

## HUD-VASH Section 8 Fact Sheet for Landlords & Brokers

### 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 Section 8 rental voucher alongside case management and supportive services from the VA at VA medical centers (VAMCs) and community-based outreach clinics.

### 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 New York veterans in need. As an owner, you will also benefit from guaranteed monthly rent payments, low vacancy rates, and free annual inspections by HPD to ensure maximum property upkeep. The city provides additional incentives for landlords who provide apartments for homeless veteran which are listed below:

- **\$1,000 Landlord Incentive** for every apartment and commercial SRO with a one-year lease signed by a homeless veteran.
- **\$500 Room Rental Incentive** for every room with a one-year lease signed by a homeless veteran.
- **15% Broker Bonus** (15% of the annual rent) for brokers who connect homeless veterans with LINC apartments or units that can be subsidized using HUD VASH, HPD Section 8, and MRT vouchers.
- **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?

Individuals and adult families who:

- Meet the federal definition of homelessness
- Were honorably discharged
- *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 meet income eligibility requirements. Voucher holders maintain their voucher as long as they remain income eligible, receive ongoing case management from the local VAMC (or a contracted provider) and do not violate Section 8 restrictions.
- Tenants typically enter into an initial lease for 12 months.
- Tenants must contribute no more than 30% of their gross monthly income toward their rent.
- HUD-VASH vouchers are tenant based and portable so the voucher follows the tenant if they move out of the building.

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

Program	Max Rent (Family Size)					
	SRO	1	2	3 to 4	5 to 6	7 to 8
HUD-VASH	\$942	\$1,256	\$1,312	\$1,555	\$1,999	\$2,241

### What help is available once a tenant has moved in?

Tenants in the HUD-VASH program are required to participate in VAMC case management and utilize the supportive services, treatment and assistance they need to successfully maintain recovery and sustain housing in the community.

The VA offers HUD-VASH voucher holders clinical and supportive services through its medical centers across the U.S and Puerto Rico.

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

- When you have found a tenant you must complete a landlord packet and submit the completed packet to HPD. The landlord packet consists of forms that provide HPD with basic information about the rental unit as well as a RFTA, a Lead Based Paint Disclosure and informational fact sheets outlining the requirements of the program.
- Once a complete packet has been submitted and approved HPD 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 HPD to reschedule an inspection.
- After the unit has passed inspection you must provide HPD 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) (or Rental Assistance Contract (RAC) for the TDAP program) 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, HPD 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 HPD.

For more information on the process of offering an apartment please visit HPD's website at:

<http://www1.nyc.gov/site/hpd/owners/landlord.page>.