

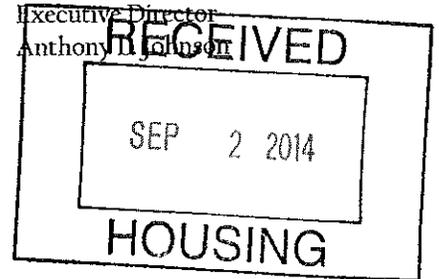


The Housing Authority of the Town of Greenwich

249 Milbank Avenue, Greenwich, CT 06830
Phone: 203-869-1138 Fax: 203-869-2037

August 22, 2014

Commissioners
Sam Romeo, Chair
Abelardo Curdumi, Vice-chair
George Yankowich
James Boutelle
Angelo Pucci
Robert Simms Jr, Tenant Commissioner
Cathy Landy, Tenant Commissioner



To: All Residents at the Town Hall Annex

From: Terry Mardula, Deputy Director

Re: One-Year Notification Letter- Owner Does Not Intend To Renew

The Department of Housing and Urban Development subsidizes the rent of your apartment through the project-based Section 8 program. Federal law requires that owners provide tenants with a one-year notification before the expiration of a Section 8 contract. The Section 8 contract that pays the government's share of your apartment rent at the Town Hall Annex expires on September 1, 2015.

Although there will be no immediate change in your rental assistance, we are required to inform you of our intended actions when the contract expires on September 1, 2015.

- This letter is to notify you that we do not intend to renew the current Section 8 contract when it expires.

Since we do not intend to renew this project-based contract upon its expiration, it is our understanding that, if Congress makes funds available (which it has in the past and is expected to do in the future), the Department of Housing and Urban Development will provide all eligible tenants currently residing in a Section 8 project-based assisted unit with tenant-based assistance.

Unlike the current project-based Section 8 contract, Section 8 vouchers are issued to the tenants, allowing them to choose the place they wish to rent. The Section 8 voucher program is administered by the Housing Authority of the Town of Greenwich. Federal law allows you to elect to continue living at this property provided that the unit, the rent, and we, the owners, meet the requirements of the Section 8 tenant-based assistance program.



As an Owner, we will honor your right as a tenant to remain on the property on this basis as long as it continues to be offered as rental housing, provided there is no cause for eviction under Federal, State or local law.

You will also have the opportunity to choose a private apartment in which to move provided that the owner and the unit meet the Section 8 tenant-based program requirements.

Please remember that project-based Section 8 rental assistance will continue to be provided on your behalf for one year. In addition, we may agree to a renewal of the project-based contract with HUD, thus avoiding contract termination altogether.

Approximately four months (120 days) before the expiration of the Section 8 contract, HUD requires that we confirm our final decision to not renew this contract. Following this confirmation, you will be contacted by the Greenwich Housing Authority to determine your household's eligibility for tenant-based assistance. If you intend to apply for Section 8 tenant-based rental assistance you should not move from your current unit until you have consulted with the our agency about your eligibility for tenant based assistance.

If you have any questions about the contents of this letter, please contact our office at (203)-869-1138.

Cc: Anthony Johnson, Executive Director

Cc: Teryl Elliott, Senior Asset Manager

Cc: Navigate Affordable Housing Partners