



Friday, Jan 1st, 2021

Dear Residents,

Happy New Year! I know we are all glad to be putting 2020 behind us.

I wanted to address some upcoming changes as I know there's been a lot of apprehension and uncertainty surrounding the future of our complex. As many of you know, our affordable status expired on 12/31/2020. What that means is that we are now beginning a gradual transition to standard market rents. At this time this will affect **incoming residents only**. As a current resident, you will have **three more years** of affordable housing status. This means that you will continue to pay affordable rent rates for three years from this date. After the three years the rent will raise to market rent. Right now, we don't know what the market rent will be, but we will have all of that information shortly. We understand this is a big change and you may have a lot of questions. Feel free to contact the office and we will provide you with as many answers as we can.

Another big change coming is that we will be transitioning to a **smoke free** complex in 2021! This will also be a gradual process and you can expect to see more information going forward. This does not mean that if you are a smoker you will be asked to move out, it just means that you will no longer be able to smoke on property. Some of you already go off property to smoke and we appreciate that. Stay tuned for more information about this process.

Lastly, we want to thank **ALL** of you for your patience in the last year. It was a challenging year for all of us. We very much look forward to "business as usual" in the near future! Until then, we are here for you via phone or email.

Stay safe!!

Sincerely,

Megan Mencinkas
Property Manager