

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
- **W**9
- 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



Accounting

Initial:

Legal Business Entity Name (For example, Individual/Sole Proprietor, Corporation/Partnership Name, or LLC, as
shown on your income tax return):
Mailing Address:
Landlord Phone Number:Landlord Email:
Monthly Rent/Lot Rent Amount \$ Rent Arrears \$
Number of Bedrooms in unit
Is the owner of this property a resident of Vermont? Y
Tenant First Name: Tenant Last Name:
Phone number: Email:
Rental Address:Unit #:
City: State: Zip Code:
Tenant Mailing Address (if different):Unit #:
City: State: Zip Code:
Check the group that most accurately describes the situation and fill in details as appropriate:
Group 1: I have not received my full monthly rent for the above-named tenant,
(including an agreed reduced or postponed rent) from the date of, through
, which resulted in lost rent totaling \$ In order to expedite grant claim BEST
PRACTICE is to include the Tenant Application for this unit with the Landlord Certification. We encourage you to
communicate with your tenant regarding the information contained in the application.
Group 2: (Occupied unit ONLY) I will accept ½ of past due rent for the period from, through, and may proceed with eviction after the state moratorium is lifted. I understand the tenant will be notified and may object. I am applying for Group 2 rather than Group 1 because (Check all that apply): I am unable to get in touch with my tenant to apply for full back rent
I am in the process of selling my building/ personal house and need the building to be empty
I need to move back into my home
The tenant is damaging the property
I attempted to contact the tenant to collect arrearage on date:
Other reason:
Group 2-B Vacancy Loss: (New) For the landlords that, A) applied under Group 1 and the tenant did not submit an
application, or B) applied under Group 2, but the tenant vacated the unit before the grant claim was processed and paid,
or C) the tenant vacated the rental unit after March 1, 2020 owing unpaid rent and the landlord is able to document lost
rent as a result. For Group 2-B, VSHA will pay half the amount owed for any arrearages incurred after March 1, 2020.
Arrearages pre-March 1 will not be reimbursed.

**Required Documentation:** 

- Copy of rent ledger
- Date vacated, or date that the landlord became aware of the vacancy For VSHA Use Only:

Program Approval Approved for Payment:\_

Payment amount \$\_\_\_ Date paid:\_ All forms dated previous to 9-3-20 are obsolete

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

Y N. Do ye	ou need access to loan/gra	ant monies to re-rent uni	nted, is the unit in rentable condition? ht?YN	
Provide tenant contac	t information of new add	Iress if known		
Have you already filed	a case in court? Y	N . If yes, name of at	ttorney, if any:	
VSHA, VT Le tenant for cer	egal Aid, or the VT Lar rtification.	ndlords Association w	vill attempt to contact	
You must initial ea	ch certification:			
I will not take actio	on to evict for nonpaymer	nt of rent for the same nu	umber of months in	
the future as the pa	yment covers in the past,	or six (6) months, which	hever is less or while an	
application for ren	t arrears is pending. Not	Applicable to Group 2 or 2-	-В	
I will waive any pe	nding eviction action that	t arose prior to receipt of	f this payment. Not Applicable to Group 2 or 2-	3
			the months' rent was in arrears. Not	
Applicable to Group				
	currently occupied by th		•	
	•		e Rental Housing Health	
-	healthvermont.gov/sites/			
			fication form listing needed repairs.	
			en my rental agreement ends, whichever is la	ter
	or subsidized rental units			
	ex, gender identity, sexu		national origin or ethnicity, religion, disabili exual assault or stalking, age, receipt of pub	
All of these fo	orms are needed	l for a complete	e Application:	
<ul> <li>Tenant Applic</li> </ul>				
<ul> <li>Landlord Certi</li> </ul>				
<ul> <li>Landlord W-9</li> </ul>				
	ct Deposit Authorization	1. I		
Check the box if you:	or other Bank Account d	ocumentation with acco	ount and routing number	
,	ent through RHSP prior to	o this submission		
	nt through RHSP for this		ous months	
		1945 16.21.6.21 m 44 14		
of perjury under Vermont		ally entering my name below	nowledge and belief and that I am signing under pen w or providing an original signature. I understand all and/or tenant.	lty
Landlord Signature	í		Date:	
		For VSHA Use Only:	4	
Prog	gram Approval		Accounting	
Approved for payment:	Payment amount \$	Date Paid:	Initial:	
	All forms dated previous to 9	-3-20 are obsolete		

#### Requires application from Tenant and new Landlord

- What the Program will pay:
  - Security Deposit
  - 1<sup>st</sup> 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 (<u>http://www.vthomeownership.org/</u>)

- 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 Lydia@vtlandlord.com
  - Jake <u>Jacob@vtlandlord.com</u>
- <u>www.vtlandlord.com</u>

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





**WORKING TOGETHER FOR JUSTICE**