

## NOTICE OF INTENT TO TERMINATE SUBSIDY

Name of Property: St. Clair Village Apartments

Address of Each Building Included in Property: See Attached List

Owner: Heartland St. Clair, LLC

Property Description: 240 unit apartment complex located in Belleville, Illinois

Number of Occupied units: 235

Anticipated Date of Sale or Other Action: August 31, 2007

Affordability Restrictions: 79 Units covered by RAP Contract  
79 Units Covered by Section 236

Owner/Contact Information: Heartland St. Clair, LLC  
4802 Nicollet Avenue South  
Minneapolis, MN 55419

**THIS IS NOT AN EVICTION NOTICE.** It is a notice to advise all tenants in the property identified above that one of the following actions with respect to the above property will take place on the date referenced above:

- (i) the sale of the property;
- (ii) the prepayment or refinancing of a federally insured or federally held mortgage secured by the property;
- (iii) the termination of the property's participation in a federal subsidy program for assisted housing.

**One or all of these actions may have the effect of terminating the affordability restrictions noted above.**

This notice is to advise you that the Federally Assisted Housing Preservation Act [310 ILCS 60] gives you certain rights. Tenants living on the property may form a tenants association and negotiate with the owner to purchase the property, subject to certain restrictions. Tenants may also enter into an agreement with a not-for-profit corporation or other entity to represent them in negotiations with the owner. If the negotiations are successful, the tenants association can buy the property. A more detailed discussion of the provisions of the law is attached to this notice as Exhibit A

If you have any questions with regard to this notice, please contact the following individual at the number listed:

Patricia Williams  
Illinois Housing Development Authority  
312-836-5226  
Dated: 8/18/2006

