

VT State Housing Authority Rental Housing Stabilization Program Eligibility

Landlords are eligible to receive grants on behalf of tenants if the tenant has rent arrears and the unit does not have serious life safety code violations.

Landlord can apply if tenant has not paid rent nor applied for an RHSP grant. The tenant will be notified of the landlord's application and given an opportunity to apply for a grant to preserve the tenancy. If tenant applies, landlord has option of receiving all months due, but must certify and be bound by all program requirements. If tenant fails to apply for a grant within ten working days, landlord will be entitled to receive partial payment of arrears. Tenants who are in unsustainable tenancies are eligible for rent arrears. These tenants will be encouraged to move to a sustainable unit and will be eligible for first and last months' rent and security deposit and where necessary rent payments through December 30, 2020.

Households receiving emergency housing benefits from the Department of Children and Families' General Assistance Program since March 1, 2020 funds may be used for first and last months' rent and security deposit and where necessary rent payments through December 30, 2020. This group will be initially redirected to the Agency of Human Services (AHS) Office of Economic Opportunity for assistance. These applicants must be referred to VSHA through Coordinated Entry if no other funds are available from AHS.

Additionally, for landlords to be eligible to receive payment they must certify the following:

- The dwelling unit for which the tenant will be receiving assistance is operated and maintained in compliance with Vermont Rental Housing Code or will be brought into compliance within 30 days. Units with serious life safety code violations will be referred to the local Health Officer and Vermont Legal Aid.
- https://www.healthvermont.gov/sites/default/files/REG_Rental_Housing_Code.pdf
- **RHSP payments will not be made on behalf of tenants in units with serious life safety code violations until the repairs are completed and verified.**
 - The following are considered life threatening conditions:
 - Any condition that jeopardizes the security of the unit
 - Major plumbing leaks or flooding, waterlogged ceiling or floor in imminent danger of falling
 - Natural or LP gas or fuel oil leaks
 - Any electrical problem or condition that could result in shock or fire
 - Absence of a working heating system when outside temperature is below 60 degrees Fahrenheit.
 - Utilities not in service, including no running hot water

- Conditions that present the imminent possibility of injury
 - Obstacles that prevent safe entrance or exit from the unit
 - Absence of a functioning toilet in the unit
 - Inoperable smoke detectors
-
- Monthly rent in excess of VSHA payment standards for the months' rent was in arrears will be waived.
 - Late fees will be waived.
 - The contract rent will not be increased before January 1, 2021 or the end of the rental term, whichever is later.
 - Eviction for cause, and non-payment of rent that arose prior to receipt of this payment will be waived.
 - No new action will be taken to evict for nonpayment of rent for a time period equal to the number of months covered by the grant. Or up to 6 months, whichever is greater.
 - New eviction actions will not be taken while a RHSP application is pending with VSHA.
 - IRS W-9, the VSHA Direct Deposit form and a voided check must be furnished to VSHA for payment.