

CERTIFICATION

To: Board of Listers *or* Assessor
From: Robin Castine, Multifamily Operations Analyst
Issue Date: May 16, 2024
Re: Property Tax Valuation; Qualified Rental Units (Act 68) Certification

This is in regard to:

- Property Name: Haines Manor Apartments
- Owned by: Factory Point Partnership
- Managed by: THM Property Mgt
- Location: 110 Haines Manor Road
- Town/City: Manchester
- Parcel or account number: 2324.
- School Property Account Number (SPAN): 375-116-10798
- Percent of the building that is residential: 100%
- Number of qualified rent restricted units: 28
- Total number of units: 36

The land and building associated with this SPAN number is entitled to a reduction of 7.78 of the assessed value for purposes of calculating the state educational tax. Due to these rental restrictions, this certification is valid through transfer of the building, upon expiration of the rent restriction, or 2029 whichever first occurs.

This calculation is computed as: the number of qualified rent restricted units divided by the total number of units multiplied by the percent of the building that is residential and then divided by 10.

For example:
$$((28 / 36) \times 100\%) / 10 = 7.78$$

Once this certification expires, a representative of the housing project must re-apply to the Vermont Housing Finance Agency (VHFA) by March 1, 2029 for re-certification if there are still rent restricted units eligible for this re-assessment.

Important

This certification letter has only been provided to you. The town/city has not received notice of this certification. You must submit this certification to the proper town/city office for a reduction in the project's assessment. If you fail to bring a copy of this original letter to the town/city office by April 1, 2024 or this housing project will not be eligible for the reduction.

If there are any questions, please email us at act68@vhfa.org