

1 TO THE HOUSE OF REPRESENTATIVES:

2 The Committee on Human Services to which was referred House Bill No.
3 829 entitled “An act relating to creating permanent upstream eviction
4 protections and enhancing housing stability” respectfully reports that it has
5 considered the same and recommends that the report of the Committee on
6 General and Housing be amended as follows:

7 First: In Sec. 1, 10 V.S.A. § 322, in subdivision (a)(8), following
8 “Vermont’s”, by inserting “affordable”

9 Second: In Sec. 2, 10 V.S.A. § 699, in subdivision (a)(4), following
10 “reasonable percentage”, by inserting “, up to a cap of five percent,”

11 Third: In Sec. 2, 10 V.S.A. § 699, in subdivision (a)(5), by striking out
12 “political” and inserting in lieu thereof “governmental”

13 Fourth: In Sec. 2, 10 V.S.A. § 699, in subdivision (e)(2)(A)(i), following
14 “exiting homelessness”, by inserting “, including any individual under 25 years
15 of age who secures housing through a master lease held by a youth service
16 provider on behalf of individuals under 25 years of age”

17 Fifth: In Sec. 2, 10 V.S.A. § 699, by striking out subsection (f) in its entirety
18 and inserting in lieu thereof a new subsection (f) to read as follows:

19 (f) Requirements applicable to 10-year forgivable loans. For a 10-year
20 forgivable loan awarded through the Program, the following requirements
21 apply for a minimum period of 10 years:

1 (1) A landlord shall coordinate with nonprofit housing partners and local
2 coordinated entry organizations to identify potential tenants.

3 (2)(A) Except as provided in subdivision (2)(B) of this subsection (f), a
4 landlord shall lease the unit to a household that is:

5 (i) exiting homelessness, including any individual under 25 years
6 of age who secures housing through a master lease held by a youth service
7 provider on behalf of individuals under 25 years of age;

8 (ii) actively working with an immigrant or refugee resettlement
9 program; or

10 (iii) composed of at least one individual with a disability who is
11 eligible to receive Medicaid-funded home and community based services.

12 (B) If, upon petition of the landlord, the Department or the housing
13 organization that issued the grant determines that a household under
14 subdivision (2)(A) of this subsection (f) is not available to lease the unit, then
15 the landlord shall lease the unit:

16 (i) to a household with an income equal to or less than 80 percent
17 of area median income; or

18 (ii) if such a household is unavailable, to another household with
19 the approval of the Department or housing organization.

20 (3)(A) A landlord shall accept any housing vouchers that are available to
21 pay all, or a portion of, the tenant’s rent and utilities.

1 (B) If no housing voucher or federal or State subsidy is available, the
2 cost of rent for the unit, including utilities not covered by rent payments, shall
3 not exceed the applicable fair market rent established by the Department of
4 Housing and Urban Development.

5 ~~(2)~~(4) The Department shall forgive 10 percent of the amount of a
6 forgivable loan for each year a landlord participates in the loan program.

7 Sixth: In Sec. 12, resident services program; appropriation, by striking out
8 subsection (b) in its entirety and inserting in lieu thereof a new subsection (b)
9 to read as follows:

10 (b) For purposes of this section, an “eligible affordable housing
11 organization” is a Vermont-based nonprofit or public housing organization that
12 makes available at least 15 percent of its affordable housing portfolio to, or a
13 Vermont-based nonprofit that provides substantial services to, families and
14 individuals experiencing homelessness, including those who require service
15 support or rental assistance to secure and maintain their housing, consistent
16 with the goal of Executive Order No. 03-16 (Publicly Funded Housing for the
17 Homeless).

18 Seventh: In Sec. 14, manufactured home improvement and repair program,
19 in subsection 3(b), following “reasonable percentage”, by inserting “, up to a
20 cap of five percent.”

1 Eighth: In Sec. 14, manufactured home improvement and repair program,
2 in subsection 3(c), by striking out “political” and inserting in lieu thereof
3 “governmental”

4 Ninth: By striking out Sec. 17, emergency housing transition; agency of
5 human services; joint fiscal committee oversight; reports, and its reader
6 assistance heading in their entirety and inserting in lieu thereof a reader
7 assistance heading and a new section to be Sec. 17 to read as follows:

8 * * * Municipal Property Tax Exemption * * *

9 Sec. 17. 32 V.S.A. § 3847 is amended to read:

10 § 3847. NEIGHBORHOOD HOUSING IMPROVEMENT PROGRAMS

11 At an annual or special meeting, a municipality may vote to exempt in
12 whole or in part, for a period not exceeding five years, the municipal property
13 tax on the value of improvements made to principal or temporary dwelling
14 units with funds provided in whole or in part by a nonprofit, neighborhood, or
15 municipal housing improvement program that limits eligibility to residents
16 with incomes below the median income of the State. Such programs include
17 neighborhood housing services, Community Loan Funds, community land
18 trusts, neighborhood planning associations, and municipal housing
19 improvement programs.

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(Committee vote: _____)

Representative _____

FOR THE COMMITTEE