

Vermont State Housing Authority

Kathleen Berk, Executive Director

Elizabeth Whitmore, Managing Director Housing Programs

Bethany Lunn, Director Rental Assistance

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Who we are...

► Our Enabling Legislation

- Title 24 : Municipal and County Government
- Chapter 113 : Housing Authorities
- (Cite as: 24 V.S.A. § 4005)

► Our Mission

- *To ensure that quality, affordable housing opportunities are available to Vermonters statewide*



Who we are...

The core programs of the Authority are strongly impacted by actions at the federal level.

HUD's Section 8 and Continuum of Care Homeless Assistance programs and the housing programs of USDA's RD are funded by acts of Congress.

The VSHA is not a department of state government but referred to as a quasi-governmental body whose enabling statute permits it to own and operate affordable housing.

The VSHA Board of Commissioners are appointed by the Governor of the state of Vermont and confirmed by the Vermont Senate.

Why we were created...



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“The State Authority is created for the purpose of improving housing conditions and facilities through federal resources and assistance in the field of low-rent housing and private accommodations.”

State Funding for Housing Assistance

During FY2023, VSHA administered \$3,308,378.64 in housing assistance to Vermonters

\$1,040,000 Housing Subsidy plus Care through a grant agreement with the Vermont Department of Mental Health

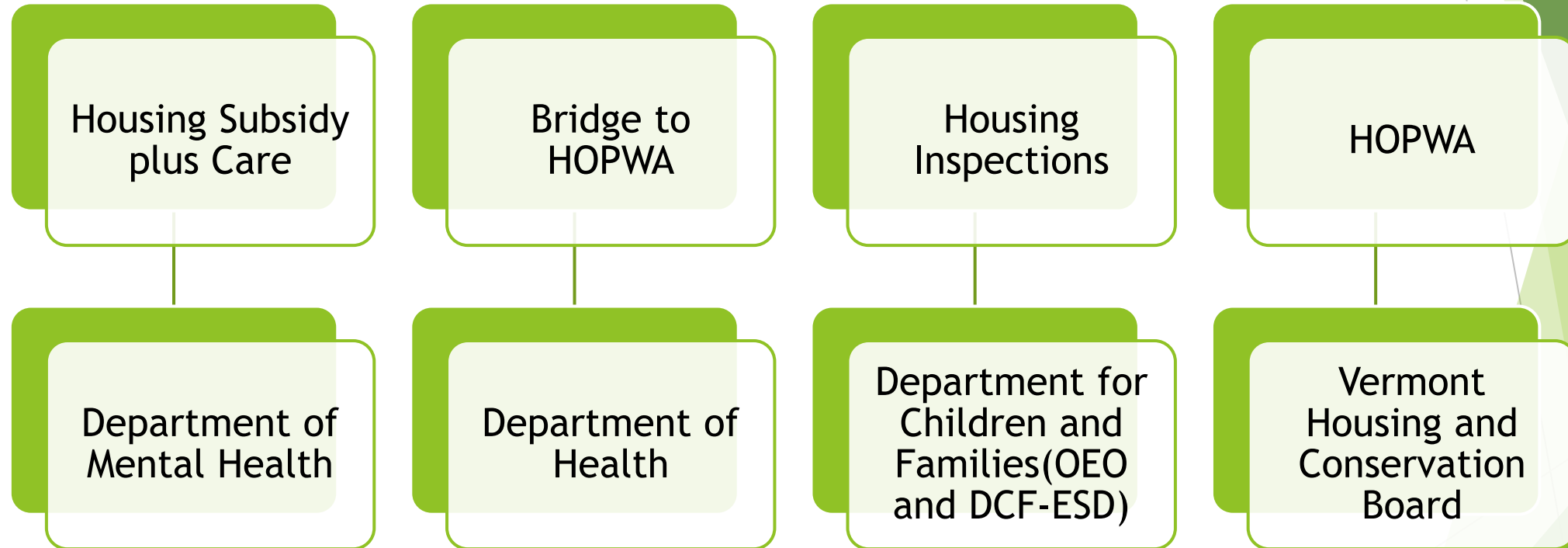
\$200,000 Bridge to HOPWA (transitional housing assistance) through a grant agreement with the Vermont Department of Health

\$91,800 Housing Inspections for state-administered rental assistance programs Under the terms of a grant agreement with the Department of Children and Families' Economic Services Division

\$1,198,815.52 Mobile Home Infrastructure Repair Program (MHIR) Under the terms of a grant agreement with the Agency of Commerce and Community Development

\$777,763.12 Landlord Relief Program (LRP) under the terms of a grant agreement with the Department of Children and Families' Economic Services Division

Programs Administered for State Agencies



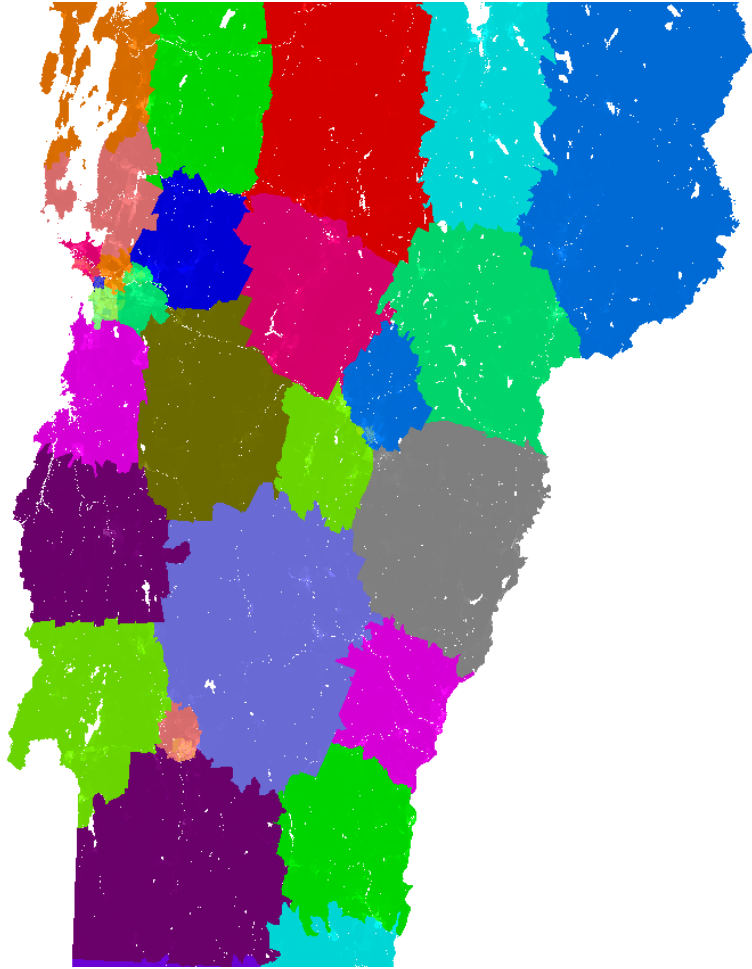


Federal Funding for Housing Assistance

- ▶ During FY2023, VSHA administered a total of \$107,312,330 in federally-funded housing assistance to Vermonters
- ▶ \$29,432,769 was one-time COVID Emergency Rental Assistance Benefits

Core Housing Programs

- ▶ **Section 8 Housing Choice Vouchers**
 - ▶ Family Unification (households with DCF involvement)
 - ▶ Foster Youth to Independence (households exiting foster care)
 - ▶ Emergency Housing (homeless households and victims of domestic violence)
 - ▶ Stability Housing (homeless households)
 - ▶ 811 Mainstream (households including a non-elderly adult member with disabilities)
 - ▶ Veterans Supportive Housing (Veterans who are homeless)
 - ▶ Family Self-Sufficiency
 - ▶ Homeownership
- ▶ **Section 8 Project Based Vouchers - leverage new and existing housing units for program participants**
- ▶ **Continuum of Care Homeless Programs (Shelter+Care, A Way Home)**
- ▶ **Project Based Rental Assistance for Multifamily housing**
- ▶ **Property and Asset Management of Multifamily housing**
- ▶ **Property and Asset Management of Mobile Home Parks**



Our programs
collectively touch
more than 9,000
families throughout
every community in
Vermont

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Units Dedicated to Families Who Are Homeless

- ▶ 360 project-based vouchers committed across 51 housing communities
- ▶ Since January 2020, 212 project-based vouchers committed to 25 housing communities
- ▶ Value of commitment: \$4,034,784 per year in operating income for owners
- ▶ Future commitment for an additional 64 project-based vouchers have been committed to 5 communities
- ▶ *Most of these communities are financed by VHFA and VHCB*



The Application Process

The Vermont State Housing Authority (VSHA) has partnered with **AffordableHousing.com** to streamline the application process for our housing choice voucher program and project-based properties.

Applicants can apply and update their applications online at

<https://vermont.affordablehousing.com/>

Paper applications are available, by request.

*Some programs require a direct referral from a partnering community service provider (FUP, HOPWA, VASH, S+C, service enriched PBV's)

Voucher Statistics



Income eligibility for assistance is limited to households with incomes at or 50% AMI

Burlington:
one-person family= \$39,800/year
two-person family= \$45,450/year



75% of Housing Choice Vouchers issued must be targeted to households with incomes at or below 30% AMI

Burlington:
one-person family=
\$23,900/year two-person family
= \$27,300/year



Average monthly subsidy = \$793 per family

Up from \$698 in January 2022
Trend line indicates average subsidy will exceed \$831 by May 2024



Success rates of families issued vouchers who secure housing: 20%

VSHA Voucher Payment Standards (established based on HUD Fair Market Rents)

County	2-bedroom
Bennington	\$1241
Burlington South Burlington MSA	\$1887
Caledonia	\$1144
Essex	\$1011
Franklin	\$1887
Grand Isle	\$1887
Lamoille	\$1400
Orange	\$1360
Orleans	\$1143
Rutland	\$1224
Washington	\$1453
Washington exception towns	\$1500
Windham	\$1474
Windsor	\$1300
Addison	\$1340

Landlord Relief Program

Launched on January 30, 2023

A partnership with the Agency of Human Services, Office of Economic Opportunity

\$5 million in General Funds for up to two years as funding allows

“Risk Pool” or “Mitigation Program”. These programs have been shown to be critical tools in developing a supportive network of resources for a healthy rental market.

Goals of the Landlord Relief Program

Open

Open doors for landlords and tenants to establish successful and trusting relationships that result in successful tenancies and housing stability.

Increase

Increase the inventory of rental units available to Vermonters who are experiencing or at risk of experiencing homelessness; and

Provide

Provide resources to prevent loss of housing opportunities for tenants and prevent vacancies for landlords.

Landlord Relief Program Statistics

From February 1, 2023- December 31, 2023

- ▶ 469 Applications Received
- ▶ 211 Applications Approved (45% approval rate)
- ▶ \$777,835.12 disbursed to landlords
 - ▶ 62% for damages
 - ▶ 18% to hold a vacant unit for an eligible family
 - ▶ 10% in vacancy loss while a unit was being repaired
 - ▶ 5% for court/legal fees
- ▶ Based on current spending, funds will be depleted by April 2027

Outlook for 2024



Federal Fiscal Outlook for 2024 is concerning



Operating under a Continuing Resolution (programs funded at FY 23 levels)



Industry professionals seeing flat funding for HUD-assisted programs as a best outcome

- Flat funding equates to a budget decrease
- Challenged to assist new families off waiting list
- Challenged to make commitments for Project-based vouchers to new housing developments

VSHA's 2024 Initiatives

Become a One-Stop Shop for renters and landlords by:

- ▶ Streamlining the administration of rental assistance programs with AHS
- ▶ Developing a universal, easy to use on-line application for rental assistance providers
- ▶ Developing a statewide waiting list for use by all public housing providers
- ▶ Developing voluntary renter registry



Thank you!

For more information, please visit our website at www.vsha.org

Or contact Kathleen Berk:
Kathleen@vsha.org

Phone: 802-828-3019