

VERMONT RENTAL HOUSING STABILIZATION PROGRAM

Q&A - September 16, 2020

What is the Program?

- Tenant Eviction Prevention Program
- Landlord Economic Assistance Program
- Back Rent Payment Program

Why Was the Program Developed?

- COVID-19 Pandemic
- Eviction Moratoriums
 - S.333 the Vermont Moratorium
 - Federal CARES ACT Moratorium
 - CDC Nonpayment of Rent Moratorium
- Bottom line: the landlord remedy is not available due to the COVID-19 pandemic

S.333 – Vermont Moratorium

- Allowed Actions:
 - Landlords can send termination notices
 - Landlords can file an eviction with the Court
 - Court immediately stays the action
- When does the Stay end?
 - For No Cause and Nonpayment
 - Stay extends 30 days after the end of the state of emergency
 - currently through November 15, 2020
 - For Breach of Lease Cases
 - Stay ends when the state of emergency ends
 - Currently through October 15, 2020
- Moratorium Exceptions
 - Illegal Activity
 - Illegal Drug Activity
 - Acts of Violence
 - Other circumstances that seriously threaten the health or safety of other residents

CDC Eviction Moratorium

- Applies only to Nonpayment of Rent
- Tenant must take action to certify coverage under the Moratorium
- Extends to December 31, 2020
- Does not apply in States with eviction moratoriums at least as restrictive as the CDC moratorium
- For a "Covered Tenant" Landlord cannot take any action to evict

Where did the Money Come From?

Federal Coronavirus Aid, Relief, and
 Economic Security (CARES) Act Money \$1.25 Billion

 Currently – the money must be spend by December 31, 2020

Program Details

- RHSP = \$25 million fund
- For back rent payments (back rent can predate March 2020)
- Many sub-programs*
 - Group 1
 - Group 2 (occupied unit)
 - Group 2B (Vacancy Loss)
 - Money to Move
 - Court Stipulation
- Can re-apply into the program

- Both Tenant and Landlord Apply to the Program
- 100% of the back rent is paid*
 - Monthly rent allowed is capped at the VSHA Payment Standards
- If the back rent amount is larger than \$10,000 you will need to supply a rent ledger
- Landlord Certifications:
 - Not evict the tenant for nonpayment of rent for the numbers of months covered under the grant (maximum 6 months)
 - Dismissal of any pending eviction
 - Not raise the rent before January 2021 or the end of the lease term
 - Unit is in compliance with Minimum Housing Standards
 - Non-discrimination

Group 1 Application

- Only requires Landlord to apply
- Program pays 50% of the back rent owed by the Tenant
- Landlord Certifications:
 - Unit is in compliance with minimum housing standards
 - Unit is Occupied by the Tenant listed on the Certification
 - Rent will not be increased prior to
 January 2021 or end of lease term
 - Non-discrimination

Group 2

- Only requires an application by the Landlord
- Unit is Vacant
- Covers the following:
 - Landlord applied to Group 1, but Tenant did not submit an application and vacated
 - Landlord applied under Group 2, but Tenant vacated before the Application was processed and paid
 - Tenant vacated the unit after March 1, 2020 and owed rent
- What Program will pay:
 - 50% of any rent owed from March 2020
- Additional Required Documents:
 - Rent Ledger
 - Date Tenant vacated unit (or Landlord became aware Tenant vacated)

Group 2B: Vacancy Loss

Landlord Certification (same for Group 1 and Group 2)

- Group 1 also requires Tenant Application
- W9
- Direct Deposit Form
- Submit to: rentrelief@vsha.org

Forms Required

Please return application to: Vermont State Housing Authority via email at rentrelief@vsha.org

VT State Housing Authority (VSHA) Rental Housing Stabilization Program (RHSP) Landlord Certification of Need for Rental Assistance Page 1



	n on your income tax return):			
Mailin	,			
	ng Address:			
Landl	ord Phone Number:		Landlord Email:_	4
Mont	hly Rent/Lot Rent Amount \$		Rent Arrears \$_	
	oer of Bedrooms in unit		_	
Is the	owner of this property a resident o	of Vermont? Y	N	
	nt First Name:			<u>_</u>
	number:			
Rental	l Address:		Unit	#:
City: _		State: Zip	Code:	
Tenan	nt Mailing Address (if different):			Unit #:
City:_		State: _	Zip Code	<u> </u>
Check	the group that most accurately de	scribes the situation a	nd fill in details a	s appropriate:
Grou	p 1: I have not received my ful	ll monthly rent for the	above-named te	nant,
	iding an agreed reduced or postpo			
	, which resulted in lost re			
PRAC	CTICE is to include the Tenant Ap	plication for this unit	with the Landlord	d Certification. We encourage you to
comm	nunicate with your tenant regardin	g the information co	ntained in the app	lication.
and mobiect	IP 2: (Occupied unit ONLY) I will nay proceed with eviction after the t. I am applying for Group 2 rather I am unable to get in touch with m I am in the process of selling my bu I need to move back into my home I'he tenant is damaging the propert	state moratorium is l than Group 1 becaus y tenant to apply for i uilding/ personal hous	ifted. I understan e (Check all that ull back rent	SECURE SECURE SECURE
	attempted to contact the tenant to			
	Other reason:			
Grou	p 2-B Vacancy Loss: (New)	the landlords that, A) applied under G	roup 1 and the tenant did not submit an
applica	ation, or B) applied under Group 2	, but the tenant vacat	ed the unit before	the grant claim was processed and paid,
or C) t	the tenant vacated the rental unit a	fter March 1, 2020 ov	ving unpaid rent a	and the landlord is able to document lost
rent as	s a result. For Group 2-B, VSHA w	ill pay half the amoun	t owed for any ar	rearages incurred after March 1, 2020.
Arrear	rages pre-March 1 will not be reim	bursed.		
Requi	ired Documentation:			
•	Copy of rent ledger			
	Date vacated, or date that the land	llord became aware of	the vacancy	
		For VSHA Use Or		
	Program Approval			Accounting
pproved f	for Payment: Payment amou	int \$ All forms dated previous to 9-		Initial:

VT State Housing Authority (VSHA) Rental Housing Stabilization Program (RHSP) Landlord Certification of Need for Rental Assistance Page 2

	e-rented? If so, on what date you need access to loan/grant i		is the unit in rentable condition?	
	tact information of new address			
Have you already fil	ed a case in court? Y N	If yes, name of attorn	ney, if any:	
VSHA, VT tenant for o	Legal Aid, or the VT Landlo certification.	ords Association will a	ttempt to contact	
You must initial e	each certification:			
	tion to evict for nonpayment of			
	payment covers in the past, or		r is less or while an	
application for re	ent arrears is pending. Not App	licable to Group 2 or 2-B		
			s payment. Not Applicable to Group 2 or	2-B
Applicable to Grou		yment standards for the	months' rent was in arrears. Not	
	is currently occupied by the te	nant identified on page 1	of this application.	
Section 19 Section 19	y knowledge and belief there ar			
	w.healthvermont.gov/sites/def			
If applicable, I ha	ave received a copy of the tenar	nt's application/certificati	ion form listing needed repairs.	
I will not increase	se the contract rent before Janu	uary 1, 2021, or when m	y rental agreement ends, whichever is	lat
	s for subsidized rental units or			
	sex, gender identity, sexual of		onal origin or ethnicity, religion, disab l assault or stalking, age, receipt of pu	
All of these	forms are needed fe	or a complete A	Application:	
 Tenant Appl 	ication			
 Landlord Ce 				
■ Landlord W				
	rect Deposit Authorization ck or other Bank Account docu	mentation with account	and routing number	
Check the box if you		mentation with account	and routing number	
	nent through RHSP prior to th	is submission		
	nent through RHSP for this ter		nonths	
I hereby declare that the	e above information is true and accu	rate to the best of my knowle	edge and belief and that I am signing under pe	enal
	nt law. I am signing by electronically demographic, on this form will be sh		providing an original signature. I understand a r tenant.	Ш
Landlord Signatur	re:		Date:	
		For VSHA Use Only:		
P	rogram Approval	,	Accounting	
Approved for payment:	Payment amount \$	Date Paid:	Inttial:	
	All forms dated previous to 9-3-20	are obsolete		

- Requires application from Tenant and new Landlord
- What the Program will pay:
 - Security Deposit
 - 1st month's rent
 - Last Month's rent (if required by Landlord)
 - Rent through December 2020 (if required by Landlord)

Money To Move

- Requires Stipulation signed by Tenant and Landlord (and their attorneys, if applicable).
- The Program will cover:
 - Back Rent (100%)
 - Filing Fee
 - Sheriff's Fee
 - Attorney's Fees (if allowed under the lease agreement)
- Landlord Certifications:
 - Same as Group 1
 - Dismissal of Court Action

Court Stipulation

■ VT Re-Housing Recovery (REHAB) Program

- Check with local homeownership center
- Grants up to \$30,000 per unit with 10% match
- Rehab must be completed by December 31, 2020
- Unit must be rented by December 31, 2020

AHS Vouchers

- Homeless population programs
- Existing AHS clients

Utility Payment Assistance

Department of Public Service

Non-RHSP Programs

- RHSP <u>www.vsha.org</u>
- VT Re-Housing Recovery (REHAB) Program (http://www.vthomeownership.org/)
 - Champlain Housing Trust Chittenden, Franklin and Grand Isle
 - Downstreet Housing Washington, Orange & Lamoille
 - Windham & Windsor Housing Trust Windham & Windsor
 - NeighborWorks of Western Vermont Addison, Bennington, & Rutland
 - RuralEdge Orleans, Caledonia, Essex

Resources

Questions?

- Landlords
 - 802-985-2764
 - Covid Response Team
 - Lydia <u>Lydia@vtlandlord.com</u>
 - Jake <u>Jacob@vtlandlord.com</u>
 - www.vtlandlord.com

- Tenants
 - 1-800-889-2047
 - http://vtlawhelp.org







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