

December 9, 2005

Jeffery Kobrock, City Manager
City of Gardiner
6 Church Street
Gardiner, Maine 04345

Dear Mr. Kobrock:

I am writing to inform you that the Maine State Housing Authority has received a request for assistance to a property in Gardiner through the Low-Income Housing Tax Credit program. The Low Income Housing Tax Credit is a federally created incentive to assist developers of affordable housing. The Maine State Housing Authority allocates this limited resource to properties in Maine which best address the state's housing needs and priorities. In return, rental units must remain rent restricted and occupied by income eligible households for a minimum of 15 years, and usually longer.

A partnership named Summer Street Heights, LP has proposed the new construction of 28 units: 22 (2-bedroom), and 6 (3-bedroom) rental units for families in Gardiner. The units will be located at Summer Street Heights. Projected tenant rents are \$537 to \$688 for the 2-bedroom units, and \$663 to \$796 for the 3-bedroom units. Suzanne Roy is a representative for the developer and may be reached at (207) 236-4067.

This notice is also an invitation for the City of Gardiner to comment on the proposed development of this project, whether in support or opposition. We also welcome comments on the general conditions of the local rental market, anticipated local economic changes, local landlord reaction, etc. All comments become a part of the application, which will be competitively judged against all other applications.

Please feel free to call if you have any questions about the Low Income Housing Tax Credit or the proposed construction. I will be happy to work with you to address them.

Sincerely,



Victoria Dute
Multifamily Loan Officer
Development Division