

APR 11 2011

RESIDENT IMPACT STATEMENT

Marie Dero, the owner of Miltona Homes, anticipates that on or after May 1, 2012, 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 515 Program 2 units

Minnesota law requires owner to submit to the residents of the project, the City of Miltona, 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. This document performs that purpose.

1. 2 units within the project will no longer be subject to rent restriction imposed by the federal program 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 rents to be charged after termination will be:
 - a. (2) Bedroom \$577.00 as compared to current rents charged under the federal program of \$520.00. **However, even after prepayment of the loan, it is anticipated that tenants will still be paying 30% of their income towards 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: 4-9-11

Miltona Homes

By: Marie Dero

Its: Owner

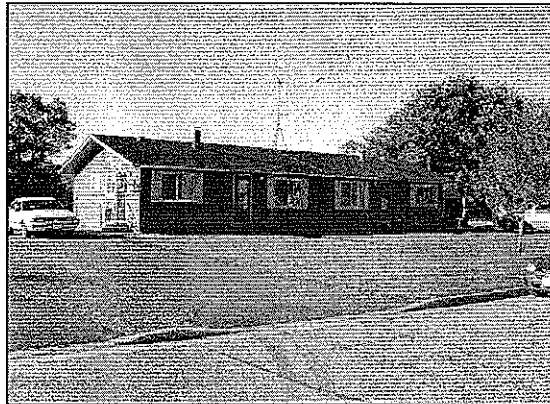


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Multi-Family Housing Rentals**Rental Property Information**

Total Units:	2
Units with Subsidy:	2
Complex Type:	Family
Bedrooms:	Studio: 0
	2 Bdr. 2

Contact Information

Van Binsbergen & Assoc
Phone: (320) 269-6640
Email: OFFICE@VANBLLC.COM
Website: www.vanbllc.com

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Apartment Information

Miltona Homes
152 4th Ave
Miltona, MN 56324

Last Modified: 5/17/2011