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HUD-VASH Program Frequently Asked Questions



*Honoring Our
Nation's Veterans
One Home at a Time*

www.paloalto.va.gov/services/hudvash.asp



U.S. Department
of Veterans Affairs

Questions & Answers

Q: What is the HUD-VASH Program?

A: The HUD-VASH Program is a partnership between the Department of Housing and Urban Development (HUD), the Department of Veterans Affairs (VA), and many local Public Housing Authorities (PHA's).

Low-income Veterans who are eligible for HUD-VASH receive a specialized Housing Choice Voucher to be used at the rental of their choosing. In addition to the rental subsidy, eligible Veterans also receive ongoing VA services from VA Palo Alto Health Care System.

Our local HUD-VASH Program currently serves Veterans in the following counties: San Mateo, Santa Clara, Santa Cruz, Monterey, San Joaquin, and Southern Alameda County.

Q: What are the benefits of renting to a HUD-VASH Veteran?

A: There are many benefits to renting to HUD-VASH Veterans, including:

- The opportunity to honor Veterans who have served our nation;
- Receipt of fair market rent on your rental unit(s);
- Reliable rental payments made through the local HUD;
- Annual unit inspection and re-certification of HUD-VASH tenants;
- HUD-VASH tenant access to Department of Veterans Affairs supportive services.

Q: What do I need to know about renting to a HUD-VASH Veteran?

A: If you're interested in renting your property to a HUD-VASH Veteran, your rental unit must meet HUD Housing Quality Standards (HQS). These basic standards are the basis for a brief inspection conducted by the local Public Housing Authority (PHA), which checks for basic habitability prior to the HUD-VASH tenant moving in.

Once you've selected your HUD-VASH tenant, you will complete a Request for Tenancy Approval (RTA) form in order to request the inspection. These forms are distributed to each HUD-VASH Veteran at the time they receive their Housing Choice Voucher from the Housing Authority.

The tenant may move in as soon as this inspection has been completed. The Housing Authority will then send you the Housing Assistance Payment (HAP) Contract for your signature.

Q: What are my responsibilities as a HUD-VASH landlord?

A: As a HUD-VASH landlord, your responsibilities are:

- To screen rental applicants and make a tenant selection;
Enforce and follow the lease agreement you've executed with the tenant (including the HUD Tenancy Addendum);
- Collect the tenant's portion of the rental payment;
- Comply with the terms of the Housing Assistance Payment (HAP) Contract made with the PHA;

- Not ask for, or accept, side payments from HUD-VASH tenants;
- Make any necessary repairs on the housing unit in a timely manner.

Q: How can I get involved with the HUD-VASH Program?

A: If you are a property owner or manager with available rental units, you can get involved simply by renting to an eligible HUD-VASH Veteran in your area. Our local HUD-VASH Program currently serves Veterans in the following counties:

San Mateo County, Santa Clara County, Santa Cruz County, Monterey County, San Joaquin County, Stanislaus County, Southern Alameda County

Landlords who have worked with the program comment that their HUD-VASH tenants have been extremely "appreciative of the opportunity."

Q: If I rent to a HUD-VASH Veteran, can the Department of Veterans Affairs enter my rental property at any time?

A: No. Once you decide to rent to a HUD-VASH Veteran, the rental contract is between you, the tenant, and the Public Housing Authority. Though VA staff may visit Veterans in their homes periodically, the only inspections conducted are those done through the local Public Housing Authority prior to commencement of the rental agreement and then annually thereafter.