

Opt Out Log Template

County:	Ramsey			
City:	St. Paul			
Development Name:	Mears Park Place			
Address	401 Sibley Street			
	St. Paul, MN 55101			
Owner:	Bigos-Mears Park Place, LLC			
	8325 Wayzata Blvd., Suite 200			
	Golden Valley, MN 55426			
Remarks:				
Number of Federally Assisted Units:	50			
Number of Section 8 Units:	50			
Proposed Opt Out/Prepayment Date:	3/31/2021			
Type of Notice:	<input checked="" type="checkbox"/>	Opt Out Only	<input type="checkbox"/>	Both Opt Out and Prepayment
	<input type="checkbox"/>	Prepayment Only	<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"/>	Wholly Developmentally Disabled
	<input type="checkbox"/>	Elderly	<input type="checkbox"/>	Wholly Elderly Congregate
	<input type="checkbox"/>	Chronically Mentally Ill	<input type="checkbox"/>	Wholly Elderly Housekeeping
	<input type="checkbox"/>	Human Acq. Immunodef	<input type="checkbox"/>	Wholly Physically Disabled
	<input type="checkbox"/>	Individual Families – not eld/handicapped	<input type="checkbox"/>	Wholly Physically Handicapped
	<input type="checkbox"/>	Partially Elderly Handicapped	<input type="checkbox"/>	Other
	<input type="checkbox"/>	Partially Physically Handicapped		
Programs:	<input checked="" type="checkbox"/>	Project Based Section 8	<input type="checkbox"/>	Section 223 (a)(7)/236(j)(1)
	<input type="checkbox"/>	Section 202	<input type="checkbox"/>	Section 223(a)(7)/221(d)(3)MKT
	<input type="checkbox"/>	Section 207	<input type="checkbox"/>	Section 223(a)(7)/241(f)/236
	<input type="checkbox"/>	Section 207/223(f)	<input type="checkbox"/>	Section 223(a)(7)/241(f)/236
	<input type="checkbox"/>	Section 207/223(f)/244	<input type="checkbox"/>	Section 231
	<input type="checkbox"/>	Section 221 (d)(3) BMIR	<input type="checkbox"/>	Section 236(j)(1)
	<input type="checkbox"/>	Section 221 (d)(3)MKT	<input type="checkbox"/>	Section 236(j)(1)/202
	<input type="checkbox"/>	Section 221(d)(4)/244	<input type="checkbox"/>	Section 515 Rural Rental Housing
	<input type="checkbox"/>	Section 221(d)(4)MKT	<input type="checkbox"/>	Section 542 (c)
	<input type="checkbox"/>	Section 811		



BIGOS

MANAGEMENT

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

March 16, 2020

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 Mears Park Place expires on 03/31/2021.

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

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

HUD Regional Center
U.S. Department of Housing & Urban Development
Minnesota State Office
212 3rd Avenue South, Suite 150
Minneapolis, MN 55401
Terri Munson: 612-370-3086
HUD Number: 612-370-3051

HUD Web

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

Sincerely,

Bigos-Mears Park Place, LLC

By: 

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

cc: Minnesota Housing Finance Agency – Nancy Hall
Local HUD Office – Terri Munson
City of St. Paul
Metropolitan Council

8325 Wayzata Boulevard
Suite #200
Golden Valley, MN 55426

p 763.367.7400
f 763.367.7150
e info@tbigos.com

RESIDENT IMPACT STATEMENT

Bigos-Mears Park Place, LLC, the owner of Mears Park Place, anticipates that on or after March 31, 2021, it will terminate participation in the following federally assisted housing programs for the following number of units, which apply to the project:

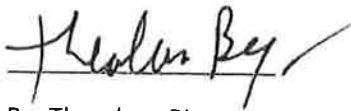
Project -Based Section 8 Program: 50 number of units.

Minnesota law requires owner to submit to the residents of the project, the City of St. Paul, 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) 50 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: (1) bedroom: \$1,205.00 - 1,235.00 as compared to current 2020 rents charged under the federal program of \$1,173.00.
- 3) Actions Owner will take to assist displaced tenants:
Owner will work with the city of St. Paul and the Metro HRA to provide eligible tenants with Enhanced Vouchers.

Dated: 03/16/2020

Bigos-Mears Park Place, LLC



By: Theodore Bigos

Its: Owner

cc: Minnesota Housing Finance Agency – Nancy Hall
Local HUD Office – Terri Munson
City of St. Paul
Metropolitan Council

Mears Park Place Apartments

Property Name

MN 46-H162-074

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 ordinances of the City of St. Paul restrict the use of the subject property.

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.

Restrictions against certain uses are contained in the Deed recorded against the subject property on September 22, 1977 (discrimination restrictions).

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/fheo/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-Mears Park Place, LLC

By (Signature)  (Theodore J. Bigos)

Title Owner

Date 03/16/2020



BIGOS
MANAGEMENT

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

September 1, 2021

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 Mears Park Place expires on 09/30/2021.

It is Bigos-Mears Park Place, LLC's intention to enter into a short-term contract extending the HAP Contract expiration date to November 30th, 2021.

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.

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St. Paul, MN 55102
Nancy Hall: 651-284-0258
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HUD Regional Center
U.S. Department of Housing & Urban Development
Minnesota State Office
212 3rd Avenue South, Suite 150
Minneapolis, MN 55401
Terri Munson: 612-370-3086
HUD Number: 612-370-3051

HUD Web

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Sincerely,

Bigos-Mears Park Place, LLC

By: Theodore J Bigos

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

cc: Minnesota Housing Finance Agency – Nancy Hall Local
HUD Office – Terri Munson
City of St. Paul
Metropolitan Council