



# HUD-VETERANS AFFAIRS SUPPORTIVE HOUSING (VASH) PROGRAM - UPDATE TO HUD-VASH OPERATING REQUIREMENTS

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# HUD VASH Overview

- Established in 2008 under the Consolidated Appropriations Act
- Combines Housing Choice Voucher rental assistance with case management and clinical services through the Department of Veterans Affairs (VA)
- Targeted to homeless veterans

# HUD VASH Overview

- VA is responsible for referrals to the PHA
- VA conducts outreach to eligible veterans and determines priority for referrals
- Alternative requirements for PHA eligibility determination
- When household is leased, standard HCV rules apply

# Santa Rosa HUD VASH

- First vouchers received FY 2009
- Local VA Partner – Santa Rosa VA Clinic
- Program size: 429 vouchers
- Sonoma County Housing Authority has 20 VASH vouchers

# HUD VASH Program Administration

- Portability agreement with Sonoma County to administer vouchers throughout county
- Regular collaboration between VA and PHA
- New vouchers are allocated by federal VA need formula, local VA and PHA capacity and HUD approval

# HUD VASH Project Based Vouchers

- HUD VASH vouchers may be Project Based
- Santa Rosa: 98 VASH PBV units
  - Windsor Veterans Village (53 units)
  - River City Senior Apartments (19 units)
  - Altamira Family Apartments (10 units)
  - Benton Veterans Village (6 units)
  - Under Construction: Heritage Park Apartments (10 units)
- Families may move to HCV after one year if voucher available

# OPERATING REQUIREMENTS OVERVIEW

- Operating Requirements were originally published on May 6, 2008, with subsequent updates made March 23, 2012; September 27, 2021; and August 13, 2024.
- August 13, 2024 Operating Requirements implemented new waivers, program flexibilities and general guidance deemed necessary to effectively deliver and administer the HUD-VASH program.
- These waivers or alternative requirements are exceptions to the normal HCV requirements that otherwise govern the provisions of the HUD-VASH tenant and project-based assistance.
- Operating Requirements apply to all PHAs administering HUD-VASH vouchers.

# WAIVERS AND ALTERNATIVE REQUIREMENTS

- PHAs must serve eligible veterans up to 80% of the area median income.
- PHA may establish an exception payment standard up to 140% of FMR as a reasonable accommodation for a family that includes a person with a disability.
- PHA must exclude VA service-connected disability benefits for determining income eligibility at admission. However, VA service-connected disability benefits are still considered in the calculation of rent.
- PHAs may establish a separate minimum rent, to include a zero minimum rent.



# WAIVERS AND ALTERNATIVE REQUIREMENTS

- A HUD-VASH family may occupy a pre-inspected unit that has met NSPIRE requirements within 90 days of receipt of the Request for Tenancy Approval form.
- PHA must allow zero-HAP families to live in HUD-VASH PBV units made exclusively available to HUD-VASH families where there are on-site HUD-VASH VA services.
- PHA must allow HUD-VASH tenant-based families to occupy single room occupancy (SRO), congregate housing, shared housing, group home and cooperative housing.
- Upon implementation of HOTMA, asset limitation must not be enforced for HUD-VASH families at recertification.

Questions?