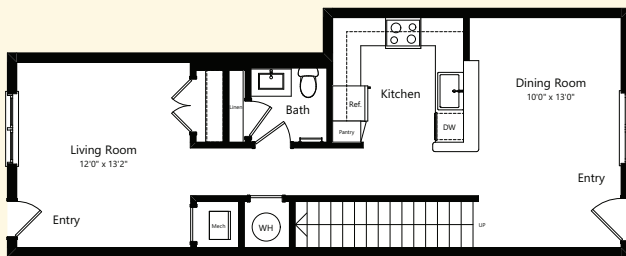




Unit Information: Townhomes

Sample 3 bedroom floor plan



LEVEL 1



LEVEL 2

TOWNHOME	2 BEDROOM	3 BEDROOM	4 BEDROOM
Current size	804 SF	1106 SF	1246 SF
New size	1135 SF	1348-1762 SF	2035 SF
Estimated Monthly Utilities	\$138	\$169	\$205
Unit Amenities	W/D, dishwasher, microwave, free high speed internet	W/D, dishwasher, microwave, free high speed internet	W/D, dishwasher, microwave, free high speed internet
Accessibility	Two-level with stairs	Two-level with stairs	Two-level with stairs
Parking	Surface	Surface	Surface
Number of Tier 1* homes	13	9	2

*Tier 1 = Section 8

Unit Information: Apartments



Sample 3 bedroom
floor plan

APARTMENT	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM
Current size	N/A	804 SF	1106 SF	1246 SF
New size	654 SF	895-1019 SF	1171 SF	1816 SF
Estimated Monthly Utilities	\$109	\$138	\$169	\$205
Unit Amenities	W/D, dishwasher, microwave, free high speed internet	W/D, dishwasher, microwave, free high speed internet	W/D, dishwasher, microwave, free high speed internet	W/D, dishwasher, microwave, free high speed internet
Accessibility	Single level; elevator access	Single level; elevator access	Single level; elevator access	Single level; elevator access
Parking*	Garage or surface	Garage or surface	Garage or surface	Garage or surface
Number of Tier 1** homes	0	27	3	0

*19 garage spaces will be available on a first-come, first-served basis to residents of the apartment building

**Tier 1 = Section 8

Lottery Explainer

What is the lottery?

- The lottery is a way to select the new units fairly.
- Based on guidance from the resident advisory committee, the selection order will be:
 1. Residents living 10+ years at Kindlewood
 2. Remaining Phase 2 households

How will it work?

Part I: Lottery

- The lottery will be held in the conference room at 460 Garrett Street.
- The name of each head of household will be announced before a number is randomly drawn. This will establish the order that units will be selected, with 1 being the first to select a new unit.
- The order will be documented by Ms. Houchens as numbers are drawn.
- You do not need to attend the lottery to be assigned a number. You will be notified when it is your turn to choose your unit.
- Units will not be selected on the day of the lottery, however, you will have the opportunity to schedule an appointment to select your unit.

Part II: Unit Selection

- When it is your turn, you will come to the leasing office and choose from the units that are still available.
- There are enough replacement units for everyone, so you are guaranteed a new unit with the same number of bedrooms you have today.

When will it happen?

- The Phase 2 lottery will be held on **Saturday, April 18 at 1 pm.**
- The lottery for Phase 3 will occur before construction is complete on that phase (Estimated Spring 2028). The lottery process will be the same for all phases.

Understanding Mixed Income Housing Options

HOW WILL IT WORK?

What are Tier 1, Tier 2 and Tier 3 homes?

Tier 1 (Section 8) homes:

Tier 1 homes are the replacement units for existing Kindlewood residents. HUD, the federal agency that funds public housing and other subsidized housing like Kindlewood, provides a monthly Section 8 subsidy to pay the difference between what a family can afford and what it costs to operate and maintain the property.

Tier 2 & 3 (Tax Credit) homes:

HUD does not provide any monthly subsidies to tax credit homes. Instead, one-time partial funding is provided during construction so that lower long-term rents can be maintained. Tax credit homes have pre-determined affordability levels to serve different household sizes at different income levels.

Tier	Qualified Area Median Income (AMI)	Income Ranges	Monthly Rent Ranges	Notes
Tier 1	To 30% AMI	Up to \$42,480	\$0 – \$1,062	Increase or decrease with income changes.
Tier 2	30% – 60% AMI	\$25,260 – \$84,960	\$640 – \$2,124	Pre-determined rent rates. Annual recertifications.
Tier 3	60% – 80% AMI	\$51,240 – \$113,280	\$1,281 – \$2,832	Pre-determined rent rates. Annual recertifications.

What is LIHTC?

LIHTC stands for Low-Income Housing Tax Credit. It is a program that provides partial funding during construction so that lower income long-term rents can be maintained. Tax credit homes have predetermined levels of affordability to serve different household sizes at different income levels. In this document, we refer to LIHTC as Tier 2 & 3.

What are the physical differences between Tier 1, 2 & 3 homes?

Tier 1, 2 & 3 homes are constructed to be exactly the same. For example, there is no difference in the layout of a 3-bedroom Tier 2 or 3 home and that of a 3-bedroom Tier 1 home. However, as part of redevelopment, there will now be some 1-bedroom units at Kindlewood. Because these are new—not replacement—units, they will be Tier 2 & 3 homes.

How much do Tier 2 & 3 homes cost?

Similar to Tier 1 homes, a family certifies their income at the leasing office for a Tier 2 or 3 home. Also similar to Tier 1, the goal is for the family to pay 30% of their income. Tier 2 or 3 apartments are different in that the rent does not go up or down with changes in the family’s income. The exact

cost of a Tier 2 or 3 rent varies depending on the number of bedrooms and other factors. See the leasing office for more details.

Is a Tier 2 or 3 home a good idea for my family?

Tier 2 or 3 homes can be great for families with stable or increasing incomes. Once a household qualifies for a Tier 2 or 3 home, the rent stays the same for a full year. Then the household recertifies its income level after each year of living in the home. If you are interested in learning whether you may be eligible, please contact the Kindlewood leasing office, and someone will follow up with you to schedule an appointment.

What are the benefits of moving from Tier 1 into a Tier 2 or 3 home?

There are several potential benefits, depending on your circumstances.

- 1) If you currently live in the Phase 3 section of the property, selecting a Tier 2 or 3 home in Phase 2 potentially allows you to move into a new home much earlier. However, this decision must be made carefully as you would be in a Tier 2 or 3 apartment and would no longer have the Section 8 subsidy.
- 2) When you qualify for a Tier 2 or 3 home, your rent stays the same for an entire year, so if your income goes up during that period, your rent does not. When you recertify after a year, your rent may go up, but you may have saved money in the meantime.
- 3) If you have stable income and move into a Tier 2 or 3 home, you are helping another family in less stable circumstances by freeing up a Tier 1 home.

What happens if I move into a Tier 2 or 3 home and I experience a loss of income?

Because Tier 2 or 3 rents are fixed for a one-year period, a reduction in household income does not result in a decrease in rent. PHA's financial and housing counseling team is available to provide budget and credit counseling services to help you navigate through a period of financial instability.

If I move into a Tier 2 or 3 home, can I move back to a Tier 1 home if my employment situation changes?

No. Once you move out of Tier 1 unit, you completely exit the Section 8 subsidy program. To get back into the program, you would have to submit a new rental application. Due to the limited availability of Tier 1 units at Kindlewood, we cannot guarantee that you will be able to move back into a Tier 1 unit. PHA's financial and housing counseling team is available to provide budget and credit counseling services to help you navigate through a period of financial instability.

Who should I speak to if I still have questions?

If you are interested in learning more about whether a Tier 2 or 3 home might be a good fit for you, please contact the leasing office to discuss the options available to you.



Relocation Tips

Advice from fellow residents

We asked residents who moved in Phase 1 to share some advice to help you prepare for your move. In general, they advise preparing in advance, having an organization system, and clearly communicating with property management, Housing to Home (the relocation consultant), and the movers. They also had some more specific insights:

packing



Start packing early to avoid last-minute stress.

Use large trash bags and organize items by room.

Throw away items you don't need before packing.

Property Management will provide an oversized dumpster to discard any unwanted items prior to your move date.

Label boxes clearly for easier unpacking.

Housing to Home will arrange for boxes to be available at least a month before your move date.

after the move



Organize and settle into the new space as soon as you're able.

If you need assistance post-move, contact Ms. Houchens.

Know that response times may be delayed, particularly while Phase 2 moves are still occurring.

dealing with property management



Ensure all paperwork is completed accurately and on time.

Be proactive and stay informed about property management processes.



Moving FAQs

Q: Which units are in Phase 2?

A: Phase 2 includes residents living in Buildings 401, 403, 405, 407, 409, 413 and 414.

Q: What happens if I'm in Phase 3 but am interested in moving into Phase 2?

A: Phase 3 residents who are interested in moving early have the option of moving into a Tier 2 or 3 unit. Please refer to the Mixed Income Housing Options sheet or contact the leasing office for additional details. In the event that a Tier 1 unit becomes available during the Phase 2 relocation process, a lottery will be held for Phase 3 households who are interested in moving to the available unit. To be eligible move into a Phase 2 unit, you must be current in your rent.

Q: What is the difference between what Piedmont Housing Alliance/ Alliance Management and Housing to Home will do?

A: PHA/Alliance Management will manage the unit selection process and paperwork for move-in certification, and Housing to Home (HTH) will manage all moving logistics. Contact information is listed on the Relocation Contact sheet.

Q: When will I start the paperwork for the Move In Certification?

A: Alliance Management will start the paperwork no sooner than 120 days before your move is scheduled to happen. For example, if you are moving in September 2026, we will start your paperwork in May 2026.

Q: What if I already completed paperwork for Phase 2 as part of the HUD pass through lease?

A: Because move-in certification must occur within 120 days of your move, you will need to provide updated paperwork.

Q: When is my appointment to complete paperwork?

A: Alliance Management will contact you to schedule your appointment.

Q: What will I need to start the paperwork process?

A: Just as you need certain papers for Section 8 verification, Alliance Management will need to have the same paperwork for the move to your new home, including:

- o Income Verification
- o Asset Verification
- o Birth Certificates (all family members)
- o Social Security Card (all family members)

Q: What are some terms that I will frequently hear when completing paperwork?

A: HUD Form 50059: This is a required document from HUD, with all income, family composition and asset information.

Section 8 paperwork: The Section 8 eligibility paperwork includes income, family composition and asset information.

TIC/Tenant Income Certification (LIHTC): This form is for the Low-Income Housing Tax Credit Program for income, family composition and asset information.

Q: Will I be allowed to move if I have rental arrears?

A: No. Rental arrears must be resolved prior to your move date in order to move into a new unit. If you are currently in rental arrears, you are encouraged to contact Alliance Management to discuss your options for repayment.

Q: Will my rent remain the same before and after relocation?

A: If you remain in a Tier 1 (Section 8) unit, your rent will continue to be based on 30% of your household income.

Q: How will I pay rent?

A: You will continue to pay rent in the same manner you do now.

Q: Do I need to contact Housing to Home (HTH) about my move?

A: No. HTH will contact you as we get closer to go through your move details one-on-one. During this time, you can ask questions about your move, and HTH will take inventory of your home to understand what items need additional care or items you are worried about during your move.

Q: When will we know our move date?

A: All residents will receive notices 30 days in advance of their move date, but HTH will begin working with you 60 days prior to your move to prepare.

Q: How long will I have to pack before I move?

A: We will give you more notice as we get closer to your move date, but you will have at least 30 days to pack your items.

Q: What if I am not able to pack my belongings?

A: Please let HTH know, and they will arrange for the movers to pack and move you the same day. If you need unpacking services, that can be offered as well.

Q: Will boxes, tape, and packing materials be provided prior to moving?

A: Yes—boxes, tape, and packing materials will be provided by HTH a few months before you are scheduled to move. Please don't purchase boxes or tape or any packing supplies; you will not be reimbursed as these items are already being purchased for you.

Q: How long will the actual move take?

A: This will vary based on the household's pace, their furniture and belongings in their home, and the amount of packing that has taken place prior to the move. On average, the actual move will take 4-5 hours to complete.

Q: What if I have items/furniture I want to get rid of before or during the move?

A: Alliance Management will provide an on-site dumpster approximately one week prior to the moves for residents who wish to discard unwanted items. HTH will arrange for clean out days in which dumpsters and the moving company will be on the site and assist residents in discarding furniture and other items. These clean out days often take place on the weekend or evening when it is convenient for residents. On move day, residents will also be able to have the moving company take out and discard furniture and items if they did not get to it on a clean out day.

Q: Will there be a stipend for Phase 2 residents?

A: Yes, there will be a \$2,000 moving stipend for each of the 54 households. The stipend will be issued approximately one month before your move date. This stipend may also be applied to households with rental arrears. This must be coordinated in advance with Alliance Management.

Q: If I have furniture that needs to be disassembled (e.g., beds), how will that work?

A: The moving company will take care of disassembling furniture and moving them to the new unit. We will have a bonded, licensed moving company to complete this work.

Q: Will I need to submit a change of address?

A: Yes. You will need to submit a change of address with the USPS. Housing to Home will have change of address cards for you to fill out and return to the USPS. HTH can assist you with this if you need assistance.

Q: Will I need to transfer my electricity to the new apartment?

A: No. When it is time for your move, you will need to contact Dominion Energy to have them disconnect the service at your old unit. You do not need to transfer service to your new unit since electricity will already be turned on and billing will be handled through Real Page. You should begin receiving a utility bill for electricity and water about a month after moving into your new unit.

Q: What do I need to do to set up my internet at my new home?

A: Free high-speed Ting internet service is provided to all Phase 2 units. Residents who opt out of Ting will be asked to sign a form acknowledging that they have declined the free service. Residents also have the option to purchase TV and/or phone service with Comcast. If you choose to go with Comcast, you will be responsible for signing up for or transferring any services you want in your new home. Housing to Home will provide additional details on how to activate your free Ting internet service prior to your move.

Q: Are units going through pest treatment before relocation?

A: Yes, all old units will be treated for pests prior to move day. The new units will also be checked for pest activity prior to your move. If pests are discovered, the units will be treated again prior to your move.

Relocation Contacts

Here is who you can reach out to with your relocation questions:

RELOCATION PARTNER	RELOCATION ROLE	BEST PERSON TO CONTACT	EMAIL & PHONE
Alliance Management	Income Verification, Unit Selection, HUD Notices	Rebecca Ryan, Senior Property Manager	(434) 806-5065 rryan@piedmonthousing.org
Housing to Home	Moving Coordination	Jacob Celestine, Lead Relocation Manager Vee Williams, Associate Director of Relocation	jacob@housingtohome.com vivian@housingtohome.com
Resident Services	Lottery, Resident Support & Communication	Myrtle Houchens, Community Liaison	(434) 825-9226 myrtlebhouchens@gmail.com
Real Estate	Construction Coordination	Mandy Burbage, Real Estate Manager	(434) 422-4837 x824 mburbage@piedmonthousing.org



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Housing to Home



Vee Williams
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Resident Services



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Real Estate