

Opt Out Log Template

County:	Hennepin		
City:	St. Louis Park		
Development Name:	Lou Park Apartments		
Address	1351 Hampshire Ave So		
	St. Louis Park, MN 55426		
Owner:	Bigos-Lou Park, LLC		
	8325 Wayzata Blvd., Suite 200		
	Golden Valley, MN 55426		
Remarks:			
Number of Federally Assisted Units:	32		
Number of Section 8 Units:	32		
Proposed Opt Out/Prepayment Date:	March 31, 2019		
Type of Notice:	<input checked="" type="checkbox"/> Opt Out Only <input type="checkbox"/> Prepayment Only	<input 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 checked="" 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 type="checkbox"/> Section 515 Rural Rental Housing <input type="checkbox"/> Section 542 (c)	



BIGOS

MANAGEMENT

ONE-YEAR NOTIFICATION LETTER – *OWNER DOES NOT INTEND TO RENEW*

March 20, 2018

Dear Tenant:

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 Lou Park Apartments expires on 3/31/2019.

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 allow them to choose the place they wish to rent. The Section 8 voucher program is administered by the local Public Housing Authority. 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.

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

Minnesota Housing Finance Agency
400 Wabasha Street North, Suite 400
St. Paul, MN 55102
Nancy Hall: 651-284-0258
C/A General Number: 651-296-9832

8325 Wayzata Boulevard
Suite #200
Golden Valley, MN 55426

p 763.367.7400
f 763.367.7150
e info@tbigos.com

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C/A Toll Free Number: 800-657-3647

HUD Regional Center
U.S. Department of Housing & Urban Development
Minnesota State Office
920 Second Avenue South, Suite 1300
Minneapolis, MN 55402
Mitchell Hillman: 612-370-3036
HUD Number: 612-370-3051

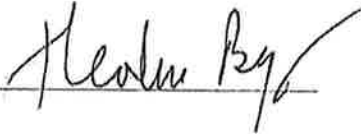
HUD Web

<http://www.hud.gov> - click on "I want to" and then on "Find Rental Assistance."

Sincerely,

Bigos-Lou Park, LLC

By: _____



Theodore Bigos
Bigos Management, Inc.
8325 Wayzata Blvd, Suite 200
Golden Valley, MN 55426
763-367-7400

cc: Local HUD Office/ (Nancy Hall – Contract Administrator, Minnesota Housing Finance Agency)
City of St. Louis Park
Metropolitan Council

8325 Wayzata Boulevard
Suite #200
Golden Valley, MN 55426

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MAR 26 2018

RESIDENT IMPACT STATEMENT

Bigos-Lou Park, LLC, the owner of Lou Park Apartments, anticipates that on or after March 31, 2019, it will terminate participation in the following federally assisted housing programs for the following number of units, which apply to the project:

Project -Based Section 8 Program: 32 number of units.

Minnesota law requires owner to submit to the residents of the project, the City of St. Louis Park, and the Minnesota Housing Finance Agency, and (if the property is located in the metropolitan area as defined in section 473.121, subdivision 2), the Metropolitan Council) a statement of the impact of such termination on the residents of the project. (At least 12 months before termination of participation-MN Statutes 471.9997.) This document performs that purpose.

- 1) 32 units within the project will no longer be subject to rent restrictions imposed by the federal program(s) which applies (apply) to the project effective as 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:
 - o 1-bedroom S8-1: \$1,010.00 as compared to current rents charged under the federal program of \$934.00.
 - o 1-bedroom S8-1 HC: \$998.00 as compared to current rents charged under the federal program of \$939.00.
 - o 1-bedroom S8-1 LG: \$1,060.00 as compared to current rents charged under the federal program of \$962.00.
 - o 2-bedroom S8-2: \$1,185.00 as compared to current rents charged under the federal program of \$1,098.00.
 - o 2-bedroom S8-2 CNR: \$1,205.00 as compared to current rents charged under the federal program of \$1,119.00.
 - o 2-bedroom S8-2 HC: \$1,192.00 as compared to current rents charged under the federal program of \$1,105.00.
- 3) Actions Owner will take to assist displaced tenants:
Owner will work with the city of St. Louis Park and the St. Louis Park Public Housing Authority to provide tenants with Enhanced Vouchers.

Dated: 3/20/18

Bigos-Lou Park, LLC



By: Theodore Bigos

Its: Manager

cc: Local HUD Office/ (Nancy Hall – Contract Administrator, Minnesota Housing Finance Agency)
City of St. Louis Park
Metropolitan Council

MAR 26 2018

Lou Park Apartments

Property Name

MN 46-H162-077

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.

Certain authorizing resolutions and ordinances of the City of St. Louis Park restrict the use of the subject property, including but not limited to Resolution No. 88.7 dated May 6, 1985 recorded against the subject property title as document number 5372889.

A Declaration of Covenants, Conditions and Restrictions and related Regulatory Agreement and Mortgage restrict the use of and are recorded against the subject property in connection with a loan made by the Minnesota Housing Finance Agency Preservation Affordable Rental Investment Fund Program.

A Declaration of Restrictions and Covenants and Affidavit Concerning Real Property Contaminated with Hazardous Substances restricts the use of the subject property and runs with the land.

These do not prohibit opt out of HAP Contract.

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 providing owners with guidance on reasonable steps for providing language assistance to tenants, HUD issued on 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/fneo/promotingfh/FederalRegistepublishedguidance.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) Bigos-Lou Park, LLC

By (Signature)

 (Theodore J. Bigos)

Title

Chief Manager

Date

3/20/18

MAR 26 2018



BIGOS

MANAGEMENT

Письмо уведомление за год вперед – Владелец не намерен продлевать

Уважаемый квартиросъемщик:

3/20/2018

Департамент жилищного строительства и городского развития субсидирует аренду вашей квартиры на основе жилищного проекта - программа раздел 8 (Section 8). Федеральный закон требует, чтобы владельцы уведомляли жильцов письменно за год вперед до истечения срока действия контракта по разделу 8 (Section 8). Договор по разделу 8 (Section 8), который оплачивает государственную долю вашей арендной платы апартамента в Lou Park Apartments истекает 31.03.2019.

Несмотря на то что немедленных изменений в вашей арендной плате не будет, мы должны информировать вас о наших намерениях к концу действия контракта, который истекает через год.

ЭТОТ ПИСЬМО УВЕДОМЛЯЕТ ВАС, ЧТО МЫ НЕ НАМЕРЕНЫ ПРОДЛЕВАТЬ НАСТОЯЩИЙ КОНТРАКТ ПО РАЗДЕЛУ 8 (SECTION 8), КОГДА ОН ЗАКОНЧИТСЯ.

Поскольку мы не намерены продлевать существующий жилищный контракт по истечении срока его действия мы понимаем, что, если Конгресс предоставит средства (как он делал в прошлом и как ожидается в будущем), департамент жилищного и городского развития предоставит помощь всем подходящим квартиросъемщикам, которые в настоящее время проживают в рамках проекта на основе раздела 8 (Section 8). В отличие от нынешнего контракта по разделу 8 (Section 8), раздел 8 ваучеры (Section 8 vouchers) выдается жильцам и позволяет им выбирать место, которое они хотят арендовать. Раздел 8 ваучеры (Section 8 vouchers) программа находится в ведении органов местного жилищного фонда. Федеральный закон позволяет вам продолжать жить в этой квартире при условии, что квартира, арендная плата и мы, владельцы, соответствуем требованиям раздела 8 на основе жилищной программы. Как владелец, мы уважаем ваше право продолжать жить в качестве квартиросъемщика, до тех пор пока эта недвижимость является жилищным фондом и сдается в аренду при условии, что нет никаких причин для выселения в соответствии с федеральным, государственным или местным законодательством.

У вас также будет возможность выбрать другой дом или дом для одной семьи в который вы можете переехать при условии, что новый арендатор не только примет ваучер, а также отвечает требованиям раздела 8 (Section 8) на основе жилищной программы.

Пожалуйста, не забывайте, что весь год вам будет по-прежнему предоставляться помощь по разделу 8 (Section 8). Кроме того, мы можем согласиться на возобновление проектного контракта с ЖГР, таким образом избегая расторжение договора вообще.

Примерно за четыре месяца (120 дней) до истечения срока действия контракта по разделу 8 (Section 8), ЖГР требует, чтобы мы подтвердили наше окончательное решение не продлевать настоящий контракт. После этого подтверждения, местные органы государственного жилищного фонда (ОЖУ) свяжутся с вами, чтобы определить если вы нуждаетесь в оплате за рент жилья. Если вы намереваетесь обратиться за получением помощи в оплате за жилье по разделу 8 (Section 8), вам не нужно выезжать из вашей теперешней квартиры до тех пор, пока вы не выясните с местным ОЖУ ситуацию по поводу помощи оплаты за жилье

Если у вас есть какие-либо вопросы или вы хотите получить информацию о Программе Раздела 8 (Section 8), следующие источники могут оказать помощь:

Contract Administrator (Администратор договора)

Minnesota Housing Finance Agency
400 Wabasha Street North, Suite 400
St. Paul, MN 55102
Nancy Hall (Нанси Холл) : 651-284-0258

8325 Wayzata Boulevard
Suite #200
Golden Valley, MN 55426

p 763.367.7400
f 763.367.7150
e info@tbigos.com

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C/A General Number (Общий номер): 651-296-9832
C/A Toll Free Number (Бесплатный номер): 800-657-3647

HUD Regional Center (ЖГР Районный номер)
U.S. Department of Housing & Urban Development
Minnesota State Office
920 Second Avenue South, Suite 1300
Minneapolis, MN 55402
Mitchell Hillman (Митчел Хиллман): 612-370-3036
HUD Number (ЖГР номер): 612-370-3051

HUD Web

<http://www.hud.gov> - нажмите «I want to» (Я хочу) и «Find Rental Assistance» (Найти помощь по аренде).

Bigos-Lou Park, LLC

От: 

Theodore Bigos (Теодор Бигос)
Bigos Management, Inc.
8325 Wayzata Blvd, Suite 200
Golden Valley, MN 55426
763-367-7400

cc: Местный офис ЖГР / (Nancy Hall – Contract Administrator, Minnesota Housing Finance Agency)
(Нэнси Холл - Администратор контракта, Агентство по жилищному финансированию Миннесоты)
City of St. Louis Park
Metropolitan Council

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