

## Appendix 26-2

12:30- 1:00: Presentation by Richard Williams, Executive Director, Vermont State Housing Authority.

Please answer the following questions in your presentation:

- 1) What are the key legal requirements that guide the work of your agency? What is your mission?

VSHA was created under Title 24, Chapter 113 Section 4005. VSHA is one of 11 public housing authorities in the state of Vermont and was the first statewide housing authority created in the continental USA. In 1968, the Vermont Legislature created VSHA for the purpose of improving housing conditions and facilities through federal resources and assistance in the field of low-rent housing and private accommodations. There has never been any commitment of funds by the state of Vermont, nor has VSHA received any state funds.

- 2) With respect to the Commission's Charge as set forth in E.810.4, please identify the benchmarks used by the agency to determine success?

VSHA utilizes all federal resources available to meet multiple housing needs that include the Section 8 Program with 2010 projections of: contract administration for (96 families under Moderate Rehabilitation and 3072 units of Contract Administration); Housing Choice Voucher program serving 3700, with components such as homeownership, family unification, project based assistance, family self sufficiency, Mainstream and Veterans Supportive Housing. VSHA administers \$2.6 million in McKinney-Vento Homeless Assistance funding. VSHA's property and asset management services for nonprofits and partnerships serves 547 housing units and 1005 mobile home lots. VSHA serves over 8200 Vermont families that include the lowest income Vermonters and those with special needs. VSHA administers \$44 million federal dollars controlled by HUD.

- 3) Are all these benchmarks being met? What structural impediments are there to successfully achieving your benchmarks and goals?

VSHA achievements are demonstrated by being one of the first public housing authorities (PHAs) selected as a demonstration program for the Housing Choice Voucher program, being selected to participate in a demonstration program using the housing choice vouchers to promote homeownership and being recognized by HUD as a HIGH PERFORMER for over 10 years. Note on the attached chart the increase in participants being served under the Section 8 and McKinney Programs over the last 5 years. Impediments are cuts to federal programs.

- 4) What other states have agencies similar to yours? How do you stack up against them? There are over 3400 PHAs nationwide that administer Federal rental assistance programs. Each state, for example, has a similar agency to the VSHA that performs contract administration or

provides direct rental subsidies to low income families; although it may be found in a standalone agency similar to the VSHA or under the umbrella of another state agency. For example in Massachusetts, the Department of Housing and Community Development (DHCD) provides rental assistance through eight regional administering agencies, each of which serves a number of cities and towns.

HUD ranks PHAs through their Section Eight Management Assessment Program (SEMAP). SEMAP measures the performance of the PHAs that administer the housing choice voucher program in 14 key areas. SEMAP is used to remotely measure PHA performance and administration of the housing choice voucher program. SEMAP uses HUD's national database of tenant information and information from audits conducted annually by independent auditors. HUD will annually assign each PHA a rating on each of the 14 indicators and an overall performance rating of high, standard, or troubled. In order to obtain a High performer rating, a PHAs must score at least 90 percent. PHAs that achieve an overall performance rating of high performer may receive national recognition by the Department and may be given competitive advantage under notices of fund availability.

The VSHA has ranked as a high performer for the last ten years.