

RESIDENT IMPACT STATEMENT

DEC 27 2006

VIRGIL WENZEL (owner name), the owner of LECKER-WENZEL APTS. (property), anticipates that on or after DEC. 21, 2006 (date), it will terminate participation in the following federally assisted housing programs for the following number of units which apply to the project:
Rural Development Act (program) - 8 - number of units
____ (program) _____ number of units

505

Minnesota law requires owner to submit to the residents of the project, the City of BIRD ISLAND, 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. This document performs that purpose.

- 1) (#) - 8 - 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: \$ 400 as compared to current rents charged under the federal program of \$ 315 and (2) bedroom: \$ N/A as compared to current rents charged under the federal program of \$ _____ and (3) bedroom: \$ N/A as compared to current rents charged under the federal program of \$ _____
- (3) Owner proposes to assist qualified tenants who may experience an increase in rent upon termination to obtain a Section 8 voucher from the United States Department of Housing and Urban Development or the Housing and Redevelopment Authority to avoid displacement.

Dated: DEC. 21, 2006

(owner)
LECKER-WENZEL APTS.
By Virgil Wenzel
Its CO-OWNER