

November 12, 2002

## RESIDENT IMPACT STATEMENT

On or after **December 7, 2003**, Six Acres Associates, a Minnesota limited partnership ("Six Acres"), the owner of **Six Acres Townhouses** ("Project"), will terminate participation in the following federally assisted housing program for the following number of units which apply to the Project:

- Section 8 Program
- Fourteen (14) Units.

Six Acres is submitting this Resident Impact Statement pursuant to Minnesota Statutes Section 471.9997, which requires Six Acres, as an owner of a federally assisted housing project in Coon Rapids, to submit to the City of Coon Rapids a statement of the impact of termination of the assistance contract on the residents of the Project, at least 12 months before termination, with copies to the residents of the Project, the Minnesota Housing Finance Agency ("MFHA"), and the Metropolitan Council.

- 1) As of the date of termination of the program, all fourteen (14) units within the Project that are currently subject to rent restrictions imposed by the federal Section 8 program will no longer be subject to those rent restrictions. The termination date will be December 7, 2003, which date is more than twelve months after the date of this Impact Statement.
- 2) Six Acres intends that the rents to be charged after termination will be affordable to households at or below sixty percent (60%) of area median income, adjusted for family size. All of the 14 federally assisted units are three bedroom units. The following is a range of current subsidized and unsubsidized rents:

Rents under the federal  
program:

\$743 per month plus utility  
allowance

Rents affordable to households  
at or below 60% of area median  
income (2002 figure)

\$1196 per month

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- 3) Six Acres will take the following actions to assist displaced tenants in obtaining other housing:

Six Acres will cooperate with the local HUD office, the MHFA, and the local public housing authority with respect to the conversion to tenant-based assistance for the qualified tenants. Six Acres will not know if any tenants will be displaced until the local HUD office, the MHFA, and the local public housing authority determine what assistance, if any, is available to each tenant. If the tenant-based assistance is sufficient and HUD and MHFA determine that the unit, the rent, and Six Acres, the owner, meet the requirements of the Section 8 tenant-based assistance program, we will honor the tenants' right as a tenant to remain at the property on that 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.

Dated: November 12, 2002

Attachment

OWNER

SIX ACRES ASSOCIATES

By Mary M. Tjosvold  
Mary M. Tjosvold  
Its General Partner

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

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 rent at **Six Acres Townhouses** expires on **December 7, 2003**.

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 the current term expires on December 7, 2003.**

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 residents 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 allow 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 owner, 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, if Congress makes the funds available,

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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: Minnesota Housing Finance Agency  
Telephone:  
E-Mail:

## **HUD Field Office**


Name: Helen De Mers or Paul Woxland  
Telephone:

## **HUD Web**

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

Sincerely,

SIX ACRES ASSOCIATES

  
Mary M. Tjosvold  
Its General Partner

cc: HUD Minnesota State Office  
Minnesota Housing Finance Agency  
Metropolitan Council  
Coon Rapids City Council  
Local Public Housing Agency

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