



All The Way Home Campaign

Ending veteran homelessness in Santa Clara County

HUD-VASH Section 8 and SSVF Fact Sheet *for Landlords & Brokers*

HUD-VASH Section 8

What is the Veteran Administration Supportive Housing (HUD-VASH) Program?

The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program is a collaborative effort between the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Veterans Affairs (VA), and local public housing authorities. Under the HUD-VASH program eligible low-income veterans receive a housing choice voucher alongside case management and supportive services from the VA at VA medical centers (VAMCs) and community-based outreach clinics (CBOC's).

How does participating in the HUD-VASH Program benefit me?

Participating as a landlord in the HUD-VASH rental subsidy program helps provide critical affordable housing to Santa Clara County veterans in need. As an owner, you will also benefit from reliable monthly rent payments, low vacancy rates, and free annual inspections by the local public housing authority to ensure maximum property upkeep. The All The Way Home program provides additional incentives for landlords who provide apartments for homeless veteran which are listed below:

- Up to \$1,500 Gratuity Payment for every unit with a one-year lease signed by a homeless veteran.
- Continuity Bonus payment for every old unit previously rented to a veteran rented to a new veteran tenant.
- Re-renting vacancy gap payment up to \$1,000 or one-half month's rent.
- Access to a Rental Guarantee Fund of up to \$3,000 per year for landlords, who house veterans, to cover potential damage to the apartment, as well as assist with the payment of rental arrears, as needed.

Who are my prospective tenants?



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Individuals veterans and adult veteran families who:

- Meet the federal definition of homelessness
- Were discharged or released under conditions other than dishonorable
- Are eligible for VA health care
- *And* are receiving on-going case management services from their local VA medical center (VAMC)

How long does the program last?

- All tenants with Housing Choice Vouchers, including HUD-VASH, must be annually recertified to ensure that they continue to meet income eligibility requirements. Voucher holders maintain their voucher as long as they remain income eligible, receive ongoing case management from the local VAMC and do not violate HUD-VASH restrictions.
- Tenants typically enter into an initial lease for 12 months.
- Tenants contribute approximately 30%-40% of their gross monthly income toward their rent.
- Most HUD-VASH veterans have vouchers that are tenant based and portable so the tenant retains their HUD-VASH assistance even if they move out of the building.

What is the amount of the rental payments I will receive?

| Santa Clara County Housing Authority (SCHAA) Payment Standards Effective November 1, 2018 | | | | | | | | | |
|--|---------|---------|---------|---------|---------|---------|---------|---------|-----------------------------|
| 0 BR | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR | 6 BR | 7 BR | 8 BR | SRO (Single Room Occupancy) |
| \$1,887 | \$2,234 | \$2,774 | \$3,814 | \$4,336 | \$4,986 | \$5,648 | \$6,287 | \$6,937 | \$1,415 |



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I am interested in offering an apartment to the HUD-VASH Program. What are the next steps?

- There are folks that can help explain the process and take your rental unit information!
- You can contact a VA HUD-VASH housing specialist via email at: rent2vets@va.gov; OR
- You can contact Maureen@destinationhomesv.org OR
- You can contact marieclairek@healthtrust.org
- When you have selected a tenant, you must complete a landlord packet and submit the landlord packet. If you need help filling out the landlord packet, please contact marieclairek@healthtrust.org or (408) 961-9857. Once a complete packet has been submitted and approved HACSC will reach out to schedule an inspection. All apartments rented under the HUD-VASH programs must pass inspection using Section 8 Housing Quality Standards (HQS). If you do not pass the initial inspection you must reach out to HACSC to reschedule an inspection.
- After the unit has passed inspection you must provide HACSC with a copy of your proposed lease and RFTA for approval.
- Once the lease and RFTA are approved, HPD will reach out to execute a Housing Assistance Payment Contract (HAP) which details the responsibilities of both parties.
- After you and the tenant sign and return the HAP contract with an executed lease with matching dates, HACSC will send you a Rent Breakdown letter that lists the rent for the unit and amount that will be paid by the tenant and by HACSC.



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SSVF- Supportive Services for Veteran Families

What is SSVF?

Supportive Services to Veterans and their families is a short term (max of 6-9 months) housing assistance program established to prevent and end homelessness for veteran families and single adults in Santa Clara County. The U.S. Department of Veterans Affairs provides funding to four local agencies: HomeFirst, Goodwill Silicon Valley, and Veteran Resource Center.

What is the process like?

Our local nonprofits move fast- the average move is 5-7 days upon lease-up. After sharing some information with us about your unit, you'll hear from specialists from one or more of the nonprofits about how potential tenants can apply. They also conduct an inspection and can help the veteran with security deposit payments and other needs.

How does participating in the SSVF program benefit me?

Participating as a landlord in the SSVF rental subsidy program helps provide critical affordable housing to Santa Clara County veterans in need. As an owner, you will also benefit from reliable monthly rent payments and lower vacancy rates. The All The Way Home program provides additional incentives for landlords who provide apartments for homeless veterans which are listed below:

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