



ENDING VETERAN HOMELESSNESS

How Landlords Can Help

No person who served our nation should be without a safe, stable home. Between 2010 and 2023, Veteran homelessness across the country decreased by more than 52%—but VA won't rest until it's a thing of the past. We can't do this alone and need landlords interested in housing Veterans. If you have a rental property, whether one unit or many, you have a unique opportunity to give back to those who have served. Even if you don't have a unit available now, you can help by sharing this information with your networks or connecting with us when you're ready. Housing Veterans doesn't just provide shelter—it changes lives.

PROVEN PROGRAMS

VA has several programs to help low-income Veterans find and keep permanent housing:

- The [U.S. Department of Housing and Urban Development-Veterans Affairs Supportive Housing \(HUD-VASH\) program](#) is a collaboration among HUD, VA, and local [public housing authorities](#). Eligible Veterans receive a [Housing Choice Voucher](#) from the public housing authority to get assistance with their monthly rent as well as case management and supportive services from a VA team.
- [Supportive Services for Veteran Families \(SSVF\)](#) programs are funded by grants awarded to community-based nonprofit organizations to offer rapid housing or re-housing to Veterans facing homelessness. These organizations provide short-term interventions such as security deposits, rental subsidies, and case management and assistance with the goal of supporting the Veteran to assume full responsibility for the lease and rent.

WHY RENT TO VETERANS?

As a landlord participating in one of our programs to house Veterans, you'll benefit from guaranteed payments, support from VA, and reliable, often long-term tenants.

- **Reliable, market-rate income:** With HUD-VASH vouchers and SSVF subsidies, a portion of the rent is automatically paid on time by a public housing authority or an SSVF provider. Accepting vouchers or subsidies doesn't mean getting less money. The combination of these payments and the portion paid by the Veteran are based on or similar to fair market rental prices.
- **Support from VA:** Veterans in VA and grant recipient programs receive case management to provide stability and supportive services. This includes education about the requirements of their lease, such as paying their portion of the rent on time. The case manager also provides support to you, the landlord, if any issues arise.
- **Serving those who have served:** It's all too common that Veterans face housing challenges, particularly in the context of rapidly rising rents nationwide. You can play a crucial role in helping Veterans get safe, stable housing—an important step to becoming strong, independent contributors to their communities.



U.S. Department
of Veterans Affairs

BECOME A HUD-VASH LANDLORD: GET STARTED TODAY WITH FIVE EASY STEPS

1. Get in contact locally.
 - A. [Contact](#) your local PHA or your nearest [VA medical center](#) to learn more about the HUD-VASH program. The PHA can provide education on the paperwork required to be approved as a HUD-VASH landlord once a Veteran has selected and been approved for your unit.
 - B. Fill out our [online form](#) to let us know about your available units. We'll connect you with your local VA to start receiving referrals.
2. Review HUD's [National Standards for the Physical Inspection of Real Estate \(NSPIRE\)](#) to ensure that your property is up to code. We've included some tips below.
3. Screen and select a HUD-VASH family and complete the Request for Tenancy Approval form for the PHA, who will schedule the NSPIRE inspection for the unit and building.
4. The PHA will conduct the inspection and, after the unit has passed, work with you to determine rent and complete a Housing Assistance Payments contract
5. Meet with the Veteran to review and sign the lease, which is usually agreed upon for 12 months.

TIPS TO GET AHEAD OF YOUR NSPIRE INSPECTION

Make sure your unit has:

- ✓ Working smoke alarm(s)
- ✓ Ventilation in bathrooms (window or fan)
- ✓ Connected utilities
- ✓ Working stove and refrigerator
- ✓ Window in each bedroom
- ✓ Working water heater discharge line and pop/relief valves
- ✓ Handrails for indoor and outdoor steps
- ✓ Secure railings for porches or balconies

Make sure your unit does NOT have:

- ✗ Broken or missing locks
- ✗ Broken or missing windows
- ✗ Windows that won't stay open unassisted
- ✗ Holes in doors, walls, floors, or ceilings
- ✗ Bathtubs, showers, or sinks that won't drain
- ✗ Insects or other pests
- ✗ Tripping hazards on the floor
- ✗ Exposed electrical wiring
- ✗ Chipping or peeling paint (inside or outside)

[REVIEW THE FULL NSPIRE CHECKLIST.](#)

OTHER WAYS TO HELP

If you're not able to accept a rental subsidy, there are several other meaningful ways you can help Veterans.

- **Rent to Veterans at a discounted rate:** The housing market is increasingly competitive, and many areas have extremely limited affordable options. If you can afford to charge a lower rate for a Veteran in transition, even for a short period, this can be an enormous benefit.
- **Donate furniture:** Renters often move suddenly and sometimes leave furniture behind. Donating gently used furniture and household goods to a Veteran tenant in need can help ease their transition to a new home. [Contact your local VA](#) to find an organization that can accept your donation.
- **Share this information with other landlords:** Spread awareness of our programs to help Veterans facing a housing crisis by providing this information to other landlords and realtors in your area.