

**BLACKSTONE APARTMENTS
800 WASHINGTON AVENUE
MIAMI BEACH, FL 33139
305-534-4489**

September 9, 2016

[REDACTED]
[REDACTED]
[REDACTED]

RE: 120 Days Notification of Section 8 Contract NON-RENEWAL

Dear Resident,

The Department of Housing and Urban Development subsidizes the rent for 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 that pays the government's share of your apartment rent at **Blackstone Apartments** expires, January 10, 2017.

While there will be no immediate change in your rental assistance, we are required to inform you of our intended actions when the contract expires 120 days from now.

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

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 assisted unit, with tenant-based assistance. Unlike the current Section 8 contract, Section 8 vouchers are issued to the tenants and allows them to choose the place they wish to rent. The Section 8 voucher is administrated 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 owners meet the requirements of the Section 8 tenant-based assistance program). As Owners, 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 PHA continues to find the rent reasonable, and provided that there is no cause for eviction under federal, state or local law.

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You will also have the opportunity to choose another development or single family home in which to move provided that the new landlord will accept the voucher and 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. Approximately 4 months 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.

If you have any questions or would like information on the Section 8 Program please contact:

Vashtye Leon
Section 8 – Special Projects Supervisor
Housing Authority of the City of Miami Beach
Tel: (305) 532-6401, Ext. 3029
Fax: (305) 534-0338
vleon@mbha.org

Sincerely,

Hansel Mourin
Property Manager