

Fifth Revised Copy 11/29/02  
Fourth Revised Copy 11/10/02  
Third Revised Copy 10/15/02  
Second Revised Copy 8/9/02  
Revised Copy 7/26/02  
Original 7/17/02

## LAKEVILLE VILLA APARTMENTS

315 North Paul Avenue, Cologne, MN 55322

Mailing Address: Office  
15725 US Hwy 12 SW  
Cokato, MN 55321

November 29, 2002

RE: Impact Statement

To Whom It May Concern:

This letter is to provide you an "impact statement" and to inform you of the necessary information per Minnesota Statute 471.9997 regarding federally assisted rental housing. We do not intend to renew our current Section 8 contract that officially expires October 21, 2002. In order to comply with the one-year notification required, our opt-out date will be approximately one year from now, November 30, 2003.

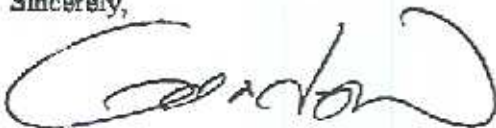
All 12 units at Lakeside Villa Apartments will be removed from Section 8 rent restrictions and transferred to free market on or after November 30, 2003. We anticipate the rents will go from the present \$481 per single bedroom unit to approximately \$674. We expect the two bedroom unit will increase from \$560 to approximately \$862, as referenced as the "Fair Market Rents" for Carver County in the Federal Register (2001).

In order to assist displaced tenants in obtaining other housing, the owner intends to forward written MHFA or HUD information, regarding the tenant-based voucher process, in a timely and efficient manner. The owner will also provide the local Public Housing Authorities with a one-year advance notice of the non-renewal plans, as well as a list of current residents and contact numbers should they want this information.

Our current understanding of the tenants' rights and future housing options is based on the information we have received from MHFA and our attorney. We will provide the attached notice to the tenants by mail, regarding the non-renewal plans and tenant-based vouchers, upon approval by MHFA. Anticipated timeline is on or before November 30, 2002.

I have provided my number below should you need to contact me regarding this transition.

Sincerely,



Gordon P. Rasmussen, Owner

cc: Susan Noren/Local HUD office (MHFA)  
Barb Peters/HUD Field Office  
Mayor-City of Cologne  
Carver County Housing and Redevelopment Authority

## *LAKEVILLE VILLA APARTMENTS*

*315 North Paul Avenue, Cologne, MN 55322*

Mailing Address: % Office  
15725 US Hwy 12 SW  
Cokato, MN 55321

November 29, 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 Lakeside Villa Apartments expires on October 21, 2002. The owner's intended opt-out date was October 21, 2002, but we will be willing to accept a short-term renewal, if necessary, of the Section 8 HAP Contract to meet the one-year Notification requirement. This will mean the opt-out date is November 30, 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. This letter is to notify you that we do not intent to renew the current Section 8 contract when it expires.**

Since we do not intent to renew this project-based contract upon it's expiration, it is our understanding that if Congress makes funds available (which it has in the past and it 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 the renewal of the project-based contract with HUD, thus avoiding contract termination altogether.



Approximately four months 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:

\*\*Susan K. Noren (Contract Administrator)

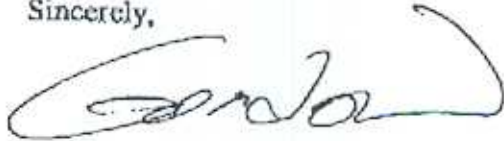
Phone: 608-785-1111

\*\*Barb Peters (HUD Field Office)

Phone: 608-785-1111

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

Sincerely,



Gordon P. Raisanen, Owner

Contact Phone: 608-785-1111

cc: Susan Noren/Local HUD office (MHFA)  
Barb Peters/HUD Field Office  
City of Cologne - Mayor  
Carver County Housing and Redevelopment Authority  
Metropolitan Council Housing and Redevelopment Authority