your security deposit paid at move-in.
- Tenants of PBRA properties have the right, after living in the same unit program for 24 months, to apply for a Choice Mobility Voucher. This gives you greater ability to choose where you want to live; you may use the voucher anywhere in the United States where they are accepted.



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RELOCATION ALLOWANCES

As we get closer to the upcoming rehab and modernization at your property, relocation allowances will be offered to all households each time KCDC **requires** your household to move during work completion. 60% of the payment is to be received up front at the time you sign a lease for your new unit, and 40% to be received when you have cleaned out your unit and returned keys to the management office. Each Cagle resident will be able to choose between moving him/herself, or may opt for KCDC Contracted Moving Company to move belongings. Note that the choice to use contracted mover would result in a relocation check to cover only fees and incidentals such as phone/internet connection fees, cable, etc.

RELOCATION ALLOWANCE OPTIONS FOR CAGLE

Relocation Plan	Covered Costs	Amount Paid to Tenant	First/Last Payment (60%/40% Respectively)
A <input type="checkbox"/> Self-Move	Moving Costs	\$425	\$345/\$230
	Incidentals/Fees	\$150	
	Total	\$575	
B <input type="checkbox"/> Moving Company	Incidentals/Fees Only (Moving Company)	\$150	\$90/\$60

- It is not expected that any tenant will have to move outside of Cagle.
- Most relocations will be completed by transferring tenants to existing Cagle units once rehabbed.

RENOVATIONS AND MODERNIZATIONS ON THE PROPERTY