

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: **Ann Wilder Richards**
- Owned by: A W Richards HLP
- Managed by: Brattleboro HP
- Location: 1063 Western Avenue
- Town/City: Brattleboro
- Parcel or account number: 00245004.000
- School Property Account Number (SPAN): 081-025-14501
- Percent of the building that is residential: 71%
- Number of qualified rent restricted units: 21
- Total number of units: 21

The land and building associated with this SPAN number is entitled to a reduction of **7.10%** 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 **6/30/2034** 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:
$$((21 / 21) \times 71\%) / 10 = 7.10$$

Once this certification expires, a representative of the housing project must re-apply to the Vermont Housing Finance Agency (VHFA) by **2/28/2034** 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: [Christine Hazzard](#)
To: [Act68](#)
Subject: [EXTERNAL]RE: Act 68 certs - Brattleboro HP
Date: Monday, March 18, 2024 9:03:56 AM

Thanks Robin,
Just sent.

Christine Hazzard (she/her)
Executive Director
Brattleboro Housing Partnerships
PO Box 2275
Brattleboro, VT 05303

802-254-6071
802-246-1534 (Direct Line)
802-254-5590-(Secure Fax)

** Getting this email outside of regular working hours? I am sending you this email at a time that works for me. I only ask you to respond to it when convenient for you. Take care.*

CONFIDENTIALITY NOTICE: The information in this email, including attachments, may be confidential and/or privileged. This email is intended to be reviewed only by the individual or organization named as addressee. If you have received this email in error please notify Brattleboro Housing Partnerships immediately by return message to sender or to bhp@brattleborohousing.org and destroy all copies of this message and any attachments.

From: Act68 <Act68@vhfa.org>
Sent: Monday, March 18, 2024 8:37 AM
To: chazzard@brattleborohousing.org
Subject: Act 68 certs - Brattleboro HP
Importance: High

Hi, Christine,

Please find Brattleboro HP's certificates for eligibility for a reduction on their Education Grand List Value Reduction attached. 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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