

RENTAL ASSISTANCE PROGRAM

FAQ – Frequently Asked Questions



Q. What is the purpose of this program?

A. This program provides one-time funding for eligible applicants to obtain safe, decent and affordable rental housing.

Q. Who is eligible to apply for the Rental Assistance program?

A. Qualified very-low, low and moderate income homeowners in the City of Pembroke Pines. Please see current income guidelines chart attached with this document. Also attached are the maximum allowed rent by income and family.

Q. What conditions must have occurred for the homeowner to be considered for this program?

A. 1) Recent foreclosure or loss of home in the city of Pembroke Pines.
2) Applicant requires assistance to pay the required deposit (first and last month's rent) of unit.

Q. How can someone apply for the rental assistance program?

A. The tenant must be approved to rent a property in a rental community must come to the offices of Community Redevelopment Associates of Florida, 8569 Pines Blvd, Suite 201. Pembroke Pines. Phone: 954-431-7866. The office is open Monday to Friday from 8:30 -5 and is closed from 12:30 -1:30 for lunch. It is suggested that the application is submitted 60 days before the planned occupancy of the rental property.

Q. How much money is available for each applicant?

A. The City will assist with a maximum of \$3,000.00 for the first and or last month's rent as part of the deposit for a rental unit.

Q. How many times can an applicant receive assistance?

A. Only once.

Q. Can someone apply for the program before they find a property they wish to rent?

A. No. Rental Assistance Program applicants must bring written approval showing they have applied and been approved to rent a particular property. Assistance will only be provided to households qualifying with residential apartment owners in buildings in excess of 4 units. It is suggested that the application is submitted 60 days before the planned occupancy of the rental property.

Q. How much income can an applicant make?

A. The program is open to persons of Very Low Income (VLI), Low Income (LI) and Moderate Income (MI) who wish to reside in Pembroke Pines. Income limits are based on income and family size. The income guidelines chart is attached. **Priority** is given to persons displaced by recent foreclosure.

Q. Can an applicant rent from a friend or family member?

A. Assistance will only be provided to households qualifying with residential apartment owners in buildings in excess of 4 units.

Q. What happens if the tenant/applicant moves or breaks the lease/rental agreement? Can the applicant receive funds back?

A. NO. Funds are never given to the applicant directly. The applicant does not receive deposit funds back when they move from the property.

Q. Does the applicant have to repay the Rental Assistance Program funds?

A. NO. These funds are part of the City's effort to assist with housing affordability and community stability. No repayment of assistance will be required by the City unless it is determined that fraudulent information was provided to obtain assistance.

Q. What kinds of housing units can be rented?

A. Apartments. Mobile homes can not be assisted through this program.

Q. Do you have a list of rental units and or property management companies for the City?

A. Yes. We are only providing the list. Community Redevelopment Associates and the City are not endorsing any company or rental facility.

Rental Assistance Program

2008 Income Limits Chart Adjusted to Household Size

Effective February 13, 2008

Number of persons in household

AMI*	1	2	3	4	5	6	7	8
25%	12,450	14,250	16,025	17,800	19,225	20,650	22,075	23,500
28%	13,944	15,960	17,948	19,936	21,532	23,128	24,724	26,320
30%	14,950	17,100	19,200	21,350	23,050	24,750	26,450	28,200
33%	16,434	18,810	21,153	23,496	25,377	27,258	29,139	31,020
35%	17,430	19,950	22,435	24,920	26,915	28,910	30,905	32,900
40%	19,920	22,800	25,640	28,480	30,760	33,040	35,320	37,600
45%	22,410	25,650	28,845	32,040	34,605	37,170	39,735	42,300
50%	24,900	28,500	32,050	35,600	38,450	41,300	44,150	47,000
60%	29,880	34,200	38,460	42,720	46,140	49,560	52,980	56,400
80%	39,850	45,550	51,250	56,950	61,500	66,050	70,600	75,150
120%	59,760	68,400	76,920	85,440	92,280	99,120	105,960	112,800

25- 30% - is the Extremely Low Income category

31%- 50% - is the Very Low Income category

51% - 80% - is the Low Income category

80% - 120% - is the Moderate Income category

2008 Maximum Rents by Number of Bedrooms in Unit Based on Income Limits

AMI*	Bedrooms 0	Bedrooms 1	Bedrooms 2	Bedrooms 3	Bedrooms 4
25%	\$311.00	\$333.00	\$400.00	\$462.00	\$516.00
28%	\$348.00	\$373.00	\$448.00	\$518.00	\$578.00
30%	\$373.00	\$400.00	\$480.00	\$555.00	\$618.00
33%	\$410.00	\$440.00	\$528.00	\$610.00	\$681.00
35%	\$435.00	\$467.00	\$560.00	\$647.00	\$722.00
40%	\$498.00	\$534.00	\$641.00	\$740.00	\$826.00
45%	\$560.00	\$600.00	\$721.00	\$833.00	\$929.00
50%	\$622.00	\$667.00	\$801.00	\$925.00	\$1032.00
60%	\$747.00	\$801.00	\$961.00	\$1,110.00	\$1,239.00
80%	\$996.00	\$1,067.00	\$1,281.00	\$1,480.00	\$1,651.00
120%	\$1,494.00	\$1,602.00	\$1,923.00	\$2,221.00	\$2,478.00

* AMI = Area Median Income

For More Info:

Community Redevelopment Associates of Florida, Inc.

8569 Pines Blvd, Suite 201

Phone: 954.431.7866