LANDLORD RELIEF PROGRAM

Vermont State Housing Authority — Celebrating over 50 years of service — Safe and affordable housing since 1968

1 Prospect Street, Montpelier, VT 05602

EVICTION PREVENTION

Stable housing is a basic need and critical to success in all aspects of life: school, work, health, family, and community responsibilities. Eviction destabilizes the lives of families and is associated with severe negative impacts on health and economic well-being. Preventing an eviction helps households and neighborhoods to thrive. The VT State Legislature passed H.829 during the 2024 legislative session. As part of that legislation, VSHA was granted 2.5 million dollars for FY 2025 to establish a Rent Arrears Assistance Fund specifically to prevent evictions. H-0829 As Passed by the House Unofficial.pdf (vermont.gov)

The Rent Arrears Assistance Fund (Eviction Prevention-EP) seeks to preserve sustainable tenancies. The EVICTION PREVENTION PORTION of the Landlord Relief Program allows for landlords who are in the eviction process TO APPLY for non-payment of rent IN ORDER TO SAVE SUSTAINABLE TENANCIES.

FUND AVAILABILITY:

- ***First time applicants will take priority.***
- **Second Applications for Same Tenancy:** Repeat *assistance may be approved when the applicant demonstrates an extenuating circumstance that is extraordinary, temporary, and beyond the applicant's reasonable control, and when there is evidence that the requested assistance is likely to result in long-term housing stability. Approval of repeat assistance shall be considered on a case-by-case basis and must be supported by documentation of the extenuating circumstance and a sustainability plan."*

Requirements Relative to Second Application:

- Minimum 1 year since last disbursement
- Applicants must show they have made every reasonable effort to make payments and address the delinquency.
- Provide documentation of Extenuating or Extraordinary situations.

- ***The fund shall disburse only the amount necessary to cure the tenant's rent arrears:***
  - The maximum amount of rent is $10,000.00 for 1- or 2-bedroom units; for larger units the rent arrearage cap is $15,000.00.
- ***If necessary, court costs and attorney fees (attorney fees are capped at $3,000).***
- ***Other Costs Related to Eviction Prevention: minor damage etc. (capped at $5,000)***
- ***The fund is available on a first-come, first-served basis to eligible tenants until the Fund is exhausted.***

WHO CAN APPLY?

- *Landlords, property managers, lawyers and service providers can apply directly to the Vermont State Housing Authority online:* Landlord Relief Program-VSHA Eviction Prevention Administrative Plan
- *TO DETERMINE ELIGIBLITY FOR PROGRAM: CLICK HERE*
- *For Application Form: CLICK HERE*

PROGRAM REQUIREMENTS:

- Tenant contact information (phone number, email, mailing address) if known
- 30 Day Termination Notice with verification of receipt by tenant.
- Proof of arrearage (ledger) **AND/OR** court document with docket #.
- Current Lease – if month to month provide original lease
- *The unit follows local and/or state inspection, health and safety, and registration requirements.* For information on code, please click here: RRHHS Code 2022 (vermont.gov)

OBLIGATIONS WHEN RECEIVING FUNDS:

- Late fees will be waived.
- No new action for non-payment of rent will be taken for a period equal to the number of months covered by the grant as long as the tenant stays current. If the tenant falls 60 days behind in rent, Eviction Proceedings can begin.
- Landlords will not be prohibited from evicting for reasons related to Material Non-Compliance as defined in the HUD MULTI FAMILY Occupancy Handbook. These items include:
    - Fraud
    - Repeated Minor Violations
    - Drug Abuse and Other Criminal Activity
    - Material Failure to carry out obligations under a State and Tenant Act
- New eviction actions will not be taken while an application is pending with VSHA.

Any pending termination of tenancy, and any pending court case for eviction will be dismissed once funds are awarded.

VSHA LANDLORD RELIEF WEBSITE: VSHA Landlord Relief Program – Landlord Relief Program

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