

Opt Out Log Template

County:	McLeod		
City:	Hutchinson		
Development Name:	North Place Apartments		
Address	415 School Road NW		
	Hutchinson, MN 55350		
Owner:	Korngiebel Properties		
	415 School Road NW, Suite 103		
	Hutchinson, MN 55350		
Remarks:			
Number of Federally Assisted Units:	23		
Number of Section 8 Units:	18 (Rural Development subsidy)		
Proposed Opt Out/Prepayment Date:	4/1/22		
Type of Notice:	<input type="checkbox"/> Opt Out Only <input type="checkbox"/> Prepayment Only	<input checked="" type="checkbox"/> Both Opt Out and Prepayment <input type="checkbox"/> Manufactured Home Park Conversion	
MHFA First Mortgage:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Client Group:	<input checked="" type="checkbox"/> Family <input type="checkbox"/> Elderly <input type="checkbox"/> Chronically Mentally Ill <input type="checkbox"/> Human Acq. Immunodef <input type="checkbox"/> Individual Families – not eld/handicapped <input type="checkbox"/> Partially Elderly Handicapped <input type="checkbox"/> Partially Physically Handicapped	<input type="checkbox"/> Wholly Developmentally Disabled <input type="checkbox"/> Wholly Elderly Congregate <input type="checkbox"/> Wholly Elderly Housekeeping <input type="checkbox"/> Wholly Physically Disabled <input type="checkbox"/> Wholly Physically Handicapped <input type="checkbox"/> Other	
Programs:	<input type="checkbox"/> Project Based Section 8 <input type="checkbox"/> Section 202 <input type="checkbox"/> Section 207 <input type="checkbox"/> Section 207/223(f) <input type="checkbox"/> Section 207/223(f)/244 <input type="checkbox"/> Section 221 (d)(3) BMIR <input type="checkbox"/> Section 221 (d)(3)MKT <input type="checkbox"/> Section 221(d)(4)/244 <input type="checkbox"/> Section 221(d)(4)MKT <input type="checkbox"/> Section 811	<input type="checkbox"/> Section 223 (a)(7)/236(j)(1) <input type="checkbox"/> Section 223(a)(7)/221(d)(3)MKT <input type="checkbox"/> Section 223(a)(7)/241(f)/236 <input type="checkbox"/> Section 223(a)(7)/241(f)/236 <input type="checkbox"/> Section 231 <input type="checkbox"/> Section 236(j)(1) <input type="checkbox"/> Section 236(j)(1)/202 <input checked="" type="checkbox"/> Section 515 Rural Rental Housing <input type="checkbox"/> Section 542 (c)	

KORNGIEBEL PROPERTIES
415 SCHOOL ROAD NW, SUITE 103
HUTCHINSON, MN 55350
(320) 587-2483
(320) 587- 6336 FAX

March 25, 2021

Jennifer Ho, Commissioner
Minnesota Housing Finance Agency
400 Wabasha Street North, Suite 400
St. Paul, MN 55102

RESIDENT IMPACT STATEMENT

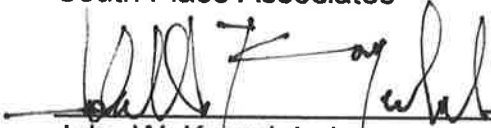
South Place Associates, the Owner of North Place Apartments, 415 School Road NW, Hutchinson, MN anticipates that on or after April 1, 2022, it will terminate participation in the following federally assisted housing programs for the following number of units which apply to the project: USDA – Rural Development - 24 units

Minnesota law requires owner to submit to the residents of the project, the City of Hutchinson, and the Minnesota Housing Finance Agency, and (if the property is located in the metropolitan council) a statement of the impact of such termination on the residents of the project. This document performs that purpose.

1. Twenty Four (24) units within the project will no longer be subject to rent restriction imposed by the federal program(s) 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.
2. Owner estimates that the rent to be charged after termination will be:
1 bedroom: \$550 as compared to current rents charged under the federal program of \$435 basic rent and \$520 market rent, 2 bedroom: \$650 as compared to current rents charged under the federal program of \$465 basic rent and \$570 market rent.
3. Owner proposes to assist qualified tenants who may experience an increase in rent upon termination to obtain a Section 8 voucher from the United States Department of Housing and Urban Development or the Housing and Redevelopment Authority to avoid displacement.

Dated: March 25, 2021

South Place Associates

By: 
Its: General Partner

"KORNGIEBEL PROPERTIES IS AN EQUAL OPPORTUNITY PROVIDER"

North Place Apartments

Property Name

27-43-440692166-025

MN Number

Opt Out Certifications

- ☒ 1. I certify that the subject property has no use restriction(s).
- ☐ 2. I certify that the subject property has the following use restriction(s). I have listed them, below.

Limited English Proficiency Assistance - Owners must make reasonable efforts to provide language assistance to ensure meaningful access for Limited English Proficiency (LEP) individuals. The housing provider is expected to comply with Executive Order 13166, *Improving Access to Services for Persons with Limited English Proficiency*. In January 22, 2007, *Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons* (See 72 CFR Part 2732) <http://www.hud.gov/offices/fheo/promotingfh/FederalRegisterpublishedguidance.pdf>

If the population of the project speaks a language other than English, owners must provide the notification letters in the appropriate language(s). The cost of the translation of the letter is an eligible project expense.

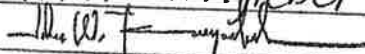
Effective Communications - When owners provide written or verbal information to applicants or tenants, they must take steps to ensure effective communication with applicants, residents, and members of the public. HUD's regulation on effective communication with persons with disabilities is found at 24CFR Part 8.6. Effective communications may include, but are not limited to, conducting outreach in a manner that will reach persons with disabilities, such as by working with State and local organizations that serve or represent persons with disabilities, and ensuring that information about their programs is disseminated in a manner that is accessible to persons with disabilities. For example, special communication systems (e.g. TTY for persons who are hearing or speech impaired, materials on tape or in Braille) can greatly increase the effectiveness of outreach and ongoing communication.

- ☒ 3. I certify that I have complied with Limited English Proficiency Assistance and Effective Communications as described above, if applicable.

By (Print Name)

John W. Korngiebel

By (Signature)




Title

General Partner


Date

03-29-2021



United States Department of Agriculture

Rural Development Multi-Family Housing Rentals



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Multi-Family Housing Rentals

Rental Property Information



Apartment Information

North Place Apts
415 School Rd N
Hutchinson, MN 55350

Total Units:	23
Units with Subsidy:	18
Complex Type:	Family
Bedrooms:	Studio: 0
	1 Bdr. 14
	2 Bdr. 9

Contact Information

korngiebel properties
Phone: (320) 587-2483
Email: KARCH@HUTCHTEL.NET
Website: Unavailable

- View Map
- Contact Servicing Office
- View Income Limits