



HUD-VETERANS AFFAIRS SUPPORTIVE HOUSING (VASH) PROGRAM OVERVIEW OF HUD-VASH OPERATING REQUIREMENTS

February 23, 2026

Background

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

Santa Rosa HUD-VASH Program

- First vouchers received FY 2009
- New vouchers are allocated by federal VA need formula, local VA and PHA capacity and HUD approval
- Local VA Partner – Santa Rosa VA Medical Clinic
- Collaboration and monthly meetings between VAMC and PHA

Santa Rosa HUD-VASH Program

- Santa Rosa Housing Authority awarded 429 HUD-VASH vouchers
- Sonoma County Housing Authority awarded 30 HUD-VASH vouchers
- Portability agreement with Sonoma County to administer vouchers throughout the county

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)
 - Heritage Park Apartments (10 units) – leasing up soon
- Families may move to HCV after one year if a voucher is available

HUD-VASH Medical Center Responsibility

6

- Conducts outreach to eligible veterans
- Determines the priority of referrals
- Refers eligible veterans to the PHA
- Provides on-going supportive services to ensure housing stability is maintained
- Once housed, standard HCV rules apply

Operating Requirements Overview

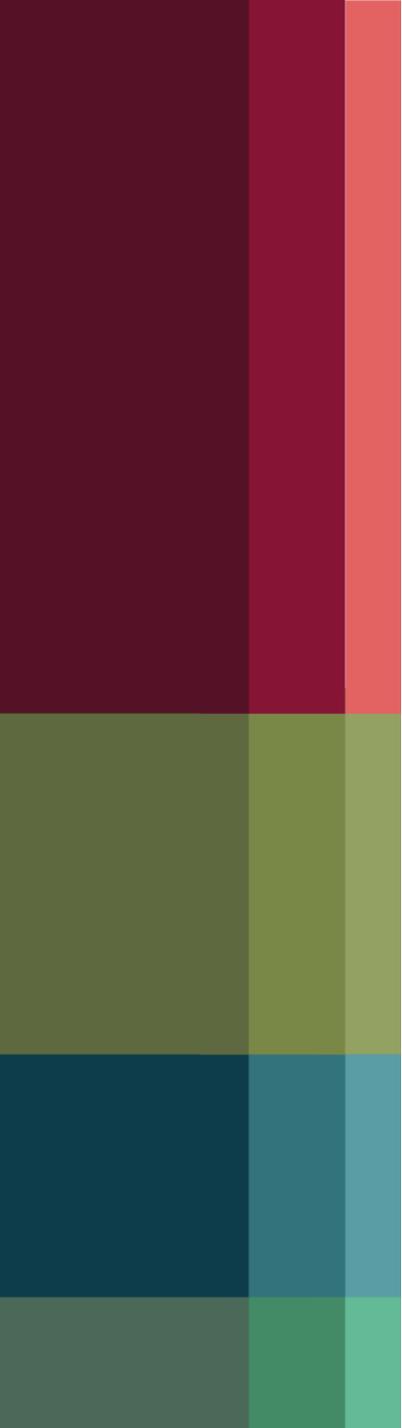
- Operating Requirements were originally published on May 6, 2008, with subsequent updates made March 23, 2012; September 27, 2021; and August 13, 2024.
- August 13, 2024, Operating Requirements implemented new waivers, program flexibilities and general guidance deemed necessary to effectively deliver 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?