

Opt Out Log Template

County:	Scott
----------------	-------

City:	Belle Plaine
--------------	--------------

Development Name:	Belle Plaine Apartments
--------------------------	-------------------------

Address	222 East South Street
	Belle Plaine MN 56011

Owner:	MDI Limited Partnership # 54
	1600 University Avenue, Suite 212
	Saint Paul, MN 55104

Remarks:	Opt-Out
-----------------	---------

Number of Federally Assisted Units:	20
--	----

Number of Section 8 Units:	20
-----------------------------------	----

Proposed Opt Out/Prepayment Date:	July 31, 2013
--	---------------

Type of Date:	<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"/> 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 checked="" 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)
------------------	--	---

One-Year Notification Letter-Owner Does Not Intend To Renew

June 7, 2012

Dear Resident:

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 Belle Plaine Apartments expires on July 31, 2013.

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 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.

JUN 07 2012

If you have any questions or would like information on the Section 8 Program, the following sources may be of assistance.

Contract Administrator (if applicable)

Name: MN Housing Finance Agency; Jessica Kaufhold

Telephone Number: 651-284-3171

HUD Field Office

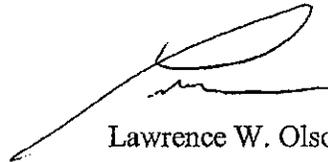
Name: Minneapolis HUD Office; Bill Jessen

Telephone Number: 612-370-3051 ext 2257

HUD Web

<http://hud.gov>- click on "rental help."

Sincerely,



Lawrence W. Olson
LWO Properties LLC
1600 University Avenue W #212
St. Paul, MN 55104-3825
651-646-7848

cc: Local HUD Office
MN Housing Finance Agency
City of Belle Plaine
Sue Putz/Metro HRA
Scott County CDC

JUN 07 2012

RESIDENT IMPACT STATEMENT

MDI Limited Partnership #54, the owner of Belle Plaine Apartments, anticipates that on or after July 31, 2013, 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 - 20 units.

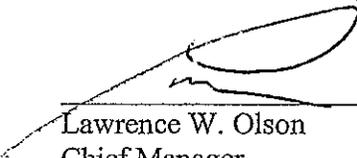
Minnesota law requires owner to submit to the residents of the project, the City of Belle Plaine, and the Minnesota Housing Finance Agency, and (if the property is located in the metropolitan area as defined in section 473.121, subdivision 2, the metropolitan council) a statement of the impact of such 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. Twenty 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: \$ 595 as compared to current rents charged under the federal program of \$545.
 - (2) (2) bedroom: \$ 729 as compared to current rents charged under the federal program of \$ 679.
 - (3) (2) bedroom townhomes: \$ 851 as compared to current rents charged under the federal program of \$ 801.
3. Actions Owner will take to assist displaced tenants

The current residents that are receiving project-based subsidy will be given vouchers and may continue living at Belle Plaine Apartments. The other residents who cannot afford the increased rent will be put on the Scott County CDA waiting list for vouchers. We will work with all residents to help them receive the assistance and housing they need.

Date: 6/7/12

MDI Limited Partnership #54



Lawrence W. Olson
Chief Manager
LWO Properties, LLC
General Partner

JUN 07 2012

June 7, 2012

Jessica Kaufhold
MN Housing
400 Sibley Street #300
St. Paul, MN 55101

Re: Belle Plaine Apartments
Belle Plaine, MN

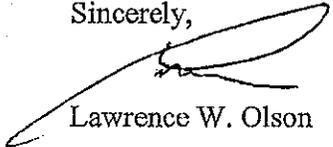
Dear Ms. Kaufhold,

Attached is an impact letter that was sent to the City of Belle Plaine, Metro HRA, Scott County CDA and the residents of Belle Plaine Apartments. Also attached is a notification to the residents of the non-renewal. All correspondence has been mailed certified today, June 7, 2012.

The owner of Belle Plaine Apartments is giving our one-year notice to not renew our Section 8 HAP contract. This is our notice to the State that we have started the process.

If you have any questions, please contact Jean Huwe at jhuwe@metroplains.com or 651-523-1233.

Sincerely,



Lawrence W. Olson

JUN 07 2012