

Opt Out Log Template

County:	Traverse
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City:	Wheaton
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Development Name:	Wheaton Apartments
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Address	301 So 13 th Street
	Wheaton, MN 56296

Owner:	Thies & Talle Management
	470 W 78 th Street
	Chanhassen, MN 55317

Remarks:	
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Number of Federally Assisted Units:	12
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Number of Section 8 Units:	6 (Rural Development subsidy)
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Proposed Opt Out/Prepayment Date:	4/7/22
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Type of Notice:	<input type="checkbox"/> Opt Out Only	<input checked="" 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"/>
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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 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 checked="" 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	

RESIDENT IMPACT STATEMENT
April 7, 2021

The owner of Wheaton Apartments anticipates that on or after April 7, 2022, it will terminate participation in the following federally assisted housing programs for the following number of units which apply to the project:

Section 515-Multi Family Housing – Twelve Units

Minnesota law requires owner to submit to the residents of the project, the City of Wheaton and the Minnesota Housing Finance Agency, a statement of the impact of such termination on the residents of the project. This document performs that purpose.

- 1) Twelve units within the project will no longer be subject to rent restriction imposed by the federal program which applies to the project 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 - \$557, (2) bedroom - \$734, as compared to the current rents charged under the federal program of (1) bedroom - \$502 to \$553 – (2) bedroom - \$631 to \$643.
- 3) Residents living at Wheaton Apartments as of the date of the termination of the participation in the Section 515 Multi Family Housing program will receive vouchers from USDA Rural Development that will cover the increased rent amounts so that their share of rent stays the same.

Sincerely,


Kenneth R. Talle

General Partner of West Central Associates, LP



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Multi-Family Housing Rentals

Rental Property Information



Apartment Information

Wheaton Elderly Apt
301 So 13th Street
Wheaton, MN 56296

Total Units:	12
Units with Subsidy:	6
Complex Type:	Family
Bedrooms:	Studio: 0
	1 Bdr. 9
	2 Bdr. 3

Contact Information

thies & talle management inc
Phone: (952) 906-7216
Email: TTMGT@THIESTALLE.COM
Website: WWW.THIESTALLE.COM

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Last Modified: 7/11/2015