Housing 101:
Federal Housing Policy
Federal Housing

Programs, policies and engagement

1. Federal Housing Support in Vermont – construction and preservation, rental assistance, homeownership
2. Housing policy – a focus on Fair Housing
3. Engaging in the policy discussion
4. Crafting your ask
New Avenue Apartments, St. Johnsbury
HOME
HOME Investment Partnerships

- Funds development of affordable housing for rent or homeownership.
- Administered through VHCB and the City of Burlington
- $2,955,000 to VT

CDBG
Community Development Block Grant

- Funds housing and community development.
- Administered through the Vermont Department of Housing and Community Development and the City of Burlington
- $7,385,430 to VT

HTF
Housing Trust Fund

- Funds production and preservation of affordable housing.
- Administered through VHCB
- $3,000,000 to VT
LIHTC AT A GLANCE

**Federal Partners**
- IRS: Allocates tax credit to State Housing Agencies
- HUD: Sets income and rent limits

**State Partners**
- State Housing Finance Agencies
  - Applies for low-income housing tax credit
  - Allocates LIHTC to developers/investors

**Project Partners**
- Owners & Developers
  - Delegates responsibility of individual property compliance
- Investors
  - Receives LIHTC and other tax benefits
- Property Managers
  - Oversees property and program compliance at the property level
- Affordable Housing Project
  - The project must meet eligibility standards. Property residents must fill out annual income verifications. Property is subject to periodic inspections, etc.

- Compliance Monitoring Company
  - Reports to state agencies that the property is in compliance with LIHTC program rules
  - Assists affordable housing property with state inspections, compliance reviews, and reporting

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Rental Assistance

- Agencies – HUD and USDA
- Types of rental assistance
  - Project Based
  - Tenant Based
    - Transitional
    - Long-term
- Vermont Administration
  - Vermont State Housing Authority
  - Local Public Housing Authorities
  - USDA Rural Development
Homeownership

- Federal Housing Administration
- USDA Rural Development – 502 program
- Department of Veterans Affairs
Housing Discrimination Under the Fair Housing Act

The Fair Housing Act protects people from discrimination when they are renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities.

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- **Who is protected:** prohibits discrimination based on race, color, national origin, religion, sex, familial status, disability

- **What types of housing** are covered: Housing discrimination is illegal in nearly all housing, including private housing, public housing and housing that receives federal funding.

- **Examples of discrimination:** unequal treatment in renting, lending and advertising.
COVID Relief Funding

- One time funding
- The Department of the Treasury
- Sources
  - Coronavirus Relief Funds - CARES
  - State and Local Fiscal Recovery Funds – ARPA
  - Emergency Rental Assistance – FY22 Omnibus, ARPA
How to engage:

• Connect with a coalition
  • Vermont Affordable Housing Coalition

• Reach out to your federal delegation
What is your ask?

- Co-sign a piece of legislation
- Sign onto a letter to the Administration
- Make a policy ask - Authorization
  - Ex. The Farm Bill
- Make a money ask – Appropriations
  - Congressionally Directed Spending
  - Programmatic Request
Resources

• **Overview of Federal Housing Assistance, Programs and Policy** - The Congressional Research Service
  
  • https://crsreports.congress.gov/product/pdf/RL/RL34591

• **Housing Issues in the 117th Congress** – The Congressional Research Service
  
  • https://crsreports.congress.gov/product/pdf/R/R46855/3

• **Budget Chart** - National Low Income Housing Coalition
  

• **Low-Income Housing Tax Credit program** – 101 video, Novogradac
  
  • https://www.youtube.com/watch?v=XxwpoLztx70
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