



Two Center Plaza, Suite 700
Boston, MA 02108
P: 617.574.1100
F: 617.422.0576
BeaconCommunitiesLLC.com

September 6, 2012

Commissioner Catherine Smith
State of Connecticut
Department of Economic and Community Development
505 Hudson Street,
Hartford, CT 06106

Honorable Mayor Thomas G. Dunn
City of Wolcott
10 Kenea Avenue
Wolcott, Connecticut 06716

Re: Countryside II
12 Wolf Hill Road, Wolcott, CT

Dear Sir or Madam:

The Department of Housing and Urban Development subsidizes the rent of the apartment units in Countryside Apartments through a Section 8 Contract (the "Section 8 Contract"). Chapter 128, Section 8-68c of the General Statutes of Connecticut requires that owners provide the Commissioner of Economic and Community Development, the chief executive officer of the municipality in which the housing is located, and all tenants residing in the housing, with a one-year notification of the intent to terminate any subsidy if such action will result in the cessation or reduction of the financial assistance or regulatory requirements designed to make the assisted units affordable to low and moderate income households.

This letter constitutes the statutory notification of the property owner's intent to terminate the Section 8 Contract.

The attached letter was sent on July 26, 2012 to all of the residents in satisfaction of the one-year notification requirement. Please be aware that this letter is being sent approximately 11 months before the expiration date. We apologize for our delay in sending this to you.

Since the project-based contract may not be renewed upon its expiration, it is our understanding that, if Congress makes funds available (which it has in the past and is expected to 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 and allow them to choose the place they wish to rent. The Section 8 voucher program is administered by local Public Housing Authorities. Federal law allows you to elect to continue living at this property provided that the unit, the rent, and the property owner

meet the requirements of the Section 8 tenant-based assistance program. It is our goal to maintain Countryside II Apartments as affordable housing and we will honor tenant's rights to remain at the property on this basis as long as it continues to be offered as rental housing, provided that there is no cause for eviction under Federal, State or local law.

If you have any questions, please do not hesitate to contact Mary Corthell at mcorthell@beaconcommunitiesllc.com or 617-574-1153.

Very truly yours,

BC Countryside II LLC

By: Beacon Communities Corp., its managing member



By: Mark Epker, Vice President