

HUOT APARTMENTS
114 6th Street East
P.O. Box 172
St. Hilaire, MN 56754

February 9, 2012

FEB 16 2012

City of St. Hilaire
PO Box 296
St. Hilaire, MN 56754

ATTN: Margaret Peterson, City Administrator

Re: Huot Apartments

Dear Ms. Peterson:

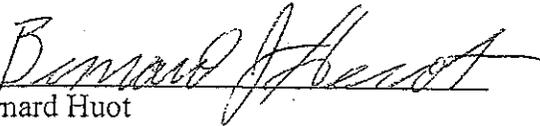
Pursuant to Minnesota Statutes § 471.9997, we are hereby notifying you that Huot Apartments is notifying the U.S. Department of Housing and Urban Development and Minnesota Housing Finance Agency that it will be terminating its project-based Section 8 assistance for the Huot Apartments located in St. Hilaire, Minnesota. The termination date for the project-based Section 8 assistance program is February 28, 2013.

The number of units affected will be 6.

The current rent for the five one-bedroom apartments is \$519.00 and it is estimated that the rents for the one-bedroom units will be increased to \$528.00. The current rent for the one two-bedroom apartment is \$589.00 and it is estimated that the rent for the two-bedroom unit will be increased to \$600.00.

Huot Apartments will notify tenants indicating this action and the steps they must take to preserve the assistance they receive for housing.

Sincerely,
Huot Apartments

By: 
Bernard Huot

cc. Minnesota Housing Finance Agency
All six tenants

HUOT APARTMENTS

114 6th Street East
P.O. Box 172
St. Hilaire, MN 56754

February 1, 2012

FEB 16 2012

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 Huot Apartments (St. Hilaire, Minnesota) expires on February 28, 2013.

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.

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 allows 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 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.

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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.

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

Contract Administrator: Minnesota Housing Finance Agency
Name: Krista Wieggers Turner
Telephone Number: 651-284-3179 or 800-657-3647

HUD Field Office:
Name: Rita Nunweiler - Laura Simpson
Telephone Number: 612-370-3051

HUD Web:
<http://hud.gov> - click on "rental help."

Sincerely,
Huot Apartments

By: 
Bernard Huot

cc: Local HUD Office
Minnesota Housing Finance Agency