

900 Como Lake Limited Partnership  
Suite 200  
7200 Hemlock Lane  
Maple Grove MN 55311

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

Date: April 28, 2003

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 **Como By the Lake Apartments** expires on **April 30, 2004**.

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 April 30, 2004.**

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, we may agree to a renewal of the project-based contract with HUD, thus avoiding contract termination altogether.

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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: April 28, 2003

Attachment

OWNER

900 COMO LAKE LIMITED PARTNERSHIP

By: Como Lake Management Company  
Incorporated  
Its General Partner

By: [Signature]  
Its [Signature]

cc: HUD Minnesota State Office  
Minnesota Housing Finance Agency  
Metropolitan Council  
St. Paul City Council  
St. Paul Public Housing Agency

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April 28, 2003

### RESIDENT IMPACT STATEMENT

On or after April 30, 2004, 900 Como Lake Limited Partnership, a Minnesota limited partnership ("Como Lake"), the owner of Como By the Lake Apartments ("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
- fifty-seven (57) Units.

Como Lake is submitting this Resident Impact Statement pursuant to Minnesota Statutes, § 471.9997, which requires Como Lake, as an owner of a federally assisted housing project in St. Paul, to submit to the City of St. Paul 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 ("MHFA"), and the Metropolitan Council.

- 1) As of the date of termination of the program, all fifty-seven (57) 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 April 30, 2004, which date is more than twelve months after the date of this Impact Statement.
- 2) Of the fifty-seven (57) Section 8 units, fifty-one (51) units are one bedroom units and six (6) are two bedroom units. The current Section 8 rents for the one bedroom units are \$788 per month and for the two bedroom units are \$981 per month. Once the Section 8 contract expires, the owner plans to increase rents for the one bedroom units to \$836 per month, for the two bedroom units to \$1078 per month.
- 3) Como Lake will take the following actions to assist displaced tenants in obtaining other housing:

Como Lake will cooperate with the local HUD office, the MHFA, and the local public housing authority with respect to the conversion to tenant-based assistance (vouchers) for the qualified tenants. Como Lake 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 Como Lake, the owner, meet the requirements of the Section 8 tenant-based assistance program, we will honor the

April \_\_, 2003

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: Amy Eischhauer  
Minnesota Housing Finance Agency  
Telephone:  
E-Mail:

HUD Field Office


Name: Bill Jewett or Paul Woxland  
Telephone:

HUD Web

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

Sincerely,

900 COMO LAKE LIMITED PARTNERSHIP  
By: Como Lake Management Company  
Incorporated  
Its: General Partner

By   
Gary Sauer  
Its: President

cc: HUD Minnesota State Office  
Minnesota Housing Finance Agency  
Metropolitan Council  
St. Paul City Council  
St. Paul Public Housing Agency

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