

June 30, 1981

Mrs. Robert Davis
984 Stillwater
Stamford, Ct. 06902

Dear Mrs. Davis:

Pam Gleichman has asked to me to contact you in regard to your upcoming trip to Dixfield this weekend. I run the management division of Housing/State of the Art Inc. and will be delighted to give you a tour of both of our projects located in Dixfield as well as the Rumford development now under construction (appx. 6 miles away from Dixfield). In addition, I will be glad to provide you with any management information I can relative to these projects and the programs they are governed by.

I have enclosed a short packet on our management firm which includes a sample management plan, Affirmative marketing plan, tenant selection criteria, and resume of projects now under operation. I will, of course, be glad to go over this in detail with you next week at our meeting. To briefly describe the programs we are connected with, I have also attached a sheet explaining the financing and basic guidelines. Both Dixfield projects receive housing subsidy from the HUD Section 8 program and fall under the guide for Oxford county, Maine (in yellow on the income limits sheet). These limits are still in effect though we expect a change this summer. The Rumford development falls under the same limits as the two Dixfield projects. To become eligible for senior citizen housing these income limits apply along with a 62 or older age requirement unless handicapped. For family housing, the income limits (the numbers at the top mean # of persons per family) apply and family number determines bedroom size eligibility. As I mentioned previously, these items are a basic introduction to this housing. I will go into more depth at our meeting and answer any questions you may have as well as show the grounds, various apartments and try to schedule a meeting with our maintenance men.

I have enclosed a map from Portland airport to Dixfield and onto Bethel as well as an alternate map from Portland via a direct route to Bethel should you wish to go directly to the inn. The approximate travel time is 1½ hours from Portland to Bethel, the same from from Portland to Dixfield and ½ hour between Dixfield and Bethel. I will call you Thursday to go over any details regarding our meeting. I propose we begin our day at 10:00 a.m. at the Dixfield Square Apartments on Main Street. From there we can tour that project, the family development, and on to Rumford if you like. Please feel free to call me at the office number on the attached card or at my home anytime this weekend. I look forward to meeting you.

Sincerely,



Steve Rosenblatt
Vice president.management

Home telephone-(207) 773-9698



GUIDELINES FOR PROJECTS UNDER HOUSING/
STATE OF THE ART INC. MANAGEMENT

1. Hazel B. Thompson Apartments-Farmington, Maine. 40 elderly units under FmHA 515 program with rental assistance. To be eligible people must be 62 or older or disabled/handicapped. To receive rental assistance annual adjusted income must be \$11,200 or under. Assistance is the difference between 25% of tenants monthly income less an allowance for utilities up to the rent for the apartment. Persons making between 11,200 and 15,600 must pay the basic rent of the apartment. Over \$15,600 people are not eligible to become residents.
2. Dixfield Square Apartments-Dixfield, Maine. 24 elderly units under FmHA 515 program with HUD Section 8 subsidy. Residents must meet HUD eligibility standards. Age is 62 or older with income limits as shown on the sheet. Unit size is by family number. One person is ineligible for 2 bedrooms.
3. Dixfield Village Apts-Dixfield. 24 family units under Maine State Housing Authority financing with HUD Section 8 subsidy. Income guidelines shown on sheet. Bedroom size by family number. Family of 3 is ineligible for 3 bedrooms unless a mother or father with two opposite sex children.
4. Rumford Island Housing Complex-Rumford 88 units elderly under HUD 221-D4 program. Subsidy through HUD Section 8. Same guidelines as Dixfield Square.

Required accounting practice varies. In Farmington all rules are FmHA. For Dixfield Square-FmHA accounts with HUD tenant guidelines. For Dixfield Village-Maine State Housing Authority accounts with HUD Section 8 guidelines. For Rumford all HUD accounts with HUD eligibility guidelines.

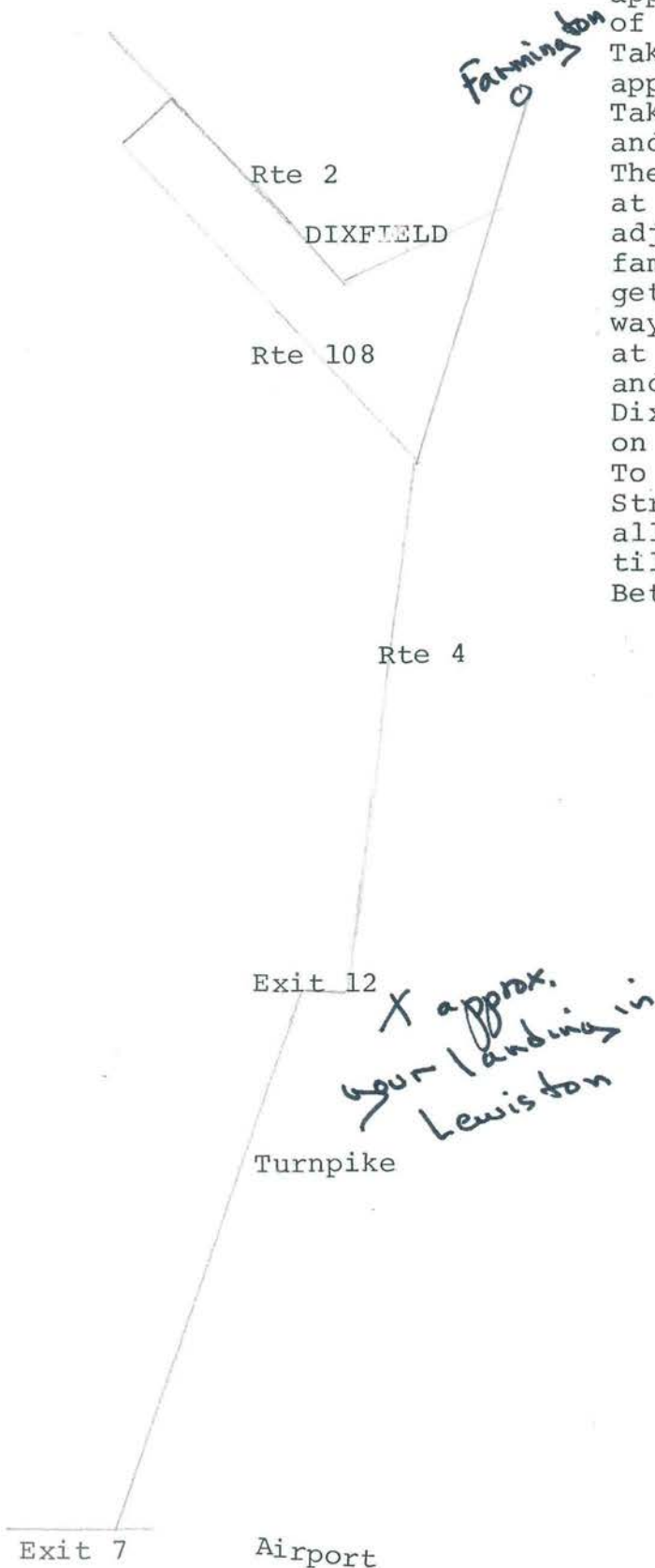
SECTION 8 INCOME LIMITS - Effective July 1, 1980

County	ONE		TWO		THREE		FOUR		FIVE		SIX		SEVEN		EIGHT+	
	LI	VLI	LI	VLI	LI	VLI	LI	VLI	LI	VLI	LI	VLI	LI	VLI	LI	VLI
ANDROSCOGGIN NON-SMSA	10400	5500	11900	6300	13400	7050	14900	7850	15800	8500	16750	9100	17650	9750	18600	10350
SMSA	11800	6150	13500	7050	15200	7900	16900	8800	17950	9500	19000	10200	20050	10900	21100	11600
ARROSTOOK	10400	4650	11900	5300	13400	6000	14900	6650	15800	7200	16750	7700	17650	8250	18600	8800
CUMBERLAND NON-SMSA	10400	5650	11900	6450	13400	7250	14900	8050	15800	8700	16750	9350	17650	10000	18600	10650
SMSA	11800	6350	13500	7250	15200	8150	16900	9050	17900	9750	19000	10500	20050	11200	21100	11950
FRANKLIN	10400	5350	11900	6100	13400	6900	14900	7650	15800	8250	16750	8850	17650	9500	18600	10100
HANCOCK	10400	5100	11900	5850	13400	6550	14900	7300	15800	7900	16750	8450	17650	9050	18600	9650
KENNEBEC	10400	5900	11900	6750	13400	7600	14900	8450	15800	9150	16750	9800	17650	10500	18600	11150
KNOX	10400	4950	11900	5650	13400	6350	14900	7050	15800	7600	16750	8200	17650	8750	18600	9300
LINCOLN	10400	5250	11900	6000	13400	6750	14900	7500	15800	8100	16750	8700	17650	9300	18600	9900
OXFORD	10400	5400	11900	6150	13400	6950	14900	7700	15800	8300	16750	8850	17650	9550	18600	10150
PENOBSCOT	10400	5550	11900	6350	13400	7150	14900	7950	15800	8600	16750	9200	17650	9850	18600	10500
PISCATAQUIS	10400	4850	11900	5500	13400	6200	14900	6900	15800	7450	16750	8000	17650	8550	18600	9100
SAGadahoc	10400	5450	11900	6200	13400	6950	14900	7750	15800	8350	16750	9000	17650	9600	18600	10250
SOMERSET	10400	5000	11900	5700	13400	6450	14900	7150	15800	7700	16750	8300	17650	8850	18600	9450
WALDO	10400	5050	11900	5750	13400	6500	14900	7200	15800	7800	16750	8350	17650	8950	18600	9500
WASHINGTON	10400	4150	11900	4700	13400	5300	14900	5900	15800	6350	16750	6850	17650	7300	18600	7800
YORK NON-SMSA	10400	5750	11900	6550	13400	7400	14900	8200	15800	8850	16750	9500	17650	10150	18600	10800
SMSA	11800	6350	13500	7250	15200	8150	16900	9050	17950	9750	19000	10500	20050	11200	21100	11950

PORTLAND AIRPORT TO DIXFIELD, MAINE TO BETHEL (We were *overn*
at the Bethel Inn)

Follow signs at airport to the Maine Turnpike. Get on at Exit 7 North. Go To Auburn Exit 12. Take a left onto Rte. 4. Follow Rte 4 through Auburn appx. 20 miles to the intersection of Rte 108 at the Bear Mtn. Diner. Take a left onto Rte. 108 and follow appx. 15 miles to sign for Dixfield. Take a right, go over the bridge and go right on Rte 2 into Dixfield. The elderly housing is on your left at the intersection of Main and 3rd adjacent to the Post Office. The family project is on Weld Street. To get there go back up Main Street the way you came in to town, take a right at the Mobil Sta and Me Nat'l Bank and follow it up about 2 miles. The Dixfield Village Apts is at 165 Weld on your right.

To get back to Bethel go back to Main Street (Rte 2) go left and follow Rte 2 all the way through Mexico and Rumford til you get to Bethel (½ hour). Bethel Inn is (207) 824-2175.



PORTLAND TO BETHEL

Take Maine Turnpike North at Exit 7
Follow signs there from airport. Go
to Gray Exit 11. Take a right go to
stop sign, veer left and turn left at
the Sunoco onto Rte 26. Follow Rte26
all the way to the end where it
intersects Rte 2 at Bethel. The Inn
is about 1 mile away.

