

MAR 30 2012

Appendix 11-1

~~ONE-YEAR NOTIFICATION LETTER - Owner Does Not Intend To Renew~~

MARCH 28, 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 _____ CENTER VIEW APTS expires on MARCH 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.

MAR 30 2012

Appendix 11-1(cont.)

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 (if applicable)

Name: MHFA - TAMI KUCZMARSKI
Telephone Number: 651-284-3174

HUD Field Office

Name: HUP - DEXTER SIDNEY
Telephone Number: 612-370-3000 EXT. 2287

HUD Web

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

Sincerely,

JAMES BRIANT
952-892-3387

cc: Local HUD Office/ MHFA
CITY OF DODGE CENTER, MN.
RECEIVED BY:

RECEIVED

MAR 28 2012

CITY OF DODGE CENTER

J. Schweigle

BRIANT PROPERTIES L.L.C.
DBA - CENTER VIEW APTS.
17633 Kettering Trail
Lakeville, MN 55044

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Appendix 11-1(cont.)

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DBA - CENTER VIEW APTS.
17633 Kettering Trail
Lakeville, MN 55044

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RESIDENT IMPACT STATEMENT

JAMES BRANT (Owner name), the owner of
CENTER VIEW APTS. (property), anticipates that on or after

MARCH 31, 2013 (date), 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 number of units 12

_____ (Program) _____ number of units

Minnesota law requires owner to submit to the residents of the project, the City of

DOOBE CENTER, MN, 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) (#) 12 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: \$ 627 as compared to current rents charged under the federal program of
\$ 627 and (2) bedroom: \$ N/A as compared to current rents charged under the
federal program of \$ N/A 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:

I WILL BE SEEKING HUD VOUCHERS.
I WILL REFER TENANTS TO HUD
AND MHFA.

Dated: MARCH 28, 2012

(Owner)
BRANT PROPERTIES L.L.C.

By JAMES BRANT
James P. Brant