



# ENDING VETERAN HOMELESSNESS

Almost 8 percent of U.S. adults who are homeless have served in the United States military. These men and women served their country, and now we want to serve them. The Department of Veterans Affairs (VA) is working diligently to end Veteran homelessness, and you can help. If you have a rental property, consider partnering with your local VA medical center or participating in a program that has helped tens of thousands of Veterans and their families overcome the challenges of homelessness and lead independent lives.

## WHAT IS HUD-VASH?

The Department of Housing and Urban Development-VA Supportive Housing (HUD-VASH) program is a collaborative effort among HUD, VA, and local public housing authorities. Under HUD-VASH, eligible low-income Veterans receive a Housing Choice Voucher plus case management and supportive services from VA.<sup>1</sup>

## WHAT IS SSVF?

The Supportive Services for Veteran Families (SSVF) program provides time-limited financial assistance and case management services to help Veterans and their families rapidly return to housing, or to prevent homelessness. VA funds community-based nonprofit organizations to provide security deposits, rental subsidies, and case management services to ensure that the housing is stable and successful, with the goal of supporting the Veteran to take over full responsibility for the lease and rent.

## BENEFITS FOR LANDLORDS<sup>2</sup>

In addition to helping and serving our nation's Veterans, you as landlords will find some advantages when you choose to partner with HUD-VASH and/or SSVF programs. For example, participants in both programs have access to case management and/or support services, which provides a safety net for tenants, additional assurances that lease terms are met, and a reduced default risk. Landlords may also find that they:

- **Can experience more stable rental income, reduced vacancy rates due to quick connections with renters as soon as units become available, and access to staff people who can address any issues.**
- **Have a say in security deposits:** Set your own amount based on local standards.
- **Benefit from annual property recertification:** Third-party inspections help to maintain quality.
- **Benefit from VA services:** Ongoing case management provides a safety net for tenants and lowers default risks.
- **Have a chance to honor those who served:** Landlords are part of the solution to ending homelessness among Veterans, who sacrificed so much to keep our country safe and free.

## BECOME A HUD-VASH LANDLORD IN 5 STEPS

- 1. Contact** your local public housing authority to fill out the required paperwork, secure a spot on a list of approved HUD-VASH properties, and find out more about the HUD-VASH program.
- 2. Review** HUD's Housing Quality Standards to make sure your property is up to code.
- 3. Email [HomelessVets@va.gov](mailto:HomelessVets@va.gov)** to connect with a homeless coordinator in the area and learn about housing HUD-VASH Veterans. VA will refer Veterans approved for the voucher program to view available units.
- 4. Screen** tenants and have them approved by the housing authority.
- 5. Have your tenant review** and sign your lease. Initial lease terms are generally 12 months and can't be broken without the owner's approval.

## OTHER WAYS TO SERVE VETERANS WHO ARE HOMELESS OR AT RISK OF HOMELESSNESS

- Consider renting units below the market rate to Veterans who were homeless.
- Organizations like The Home Depot Foundation and Habitat for Humanity have programs and resources dedicated to building and renovating homes for Veterans. Learn more at [va.gov/homeless/landlords.asp](http://va.gov/homeless/landlords.asp).
- If a Veteran you know is homeless, at imminent risk of becoming homeless, or in crisis, refer him or her to VA. Make the call to **877-4AID-VET** (877-424-3838) or chat online at [va.gov/homeless](http://va.gov/homeless). Trained, supportive professionals are available 24 hours a day, 7 days a week to connect Veterans with the care they need to get back on their feet.

### GET AHEAD OF YOUR HOUSING INSPECTION<sup>2</sup>

*Addressing important maintenance issues can help your property pass a housing inspection the first time around.*

#### **Make sure your unit has:**

- Working smoke alarm(s)
- Proper ventilation in bathrooms (window or fan)
- Connected utilities
- A functional stove and refrigerator
- A window in every bedroom that can stay open without props
- A working water heater discharge line and pop/relief valves
- Handrails for steps
- Secure railings for porches and balconies

#### **Make sure your unit does not have:**

- Broken or missing locks
- Broken or missing windows
- Bugs or vermin
- Tripping hazards on the floor
- Exposed electrical wiring
- Chipping or peeling paint inside or outside

**Contact your local housing authority for specific requirements.**

