

Opt Out Log Template

County:	Hennepin		
City:	Minnetonka		
Development Name:	Hunters Ridge Apartments (aka Stratford Wood II)		
Address	19100 Stratford Road		
	Minnetonka, MN 55345		
Owner:	Stratford Wood II, Ltd		
	5290 Villa Way		
	Edina, MN 55436		
Remarks:	123 total units in property		
Number of Federally Assisted Units:	25		
Number of Section 8 Units:	25		
Proposed Opt Out/Prepayment Date:	9/3/2020		
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)	



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August 29, 2019

Mr. Steve O'Brien
Minnesota Housing Finance Agency
400 Wabasha St. N. #400
St. Paul, MN 55102

Re: Stratford Wood II, LTD (Hunters Ridge Apartments)

Dear Mr. O'Brien:

Attached please find a copy of the letter we are sending to the Section 8 Project Based Residents at Hunters Ridge Apartments in Minnetonka, MN notifying them of the decision to opt out of the Section 8 HAP program on September 3, 2020.

Also attached is a copy of the Opt Out Certification and the Resident Impact Statement.

Thank you.

Sincerely,

Mary Schwenke, CPM
President



August 29, 2019

[REDACTED]
[REDACTED]
19100 Stratford Rd # [REDACTED]
Minnetonka, MN 55345

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 Hunters Ridge Apartments expires on 09/03/2020

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 allows them to choose the place they wish to rent. The Section 8 voucher program is administered by the 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 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 Administer:

Steve O'Brien, Minnesota Housing Finance Agency

Telephone Number: 651-297-4065

HUD Regional Center:

Carol Dixon, HUD Minneapolis Field Office

Telephone Number: 612-370-3015

HUD Web

<http://www.hud.gov> - click on "Quick Links" and then on "Find Rental Assistance"

Sincerely,



Mr. Jones
Hunters Ridge Apartments (Stratford Wood II, LTD)
952-474-5989

Highlandapts.com

5290 Villa Way
Edina, MN 55436

cc: HUD-Minneapolis
Minnesota Housing Finance Agency
City of Minnetonka
Metropolitan Council

Stratford Wood II, LTD (Hunters Ridge Apartments)

Property Name

MN 46H162260

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.

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) Highland Management Group, Inc. managing agent

By (Signature) by May Schuelke

Title President

Date 8/29/19

RESIDENT IMPACT STATEMENT

Stratford Wood II, LTD (Owner name), the owner of
Hunters Ridge Apartments (property), anticipates that on or after
September 3, 2020 (date), it will terminate participation in the following federally
assisted housing programs for the following number of units, which apply to the project:

Section 8 Project Based (Program) 25 number of units
____ (Program) _____ number of units

Minnesota law requires owner to submit to the residents of the project, the City of
Minnetonka 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) (#) 25 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 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: \$ 1,110 as compared to current rents charged under the federal program of
\$ 758 and (2) bedroom: \$ 1,280 as compared to current rents charged under the
federal program of \$ 901/912 and (3) bedroom: \$ N/A as compared to current rents
charged under the federal program of \$ N/A
- 3) Actions Owner will take to assist displaced tenants:
Accept Section 8 Voucher for existing Project
based Residents

Dated: 8/29/2019
(Owner) [Signature]
By Mark Jones
Its General Partner