



Housing for the Handicapped, Inc.

Administrative Offices: 901 Warrenville Rd. Suite 500, Lisle, Illinois
60532 Phone: 630.620.2222

Sunrise Courts Apartments: 439 Lawrence Avenue, Roselle, Illinois 60172
Phone: 630.980.4250

NOTICE OF INTENT TO TERMINATE SUBSIDY

April 30, 2018

Dear Tenant:

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 Sunrise Court expires on April 30, 2019. 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 one year from now.

**THIS LETTER IS TO NOTIFY YOU THAT WE DO NOT INTEND TO RENEW THE
CURRENT SECTION 8 CONTRACT WHEN IT EXPIRES.
THIS IS NOT AN EVICTION NOTICE.**

It is a notice to advise all tenants in the property identified below that one of the following actions with respect to the above property will take place on the date referenced below:

- (i) the sale or other disposition of the property;
- (ii) the prepayment or refinancing of a federally insured or federally held mortgage secured by the property;
- (iii) the termination of the property's participation in a federal subsidy program for assisted housing.

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 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 the local Public Housing Authority. 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 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.

You will also have the opportunity to choose another development or single family house in which to move provided that the new landlord will accept the voucher and the owner and the unit meet 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 local Public Housing Authority (PHA) 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 local PHA about your eligibility for tenant based assistance.

This notice is to advise you that the Federally Assisted Housing Preservation Act [310 ILCS 60] gives you certain rights. Tenants living on the property may form a tenants association and negotiate with the owner to purchase the property, subject to certain restrictions. Tenants may also enter into an agreement with a not-for-profit corporation or other entity to represent them in negotiations with the owner. If the negotiations are successful, the tenants association can buy the property. A more detailed discussion of the provisions of the law is attached to this notice as Exhibit A.

If you have any questions or would like information on the Section 8 Program, the following sources may be of assistance:

Contract Administrator: Illinois Housing Development Authority
Name: Jessica Duarte
Telephone Number: 312.836.7452

HUD Regional Center
Name: LaToya A. Washington, Account Executive
Telephone Number: 312.913.8271

HUD Web <http://www.hud.gov> - click on "I want to" and the on "Find Rental Assistance."

Name of Property:	Sunrise Courts
Address of Each Building	
Included in Property:	One building, 439 East Lawrence Ave, Roselle, IL 60172
Property Description:	Seven-unit multi-family property, built in 1977. The unit mix is comprised of two, two-bedroom/one-bathroom units and five, four-bedroom/four-bathroom units measuring approximately 700 and 1,000 square feet, respectively. All units subsidized.
Number of Occupied Units:	Two
Anticipated Date of Sale of	
Other Action:	Opt out date 4/30/2019
Affordability Restrictions:	Project-based Section 8
Owner:	Housing for the Handicapped, Inc.

Sincerely,



Kim Zoeller, President & CEO
Housing for the Handicapped, Inc.

cc: Local HUD Office/ IHDA Office

**TITLE 47: HOUSING AND COMMUNITY DEVELOPMENT
CHAPTER II: ILLINOIS HOUSING DEVELOPMENT AUTHORITY
PART 375 NOTICE PROCEDURES UNDER THE FEDERALLY ASSISTED HOUSING PRESERVATION
ACT
SECTION 375.EXHIBIT A DELIVERY OF NOTICE TO TENANTS AND AFFECTED PUBLIC ENTITIES**

Section 375.EXHIBIT A Delivery of Notice to Tenants and Affected Public Entities

- a) Where a provision of the Preservation Act requires that notice be given to tenants of the Assisted Housing Development and affected public entities, the requirements may be met by transmitting the notice described in subsection (b) by one of the following methods:
 - 1) delivering the notice, by certified mail or registered mail, return receipt requested, postmarked at least 12 months prior to the anticipated date of the action covered by the notice, to the following public persons or entities:
 - A) the mayor of the city or village in which the Assisted Housing Development is located or, if in an unincorporated area, the chairperson of the county board;
 - B) the public housing agency in whose jurisdiction the Assisted Housing Development is located, if any;
 - C) the Executive Director of IHDA; and
 - D) the federal agency providing mortgage loan insurance, subsidies or financing for the property, if any;
 - 2) delivering the notice to all affected tenants by certified or registered mail, return receipt requested, postmarked at least 12 months prior to the anticipated date of the covered action;
 - 3) posting, at least 12 months prior to the anticipated date of the covered action, a copy of the notice in a readily accessible location within each affected building; and
 - 4) publication of the notice in a newspaper for the locality in which the property is located.
- b) The text of the notice shall read as follows:

NOTICE TO TENANTS AND AFFECTED PUBLIC ENTITIES

The federally Assisted Housing Preservation Act (the Act) affects rental housing developments that have received subsidies from the federal government under various federal housing programs. Generally, these programs limit the amount of rent that owners can charge tenants. The Act refers to these limits as "affordability restrictions."

The Act requires owners of these developments to give tenants notice at least 12 months in advance of any of the following events:

- The sale or other disposition of the development, which has the effect of removing the affordability restrictions on the development;
- The prepayment of the existing mortgage, on the development, or the termination of the mortgage insurance on the mortgage, if either of those actions would result in removing the affordability restrictions on the development; or
- The termination of the development's participation in the federal program. One example is the termination of rental subsidies under the so-called Section 8 program.

You have received this notice because the owner of your development may take one of these actions. The Act gives tenants in your development certain rights:

- You and the other tenants have the right to form a tenants association for the purpose of buying the development.
- Within 60 days from the date of the owner's notice, you must notify the owner that you have formed an association and the names of the individuals who represent the association.
- The owner will then have 60 days to present the association or its representative with a bona fide offer to sell the development. The association then has 90 days to notify the owner whether it intends to buy the development.
- If the association is interested in buying the development, it has 90 additional days to present the owner with a purchase contract and negotiate the final sales price. Once the sales price is agreed to, the sale must close within 90 days.