



THIES & TALLE MANAGEMENT, INC.
Real Estate Management

470 WEST 78TH STREET • SUITE 260 • CHANHASSEN, MINNESOTA 55317

August 28, 2009

Mr. Bob Odman
Assistant Commissioner Multifamily
Minnesota Housing Finance Agency
400 Sibley Street, Suite 300
St. Paul, MN 55449

Dear Agency:

Enclosed is the one year notification letter to the residents of Northgate Woods notifying them that the owner does not intend to renew the current Section 8 contract when it expires. Also enclosed is a copy of the resident impact statement sent to the residents. We understand that submission of these documents to you serves as our notice to your agency of our intent.

Sincerely,

Janet Putnam
Vice President
Thies & Talle Management, Inc.





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August 28, 2009

1567 123rd Lane NE #1567
Blaine, MN 55449

Dear Resident:

ONE-YEAR NOTIFICATION LETTER - *Owner Does Not Intend To Renew*

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 **Northgate Woods** expires on **August 28, 2010**.

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.

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

Name: Gayle Rusco
Telephone Number:

HUD Field Office

Name: Betty Svitak, Project Manager
Telephone Number:

HUD Web

<http://www.hud.gov/renting/index.cfm> - click on "rental help in your state"

Sincerely,



Janet Putnam
Vice President
Thies & Talle Management, Inc.

RESIDENT IMPACT STATEMENT

Northgate Woods Limited Partnership, the owner of **Northgate Woods**, anticipates that on or after **August 28, 2010**, it will terminate participation in the following federally assisted housing programs for the following number of units which apply to the project:

(Section 8) 75 units

Minnesota law requires owner to submit to the residents of the project, the City of Blaine, and the Minnesota Housing Finance Agency, and (if the property is located in the metropolitan area as defined in section 473.121, subdivision 2, the Metropolitan Council) a statement of the impact of such termination on the residents of the project. (At least 12 months before termination of participation-MN Statutes 471.9997) This document performs that purpose.

- 1) 75 units within the project will no longer be subject to rent restriction imposed by the federal program which applies to the project effective as of the date of termination of the program which will be no earlier than twelve months after the date of this Impact Statement.

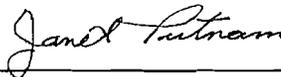
Owner estimates that the rents to be charged after termination will be:

(1) bedroom: \$786.00 as compared to current rents charged under the federal program of \$786.00 and (2) bedroom: \$778.00 – \$912.00 as compared to current rents charged under the federal program of \$778.00 – \$912.00 and (3) bedroom: \$864.00 as compared to current rents charged under the federal program of \$864.00 and (4) bedroom: \$924.00 as compared to current rents charged under the federal program of \$924.00.

- 2) Actions Owner will take to assist displaced tenants:

Work with Metro HRA, MHFA and HUD to minimize impact on residents.

Dated: August 28, 2009
 Thies & Talle Management, Inc.



By: Janet Putnam
Vice President
Thies & Talle Management, Inc.