

RECAP SECOND NOTICE OF OPT OUT – 120 DAYS

Dear Tenant: This letter is to notify you that we are continuing with our intent not to renew the current Section 8 contract when it expires as stated in the one-year notification letter provided to you on _____
(Insert date of one-year notification letter).

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 local Public Housing Authorities. Federal law allows you to elect to continue living at this project 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 project 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 until _____ *(Insert date One-year from date of one-year notification letter)*. In addition, we may agree to a renewal of the contract with HUD, thus avoiding contract termination altogether. However, if we do not agree to a renewal, and if we continue with our intent not to renew the current Section 8 contract, as stated above, you will be contacted and provided with additional information.

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

Contract Administrator (if applicable)

Wisconsin Housing and Economic Development Authority (WHEDA)
Telephone Number: 608-267-1092

HUD Field Office

Name/Telephone Number:

HUD Web

<https://hud.gov> – click on “Find Rental Assistance”

Sincerely,

Owner: _____

Contact Info: _____

Cc: Local HUD Office/WHEDA