



## HOME LOAN GUARANTY

## HOMELESS SHELTER PROGRAM

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Since 1991, VA has administered the Homeless Shelter Program (HSP) to sell properties at a discount to Preferred Organizations (PO) and Qualified Nonprofit Organizations (QNO) to provide shelter for Veterans who are homeless and non-Veterans and their families as long as the majority of shelter nights are provided to qualified Veterans and their families.

#### DEFINITIONS

**Preferred Organization.** Prescribed by statute in 38 U.S.C. § 5902. Preferred Organizations include the American National Red Cross, Disabled American Veterans, Veterans of Foreign Wars, and such other organizations that VA may approve.

**Qualified Nonprofit Organization.** A Qualified Nonprofit Organization is an organization that VA approves following a vetting process that may sell or donate properties directly to Veterans or provide support to other nonprofit organizations involved in the same objective. To become a Qualified Nonprofit Organization, an entity must be formed for not-for-profit purposes, must have sufficient financial stability, and a record of success in reducing homelessness. The entity must also submit a property-use statement of intent acceptable to the Secretary of Veterans Affairs.

#### BECOMING A QUALIFIED NONPROFIT ORGANIZATION

To become a Qualified Nonprofit Organization, contact the Contract Assurance Unit of LGY who must approve a submitted package complete with documents/information from the applying organization. The application should be submitted to the following address:

Department of Veterans Affairs  
Attn: Contract Assurance Unit  
3401 West End Avenue  
Suite 760  
Nashville, TN 37203

Applications can also be emailed to the Contract Assurance Unit at [nashpm.vbaco@va.gov](mailto:nashpm.vbaco@va.gov).



Disabilities determined by VA to be related to your military service can lead to monthly non-taxable compensation, enrollment in the VA health care system, a 10-point hiring preference for federal employment and other important benefits. Ask your VA representative or Veterans Service Organization representative about Disability Compensation, Pension, Health Care, Caregiver Program, Career Services, Educational Assistance, Home Loan Guaranty, Insurance and/or Dependents and Survivors' Benefits



U.S. Department  
of Veterans Affairs

Approvals expire two years from the date of issuance and must be renewed before an organization can apply for new purchases. If you or any Veteran you know may be facing homelessness, please contact the National Call Center for Homeless Veterans.

For more information on this program, please refer to the comprehensive guide located on the VA Home Loan Guaranty website. VA Handbook 2602 provides more detail and is the governing program document for HSP and may be accessed at [VA HSP Handbook](#).

## VA-AQUIRED PROPERTY ELIGIBILITY

To be eligible, properties must (1) be vacant with title approved by VA Regional Counsel (2) be listed for sale for more than 30 days, and (3) not have any repairs in progress. Properties must be used to shelter Veterans and non-Veterans, and their families that are homeless for no less than three years.

## APPLICABLE PROGRAM PROPERTY DISCOUNTS

The discount from the initial listing price is dependent upon the length of time the property has been listed on the market as noted below and in the [Handbook](#) :

Length of Time the Property has been Listed	Discount
At least 1, but less than 2 months	20%
At least 2, but less than 3 months	35%
3 months or more	50%

## THE PURCHASE PROCESS

- All VA-acquired properties listed for more than 30 calendar days will be eligible for HSP. Visit our [home loan website](#) for information about properties.
- Purchase offers must be submitted on forms and contracts provided by VA's Property Management Service Provider and must include a provision limiting the use of the property in accordance with the VA requirements to use the property as a shelter for Veterans who are homeless or at risk for homelessness for a period no less than three years.

If you or any Veteran you know may be facing homelessness, please contact the National Call Center for Homeless Veterans  
1-877-4AID VET (877-424-3838) or visit the [VA homeless website](#)