

CENTRAL MINNESOTA MENTAL HEALTH HOUSING CORPORATION

NORTHWAY GROUP HOME
(Rule 36 Facility)
1509 North 24th Avenue
St. Cloud, Minnesota 56303

*Serving the people of Benton, Sherburne, Stearns and Wright
Counties through our group home facility at St. Cloud.*

CORPORATE OFFICE
Appendix 113
1509 North 24th Street
St. Cloud, Minnesota 56303

February 15, 2007

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 Central Minnesota Mental Health Housing Corporation expires on April 26, 2008.

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.



The Central Minnesota Mental Health Housing Corporation does not discriminate in access to treatment services due to race, color, national origin, sex, age or handicap. All residents of Benton, Sherburne, Stearns and Wright Counties are eligible for services.

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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
Contact: Steven O'Brien, HAP Contract Office
Telephone: (651) 297-4065

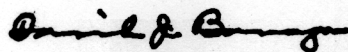
HUD Field Office

Name: U.S. Department of Housing and Urban Development-Minneapolis Field Office
Contact: Bill Jewett, Project Manager
Telephone: (612) 370-3051 extension 2242

HUD Web

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

Sincerely,



David Baraga, Executive Director
Central Minnesota Mental Health Housing Corporation
1321 13th Street North, St. Cloud, MN 56303
(320) 252-5010
djbaraga@cmmhc.com

cc: Local HUD Office/Minnesota Housing Finance Agency

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RESIDENT IMPACT STATEMENT

Central Minnesota Mental Health Housing Corporation, the owner of Northway Group Home, anticipates that on or after April 26, 2008, it will terminate participation in the following federally assisted housing program for the following number of units which apply to the project:

Program: Section 8 (Project No. MN46-T781-027) **Number of Units:** 4

Minnesota law requires owner to submit to the residents of the project, City of St. Cloud and the Minnesota Housing Finance Agency, and a statement of the impact of such termination on the residents of the project. This document performs that purpose.

1. Four (4) units with the project will no longer be subject to rent restriction imposed by the federal program which 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: \$ 860 as compared to current rents under the federal program of \$ 860.
3. Actions Owner will take to assist displaced tenants:
 1. Tenants will not be displaced and owner will accept all forms of tenant based rent assistance.
 2. Owner will comply with provisions of any Federal, State or local law prohibiting discrimination in housing on the grounds of race, color, religion or creed, sex, handicap, familial status or national origin, including the Fair Housing Act of 1968, as amended
 3. Owner agrees to maintain the project solely as rental housing for very-low or moderate income elderly or disabled persons.
 4. Owner will continue to operate the project on terms at least as advantageous to existing and future tenants as the terms required by the original Section 202 loan agreement or any Section 8 rental assistance payments contract or any other rental housing assistance contract.

David J. Baraga

David Baraga, Executive Director

Central Minnesota Mental Health Housing Corporation

2-15-07

Date



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