

Opt Out Log Template

County:	Rice		
City:	Lonsdale		
Development Name:	MGM Apartments		
Address	321 1 st Ave SE		
	Lonsdale, MN 55046		
Owner:	MGM Partners c/o G & H Property Management		
	303 1 st Ave NE, Suite # 110		
	Faribault, MN 55021		
Remarks:	16 total units		
Number of Federally Assisted Units:	16		
Number of Section 8 Units:	9 units Rural Development subsidy		
Proposed Opt Out/Prepayment Date:	5/10/20		
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)	

RESIDENT IMPACT STATEMENT

MGM PARTNERS (owner name), the owner of
MGM APARTMENTS (property), anticipates that on or after
NOVEMBER 2019 (date), it will terminate participation in the following
federally assisted housing programs for the following number of units which apply to the
project:
RURAL DVPMT (program) 9 number of units
(program) number of units

Minnesota law requires owner to submit to the residents of the project, the City of
LONSDALE, 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) (#) 9 units within the project will no longer be subject to rent restriction
imposed by the federal program(s) which applies (apply) 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:
(1) bedroom: \$ 575 as compared to current rents charged under the federal
program of \$ 560 and (2) bedroom: \$ 625 as compared to current rents
charged under the federal program of \$ 610 and (3) bedroom: \$ NA as
compared to current rents charged under the federal program of \$ NA.
- (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: 5-10-19

(owner) Dolores McCauley
By Dolores McCauley
Its Mgr. Owner



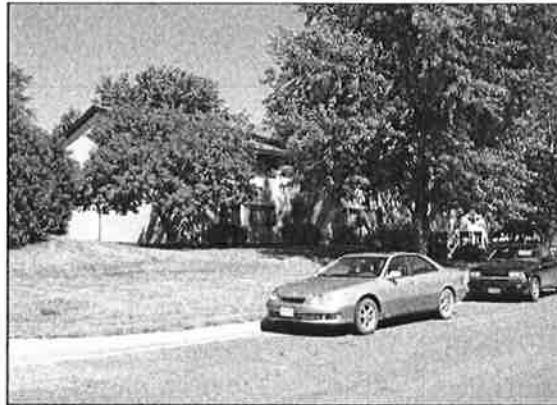
United States Department of Agriculture

Rural Development Multi-Family Housing Rentals

[Home](#) [About MFH Rentals](#) [Help](#) [Contact Us](#)

Search by

- [Town](#)
- [Zip Code](#)
- [Property Name](#)
- [Management Agency Name](#)

You are here: [Home](#) / [Select State](#) / [Select County](#) / [List of Properties](#) / [Property Detail](#)**Multi-Family Housing Rentals****Rental Property Information**

Total Units:	16
Units with Subsidy:	10
Complex Type:	Family
Bedrooms:	Studio: 0
	1 Bdr. 14
	2 Bdr. 2

Contact Information

G & H Mgmt
Phone: (507) 334-3499
Email: GHPROPERTYCO.COM
Website: GHPROPERTYCO.COM

[View Map](#)[Contact Servicing Office](#)[View Income Limits](#)**Apartment Information**

M G M Apt
321 1st Ave Se
Lonsdale, MN 55046

Last Modified: 7/11/2015

[MFH Rentals Home](#) | [USDA.gov](#) | [Rural Development](#)
[Accessibility Statement](#) | [Privacy Policy](#) | [Non-Discrimination Statement](#)