

To: Senate Economic, Housing and General Affairs Committee
From: Maura Collins, Executive Director
Date: March 20, 2025
Re: Rental Revolving Loan Fund language change

The Budget Adjustment Act, [H. 141](#), passed the House and Senate with the following language. We are requesting that this language be included in the Senate's Housing bill under active consideration.

Sec. 80. 2023 Acts and Resolves No. 47, Sec. 38 is amended to read:

Sec. 38. RENTAL HOUSING REVOLVING LOAN PROGRAM

(a) Creation; administration. The Vermont Housing Finance Agency shall design and implement a Rental Housing Revolving Loan Program and shall create and administer a revolving loan fund to provide subsidized loans for rental housing developments that serve middle-income households.

(b) Loans; eligibility; criteria.

(7) The Agency shall use one or more legal mechanisms to ensure that:

(A) a subsidized unit remains affordable to a household earning the applicable percent of area median income for the longer of:

(i) seven years; or

(ii) full repayment of the loan plus three years; and

(B) during the affordability period determined pursuant to subdivision (A) of this subdivision (7), the annual increase in rent for a subsidized unit does not exceed three percent, or an amount otherwise authorized by the Agency.