



# Ending Veteran Homelessness Highlights:

## *Ramping Up Housing*

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*This resource was developed through community efforts across the country to end homelessness among Veterans and reflects practices that local communities have successfully implemented toward achieving that goal. It is focused on strategies for Community Veteran Leadership committees to implement locally.*

Ending Veteran homelessness in any community focuses on getting Veterans swiftly into permanent housing. If this effort is stalled or placements have not kept pace consider the following ways that pathways to rental housing be increased and broadened.

### Target Mainstream Affordable Housing Resources

**Public Housing Authorities** operate the largest source of affordable, subsidized permanent housing in our country. There are over 3,300 housing authorities across the country with varying portfolios of affordable housing apartments and rental subsidy vouchers. Work with the local or state [Public Housing Authority](#) (PHA) to increase, further target, and/or prioritize affordable housing for Veterans experiencing homelessness. PHAs can reduce screening criteria for Veterans experiencing homelessness, establish preferences, implement a [moving on strategy](#), and work closely with service providers. For additional information; see CSH's [PHA Toolkit for Supportive Housing](#), HUD's Resources for [CoC and PHA Collaboration to End Homelessness](#), and [TAC's voucher database](#).

Seek out **multi-family housing developers** that have expertise in the real estate rental arena and can be asked to establish a homeless Veteran preference or set-aside for units in existing, developing, or planned housing. Consult with **city or municipal planning departments and Downtown Development Authorities (DDA)**, to determine what new construction housing is planned or approved.

Contact your **State Housing Finance Agency** and ask them to consider establishing incentives within the Low Income Housing Tax Credit (LIHTC) Qualified Allocation Plan (QAP) to encourage development and set-asides for permanent supportive housing targeted to Veterans.

The **State and Local HOME/Community Development Block Grant (CDBG) Planning Jurisdictions** administer these federal programs that allow for the creation of permanent housing options for populations experiencing homelessness, including Veterans. Work with your local planning jurisdiction about establish incentives within the funding process to create permanent housing for Veterans.

**HUD Multi-Family Owners** have the option to develop a waiting list preference for homeless or homeless Veterans. Several communities have engaged these owners and [established preferences](#) and waiting list procedures.

**Realtors** play a unique role in the real estate field and can be helpful in finding developers, accessing potential landlords, and acting as a liaison between service providers and landlords. Some community service agencies hire people with real estate backgrounds as landlord navigators or liaisons to work on an ongoing basis with landlords, given their expertise and familiarity with the rental/housing process.

Access the many **Veteran and military service organizations** that can help with the housing effort, including state Veteran service offices, and national organizations such as Veterans of Foreign Wars and the American Legion ([2017 Directory](#)). There may be a local chapter in your area that can assist with a wide range of activities including locating landlords, adding accessibility features, fundraising for household goods, or contributing flexible funds.

## Actions

Define what your agency, Continuum of Care (CoC), and community can offer as an **incentive to housing partners**. Work with the CoC, stakeholders and the community at large to develop risk mitigation funds, landlord supports, and recruitment events. Create brochures that detail agency commitments, track records, funding, and partnerships to end Veteran homelessness. Create a frequently asked questions (FAQ) document to help detail common questions and issues. Present to community groups, associations, local Chambers of Commerce, faith based groups, etc. on the need for additional housing partnerships.

**Use technology to identify available housing.** Many communities have developed web-based portals or search engines that will match potential eligible tenants with affordable units or supportive housing, showing photos, features, size, locations, and real time availability.

Conduct **landlord outreach activities** to locate and access homes or apartments in the private rental market that could meet the needs of Veterans exiting homelessness. While there isn't enough affordable housing supply to meet the need in most communities, actively seeking out and engaging landlords that have quality units and an interest in helping end homelessness among Veterans can add to the array of housing choices for formerly homeless Veterans. **Landlords can be found** in a variety of locations: landlord associations, property management companies, postings online such as Zillow or Craig's List, newsletters, church bulletins, PHAs, local Veteran service organizations, existing landlord networks, chambers of commerce, and civic groups. Use **existing landlords to network to their peers** and as references for new landlords considering renting to Veterans experiencing homelessness.

Additional resource for information on Veteran housing: [Vets@Home Toolkit: Connecting to Permanent Housing](#).

Disclaimer: This tool provides examples from communities without any edits from HUD. They are included only as useful examples or templates. HUD has not reviewed them to determine if they meet all funding requirements, including whether all costs depicted are eligible. HUD is not endorsing the examples as strategies that all communities should adopt. These are not official HUD documents.