

Como Place Apt
Vishnu Lalta
195 Edmund Ave
ST Paul, MN 55103
Tel:651-227-0334
Fax: 651-227-3329
Email: comoplace@comcast.net

ONE YEAR NOTIFICATION LETTER – Owner Does Not Intend To Renew

March 27th 2012

Dear Resident:

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 at

Como Place Apt (MN H6H162073) expires on 3/31/2013

Although there will be no immediate change to 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 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 month (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:

Housing Management Officer
Linda Dirks Dixon
Minnesota Housing Finance Agency
400 Sibley St, Suite 300
St Paul, MN 55101
651-297-5230

HUD FIELD OFFICE
Margaret Nye
U.S. Dept of HUD
920 2nd Ave S - #1300
Minneapolis, MN 55402
612-370-3051 x2254

HUD WEB

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

Sincerely,

 3/28/12

Vishnu Lalta (Owner)
195 Edmund Ave Office
St Paul, MN 55103
Telephone: 651-227-0334

Cc: Paul Woxland, Director (Us Dept. of Housing & Urban Development)
Marcia Kolb, Assistant Commissioner Multifamily Division, Minnesota Housing
Margaret Nye, Project Manager (U.S Dept. of Housing & Urban Development)
Linda Dirks Dixon, Housing Management Officer, (MN Housing Finance Agency)
Steve O'Brien, Housing Development Officer, (MN Housing Finance Agency)
Guy Peterson, Director Metropolitan Council Housing and Redevelopment
Cecile Bedor, Executive Director, City of St Paul HRA

RESIDENT IMPACT STATEMENT

Vishnu LAITA (Owner name), the owner of Come Place Apt (MN464162073) (property), anticipates that on or after 3/31/2013 (date), it will terminate participation in the following federally assisted housing programs for the following number of units which apply to the project:

Section 8 (Program) 21 number of units
(Program) number of units

Minnesota law requires owner to submit to the residents of the project, the City of ST PAUL, 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) (#) 21 units within the project will no longer be subject to rent restriction imposed by the federal program(s) which applies (apply) 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.

2) Owner estimates that the rents to be charged after termination will be: (1) bedroom: \$562.00 as compared to current rents charged under the federal program of \$562.00 and (2) bedroom: \$698.00 as compared to current rents charged under the federal program of \$698.00 and (3) bedroom: \$ - as compared to current rents charged under the federal program of \$ -.

(3) Actions Owner will take to assist displaced tenants— Rent Amount will stay the same. Tenants will get flexibility to renew or break lease. Deposit and interest will be return without deduction if tenant chooses to move.

Dated: 3/28/12

(Owner) VISHNU LAITA

By Vishnu Laita

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