

Subject: Resident Impact Statements received for Tall Pine 4-plex and Cloquet 4-plex

Resident Impact Statement received for Tall Pine 4-plex and Cloquet 4-plex

Project Name	Tall Pine 4-plex and Cloquet 4-plex
City	Cloquet
City Population	11,201
County Population	31,671
County	Carlton
Proposed Prepayment date	
Program	Section 515
# of Subsidized Units, # of Section 8 units	20 units, 7 with Rural Housing Assistance
Total # of Units	20
Family/Elderly	Family
Owner Contact	Neil and Karen Nemmers neilnemmers@aol.com 218.879.6713
Prepayment and/or Opt Out	Prepayment only
Comments	
Assigned HAP	
Assigned HMO	

Units	Current rents	Proposed rents
1BR (8)	\$315-\$510	\$450-\$525
2BR (12)	\$380-\$595	\$575-\$600

Krista Wieggers Turner | Minnesota Housing | 400 Sibley Street, Suite 300 | Saint Paul, MN 55101
651.284.3179 | 800.657.3647 | fax 651.205.4233 tty: 651.297.2361
Minnesota Housing finances and advances affordable housing opportunities for low and moderate income Minnesotans to enhance quality of life and foster strong communities.

[Please consider the environment before printing this e-mail.]

MCDOWELL-NEMMERS DEVELOPERS INC.

P.O. BOX 188, CLOQUET, MN.

218-879-6713

E-MAIL NEILNEMMERS@AOL.COM

AN EQUAL OPPORTUNITY PROVIDER

November 27, 2009

Cloquet Mayor & City Council
1307 Cloquet Ave
Cloquet, Mn. 55720

Ladies & Gentlemen:

This letter is notice to the City of Cloquet that McDowell-Nemmers Developers Inc. intends to prepay USDA Rural Development mortgages on 20 apartment units located in Cloquet. The five 4-plex units are located at the following address:

1. 1006 Prospect Ave
2. 404 25th Street
3. 1503 Tall Pine Lane
4. 1514 16th Street
5. 1516 16th Street

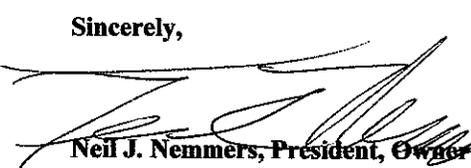
This prepayment will result in the properties being removed from the subsidized housing market in Cloquet. Currently the subsidized rents in our units run from \$315 to \$510 for a 1 bedroom and \$380 to \$595 for a 2 bedroom. Estimated rents after the units are no longer part of USDA Rural Development are \$450 to \$525 for a 1 bedroom and \$575 to \$600 for a 2 bedroom. Exact rents will be determined by the market after prepayment.

We expect this process to take 1 to 1 ½ years to complete.

We have notified our tenants of our intent to prepay Rural Development and that their rents will probably be increasing. We have also provided the tenants with a list of the subsidized housing units and contact information for those apartments as well as giving them the name and phone number of the Section 8 Director.

We will do everything we can to help existing tenants find subsidized housing or work with them to remain in their current apartment.

Sincerely,


Neil J. Nemmers, President, Owner


Karen Nemmers, Owner, Site Manager

CC: Tenants

Minnesota Housing Finance Agency



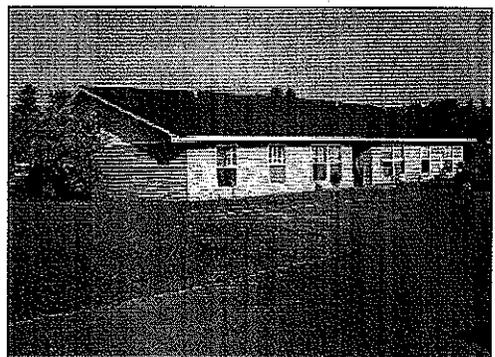
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Multi-Family Housing Rentals

Rental Property Information



Total Units:	12
Units with Subsidy:	4
Complex Type:	Family
Bedrooms:	Studio: 0
	1 Bdr: 4
	2 Bdr: 8

Contact Information
 McDowell-Nemmers Developers Inc
 Phone: (218) 879-6713
 Email: neilnemmers@aol.com
 Website: Unavailable

- [View Map](#)
- [Contact Servicing Office](#)
- [View Income Limits](#)

Apartment Information
 Cloquet 4-plex
 404 25th Street
 Cloquet, MN 55720

Last Modified: 12/3/2009



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Multi-Family Housing Rentals

Search by

- Town
- Zip Code
- Property Name
- Management Agency Name

Rental Property Information



Total Units:	8
Units with Subsidy:	3
Complex Type:	Family
Bedrooms:	Studio: 0
	1 Bdr. 4
	2 Bdr. 4

Contact Information
 McDowell-Nemmers Developers Inc
 Phone: (218) 879-6713
 Email: neilnemmers@aol.com
 Website: Unavailable

- [View Map](#)
- [Contact Servicing Office](#)
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Apartment Information
 Tali Pine 4-plex
 1516 16th Street
 Cloquet, MN 55720

Last Modified: 12/3/2009