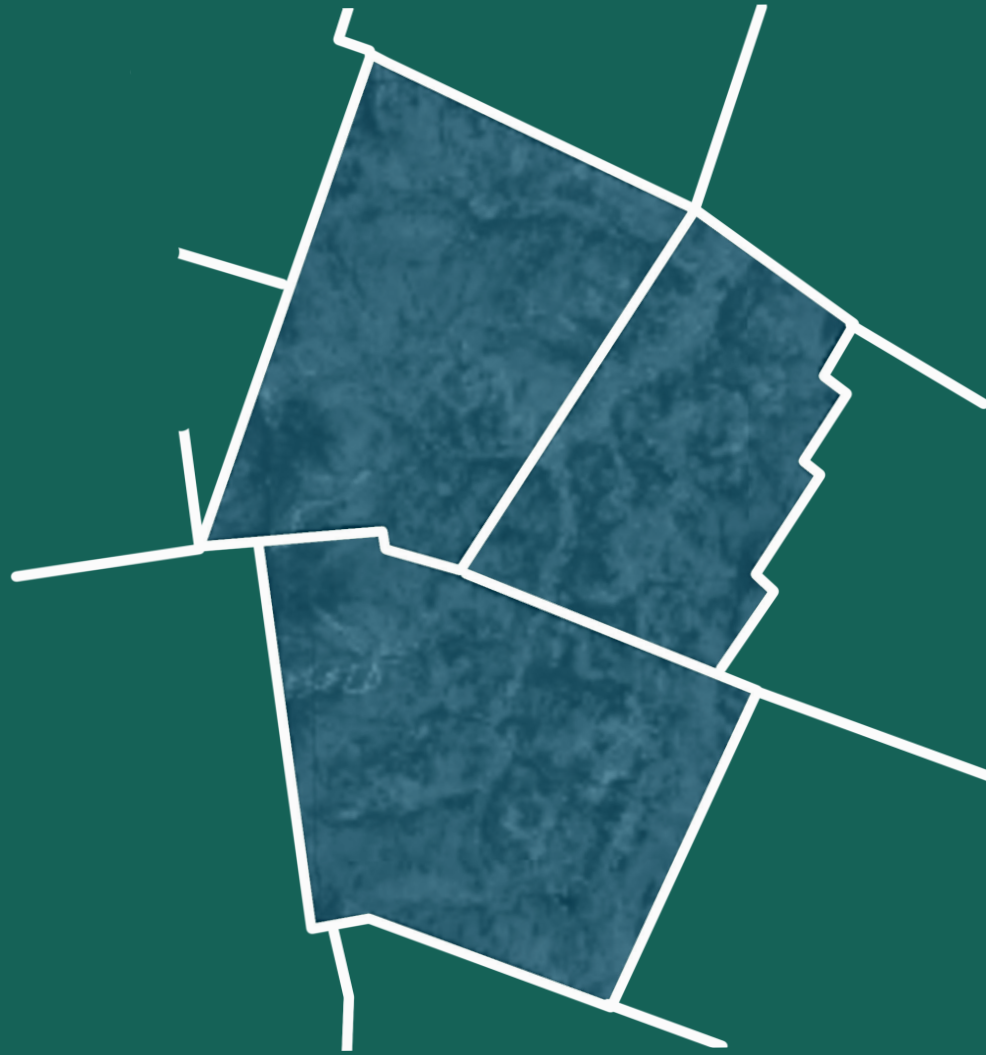


MRV HOUSING TRUST FUND



MRV HOUSING TRUST FUND

Common Definition:

Housing trust funds are a **flexible source of funding** that can be used to support a variety of affordable housing activities. Because they are created and administered at the city, county, or state level, housing trust funds are not subject to the restrictions of federal subsidy programs and therefore can be **designed to specifically address local priorities and needs**.

General Considerations:

- Revenue Source
- Administration
- Eligible Uses

VT Housing Trust Funds:

*Vermont HTFs with **dedicated** annual sources of funding. There are several more housing dedicated committees or sub-committees of Economic Development Offices which receive annual funding for housing programs.*

VT State Fund - <https://www.vhcb.org/our-programs/housing/national-housing-trust-fund>

Burlington - <https://www.burlingtonvt.gov/CEDO/Housing-Trust-Fund-0>

Montpelier - <https://www.montpelier-vt.org/1088/Montpelier-Housing-Trust-Fund>

Charlotte - <https://charlottenc.gov/HNS/Housing/Landlords/Pages/HTF.aspx>

MRV HOUSING TRUST FUND

Common Revenue Sources:

Ideally, funding comes from a dedicated revenue source established with the support and approval of key stakeholders, allowing predictability of funds annually.

Examples of Public Funding: developer fees, permit fees, local options tax, property tax increase, taxes/fees on short term rentals

Private Donations (depending on structure and administration of fund)

MRV HOUSING TRUST FUND

Administration:

Typically, HTFs are administered by existing public offices such as Housing and Community Development or Housing branches of Economic Development.

A HTF can also be structured so that a partner organization or separate entity is charged solely with managing trust fund operations.

Many cities, towns, and counties choose to establish an advisory body composed of stakeholders from diverse backgrounds to help guide HTF administration and provide program oversight.

MRV HOUSING TRUST FUND

Common Eligible Uses For Funds:

HTFs can be limited to expenditures on one high-priority activity, or they can allow a variety of possible uses to meet the diverse needs of a community.

Subsidies to organizations or individuals developing Affordable Housing

Shared Equity Model financing or grants

Purchase of land for affordable housing

Security deposit assistance for renters

Down payment assistance for homeowners

Closing cost assistance for homeowners

Energy efficient retrofits

Local affordable housing programs

Operational funding for housing related organizations

MRV HOUSING TRUST FUND

MRV Housing Coalition - Housing Trust Fund Proposal

Purpose:

Promote access to affordable housing for income eligible households and create new ownership and rental housing opportunities through preservation, construction, or rehabilitation of units.

Goals:

Increase the number of homeownership opportunities in the Mad River Valley for income eligible, primary residents.

Increase the number of year-round rental units in the Mad River Valley rented at the fair market rate or below.

Decrease financial obstacles to obtaining safe and secure housing for income eligible households.

Leverage additional public, private and charitable funds for affordable housing and assure the health and viability of the Housing Trust Fund.

MRV HOUSING TRUST FUND

MRV Housing Coalition - Housing Trust Fund Proposal

Objectives:

Establish and implement a Mad River Valley Housing Trust Fund.

Leverage, deposit and use private and public funds to increase affordable housing opportunities in the Mad River Valley.

Make grants or loans to assist prospective developers, buyers, owners, and tenants to access, occupy and create affordable housing units.

Assist income eligible households to secure and occupy an affordable housing unit.

Act as repository for land donations.

MRV HOUSING TRUST FUND

MRV Housing Coalition - Housing Trust Fund Proposal

Management:

Advisory Committee – The Mad River Valley Housing Trust Fund will be managed by an advisory committee of up to 9 people.

The Committee shall consist of one (1) member of the Select Board or a person appointed by the Select Board from each of the towns of Warren, Waitsfield and Fayston; one (1) member of the public at large (must be primary resident) from each of the towns of Warren Waitsfield and Fayston; and three (3) individuals from the Mad River Valley Housing Coalition or other affordable housing non-profit.

MRV HOUSING TRUST FUND

MRV Housing Coalition - Housing Trust Fund Proposal

Funding

Highest Potential for Funding Sources:

Philanthropic donations

“\$0.01 for Housing” added to property tax of three towns, placed in dedicated MRV Housing Trust Fund account ~ approximate funds raised = \$150,000/year

Affordable Housing Fee on short term rentals

MRV HOUSING TRUST FUND

MRV Housing Coalition - Housing Trust Fund Proposal

Funding

Initial Funding Priorities:

Homeownership down payment assistance for income qualified households

Tenant based financial assistance to help income qualified households get into rental units

Project based gap funding for housing development or rehabilitation

MRV HOUSING TRUST FUND

MRV Housing Coalition - Housing Trust Fund Proposal

Definitions

Income Eligible Households (Homeownership) - A household whose income does not exceed 120% of the median income for the area, as determined by the United States Department of Housing and Urban Development, with adjustments for smaller and larger families and for areas with unusually high or low incomes

Income Eligible Households (Rental) - A household whose income does not exceed 100% of the median income for the area, as determined by the United States Department of Housing and Urban Development, with adjustments for smaller and larger families and for areas with unusually high or low incomes

Area Median Income (Washington County)

Household size	4	1	2	3
120% median	96,360	67,560	77,100	86,775
100% median	80,300	56,300	64,250	72,310