

Opt Out Log Template

D3269

WCMIF/4

County:	Becker		
City:	Detroit Lakes		
Development Name:	Lakes Homes & Program Development, Inc.		
Address	920 Summit Avenue and 1118 West Avenue Detroit Lakes, MN 56501		
Owner:	Lakes Homes & Program development, Inc. P.O. Box 1355 Detroit Lakes, MN 56502		
Remarks:			
Number of Federally Assisted Units:	17		
Number of Section 8 Units:	17		
Proposed Opt Out/Prepayment Date:	06/30/22		
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 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 checked="" 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 checked="" 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)	

LAKE HOMES **& PROGRAM DEVELOPMENT INC.**

P.O. BOX 1355
TELEPHONE: 218-847-5642

DETROIT LAKES, MN 56502-1355

PROJECT #092-EH033
ONE YEAR NOTIFICATION LETTER
Owner Does Not Intend To Renew

DATE OF NOTICE: May 28, 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 Lakes Homes and Program Development, Inc. expires on 6/30/2022.

Although there will be no immediate change to 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 the basis this 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 housing 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.

LAKES HOMES AND PROGRAM DEVELOPMENT, INC.
ONE-YEAR NOTIFICATION LETTER – Owner Does Not Intend To Renew
MAY 28, 2021

PAGE 2 OF 2

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:

Rachel Boerger
Minnesota Housing Finance Agency
400 Wabasha Str N, Suite 400; St. Paul, MN 55102
651-296-9832 or 1-800-657-3647

HUD Regional Center

Julie LaSota
US Dept of HUD-Mpls HUD Office
212 3rd Ave So, Suite 150; Minneapolis, MN 55401
612-370-3000

HUD Web

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

Sincerely,



Roger Josephson,
President of the Board of Directors
Lakes Homes and Program Development, Inc.
218-847-5642

RJ/kmp

cc: Minnesota Housing, Rachel Boerger
City Of Detroit Lakes
HUD Office, Julie LaSota

05/28/2021

LAKE HOMES **& PROGRAM DEVELOPMENT INC.**

P.O. BOX 1355
TELEPHONE: 218-847-5642

DETROIT LAKES, MN 56502-1355

RESIDENT IMPACT STATEMENT

Lakes Homes and Program Development, Inc., owner of Lakes Homes and Program Development, Inc. anticipates that on or after 6/30/2022 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, consisting of 17 units

Minnesota Law requires Lakes Homes and Program Development, Inc to submit to the residents of the project, the City Of Detroit Lakes and the Minnesota Housing Finance Agency, and (if the property is located in a metropolitan area as defined in section 473.121, subdivision 2), the Metropolitan Council, a statement of impact of such termination on residents of the project. (At least 12 months before termination of participation-MN Statues 471.9997.) This document performs that purpose.

- 1) 17 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) Lakes Homes and Program Development, Inc. estimated that the rents to be charged after termination will be: (1) bedroom \$1068 as compared to current rents charged under the federal program of \$1068. As of 6/24/2021 rents will increase to \$1094. When the program ends on 6/30/2022 the monthly rent will remain \$1094 effective 7/1/2022.
- 3) Actions Lakes Homes and Program Development, Inc. will take to assist displaced tenants:
Owner and Management will work with local Public Housing Authority for implementing the tenant based Section 8 Assistance to those qualified tenants.

LAKES HOMES AND PROGRAM DEVELOPEMNT, INC.
RESIDENT IMPACT STATEMENT

PAGE 2 OF 2

DATED: May 28, 2021

Sincerely,

A handwritten signature in cursive script that reads "Roger Josephson".

*Roger Josephson,
President of the Board of Directors
Lakes Homes and Program Development, Inc.
218-847-5642*

RJ/kmp

CC: City Of Detroit Lakes
Minnesota Housing Finance Agency
U.S. Department Of HUD

05/28/2021

LAKES HOMES **& PROGRAM DEVELOPMENT INC.**

P.O. BOX 1355
TELEPHONE: 218-847-5642

DETROIT LAKES, MN 56502-1355

LAKES HOMES AND PROGRAM DEVELOPMENT, INC. **MN 46T781024**

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 – Lakes Homes and Program Development, Inc. 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 Communication: 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

LAKES HOMES AND PROGRAM DEVELOPMENT, INC.
OPT OUT CERTIFICATIONS
MAY 28, 2021

PAGE 2 OF 2

limited to, conducting outreach in a manner that will reach persons with disabilities, such as by working with the 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.

 X **3. I certify that I have complied with Limited English Proficiency Assistance and Effective Communications as described above, if applicable.**

BY: Roger Josephson

Sincerely,

A handwritten signature in cursive script that reads "Roger Josephson".

*Roger Josephson,
President of the Board of Directors
Lakes Homes and Program Development, Inc.*

DATE: MAY 28, 2021

RJ/kmp