



Date: March 23, 2020

To: Willow River, Lake Mallalieu and Ridgecrest Tenants

From: Management and Owners of Hafner Properties

Re: **'Shelter in Place' Guidelines to Assist COVID-19 Victims**

Dear Residents of Willow River, Lake Mallalieu and Ridgecrest Apartments,

We value our relationship with Residents and wanted to reach out in these difficult and uncertain times. The COVID-19 pandemic has brought frightening and uncertain times, leaving many Residents with health challenges and economic difficulties. The last thing Residents need when they are struggling to maintain stability is to lose the safe place they call home.

To ensure this stability, we are implementing and supporting the Minnesota Housing Associations 'Shelter in Place' Guidelines by ***adopting the following through May 31, 2020:***

- Halt evictions on renters affected by COVID-19, absent extraordinary circumstances.
- Waive late fees for residents who pay rent after the rent due date because they have been affected by the COVID-19 pandemic and related government actions.*
- Offer flexible payment plans for residents who cannot pay rent by the due date because they have been affected by the COVID-19 pandemic and related government actions.*
- Cease new rent increase *notifications* on all residents starting April 1. ***Lease renewals offered in April and May, which will take affect July 1 and August 1, will be offered as a month-month lease term at your current rate.***

We encourage you to investigate help that is being offered by federal, state and county governments. Just recently, the federal government announced a number of measures that may be of help, including an emergency care benefit for people who are self-employed, deferral of income tax owing until August 2020, and expanded criteria for unemployment eligibility. United Way offers an array of resources at 211unitedway.org or simply Dial "211" to phone them directly.

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Finally, we ask that you openly communicate with us. In these uncertain times, we want to work with you to ensure your housing is secure, despite the challenges ahead. If you have any questions or concerns, please call the Hudson Main Office at 715-386-5109 or email WR.LMA.Tenants@comcast.net.

We wish you and your family well and, in the words of the B.C medical health officer Dr. Bonnie Henry, "Be kind, be calm, be safe."

Sincerely,

Jessica Gray
Office Manager
Hudson Main Office

Cc: Michele Drevnick, Owner
Michael Hafner, Owner

*The following criteria will qualify for COVID-19 relief:

- The resident can show a substantial decrease in household or business income, including, but not limited to, a substantial decrease in household income caused by layoffs or a reduction in the number of compensable hours of work, or a substantial decrease in business income caused by a reduction in opening hours or consumer demand, or substantial increase in out-of-pocket medical expenses; and
- The decrease in household or business income or the out-of-pocket medical expenses was caused by the COVID-19 pandemic, or by any local, state, or federal government response to COVID-19, and is documented.