



ALBANY HOUSING

Chiquita D'Arbeau, Executive Director

AUTHORITY

December 29, 2020

Tenant Name

Address

City, State Zip Code

30 DAY NOTICE OF TERMINATION OF PUBLIC HOUSING LEASE AND OFFER OF NEW LEASE

As indicated in previous notices, _Tenant Address_____ the unit (the "Unit") that you currently occupy is part of a public housing project that will be converted to Project Based Voucher assistance (the "Project") under the Department of Housing and Urban Development ("HUD") Rental Assistance Demonstration ("RAD") program and/or pursuant to Section 18 of the United States Housing Act of 1937 ("Section 18"). As explained in the RAD Notice of Relocation that you previously received, you will not be required to move permanently as a part of the sale and rehabilitation of the Property. Additional notice will be provided to you if you are required to temporarily move during the rehabilitation of the Property.

This notice is to inform you that your public housing lease with the Albany Housing Authority ("PHA") for your Unit will be terminated no less than 30 days from the date of this notice. The specific reason for this termination is as follows:

The property you currently occupy is participating in the Department of Housing and Urban Development's ("HUD") RAD Program and/or HUD's Section 18 Program. On **November 17th**, 2020, HUD issued the RAD Conversion Commitment (RCC) to convert public housing units at the **Ida Yarbrough and North Albany Homes** property from public housing to Project-Based Voucher assistance. On **November 18th**, 2020, HUD also issued an approval letter authorizing the disposition of an additional eighty-nine (89) public housing units at North Albany Homes under Section 18 as part of a RAD and Section 18 blend. As a result, your public housing lease for the Unit will terminate not less than 30 days from the date of this notice.

This notice also serves to provide you an offer of a new lease for the unit you currently occupy. The new lease will be with Ida Yarbrough Phase IV LLC (the "New Project").



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As further explained in the RAD Relocation Notice, under the RAD and Section 18 Programs you have certain rights which include the following:

1. You will not be displaced as a result of this conversion.
2. You are not subject to eligibility determinations and will not be rescreened for admission to the New Project.
3. Your public housing security deposit will remain the same at the New Project and you will not have to pay any additional security deposit.
4. Your rent at the New Project under the Project-Based Voucher program will continue to be based on your income calculated in accordance with applicable federal regulations. For residents that previously elected to pay the public housing flat rent, rent increases as a result of the conversion may be phased in over a three year period.

Should you accept this offer of a new lease, you will be required to execute all of these documents by February 1, 2021. If for any reason, the closing of this conversion is delayed, you will be notified of a new lease signing and lease effective date. Since you will have the opportunity to occupy your current unit or a newly rehabilitated apartment, I urge you not to move at this time. If you do elect to move for your own reasons, you will not receive any relocation assistance.

If you have any questions or concerns, please contact Tina Noguera, Housing Eligibility Coordinator at (518) 641-7465.

Sincerely,

Albany Housing Authority

Chiquita D'Arbeau

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Executive Director