

CERTIFICATION

To: Board of Listers *or* Assessor
From: Robin Castine, Multifamily Operations Analyst
Issue Date: March 15, 2024
Re: Property Tax Valuation; Qualified Rental Units (Act 68) Certification

This is in regard to:

- Property Name: **Point School Apartments**
- Owned by: Champlain Housing Trust
- Managed by: Champlain Housing Trust
- Location: 427 Porter's Point Road
- Town/City: Colchester
- Parcel or account number: 41-015002.0000000
- School Property Account Number (SPAN): 153-048-19892
- Percent of the building that is residential: 100%
- Number of qualified rent restricted units: 5
- Total number of units: 5

The land and building associated with this SPAN number is entitled to a reduction of **10.00%** 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 **6/30/2032** 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:
$$((5 / 5) \times 100\%) / 10 = 10.00$$

Once this certification expires, a representative of the housing project must re-apply to the Vermont Housing Finance Agency (VHFA) by **2/28/2032** 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

From: [Act68](#)
To: "Josie Curtin"
Subject: Act 68 certs - Beacon, Braeburn, Point School, Shelburne Interfaith & Vista Apts
Date: Tuesday, March 26, 2024 8:47:00 AM
Attachments: [Beacon Apts Cert 2024.pdf](#)
[Braeburn Apts Cert 2024.pdf](#)
[Point School Cert 2024.pdf](#)
[Shelburne Interfaith cert 2024.pdf](#)
[Vista Apts cert 2024.pdf](#)
Importance: High

Hi Josie, as promised, please find the remaining CHT properties' certificates attached. I included Point School – will you send the signed HAP as soon as you can?

Please be sure to send these to the proper town/city assessor's office prior to 4/1/2024 or properties will not be eligible for the reduction.

I am happy to answer any questions!

Robin Castine (she/her)
Multifamily Operations Analyst
164 St. Paul St, Burlington VT, 05401 | 802.652.3448
[Vermont Housing Finance Agency](#)

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From: Josie Curtin <Josie.Curtin@champlainhousingtrust.org>
Sent: Monday, March 25, 2024 2:59 PM
To: Act68 <Act68@vhfa.org>
Subject: [EXTERNAL]Late Requests

Hi Robin,
I am just realizing I never submitted these applications. Is it still possible to get certifications for these properties?

Thanks,
Josie

Josie Curtin (she/her)
Director of Property Management
Champlain Housing Trust
88 King Street
Burlington, VT 05401

802.862.6244 Main Line
802.861.7360 Direct Line
802.864.0734 Fax

<https://link.edgepilot.com/s/d7c9f45a/gAh324WaEUeGUwA05ASoqg?u=http://www.getahome.org/>