To all Tenants and Applicants

The Violence Against Women Act (VAWA) provides protections for victims of domestic violence, dating violence, sexual assault, or stalking. VAWA protections are not only available to women, but are available equally to all individuals regardless of sex, gender identity, or sexual orientation. The U.S. Department of Housing and Urban Development (HUD) is the Federal agency that oversees that the Southern Nevada Regional Housing Authority (SNRHA) is in compliance with VAWA. This notice explains your rights under VAWA. A HUD-approved certification form is attached to this notice. You can fill out this form to show that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking, and that you wish to use your rights under VAWA.

Protects for Applicants

If you otherwise qualify for assistance under SNRHA, you cannot be denied admission or denied assistance because you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

Also, if you or an affiliated individual of yours is or has been the victim of domestic violence, dating violence, sexual assault, or stalking by a member of your household or any guest, you may not be denied rental assistance or occupancy rights under SNRHA solely on the basis of criminal activity directly relating to that domestic violence, dating violence, sexual assault, or stalking.

Affiliated individual means your spouse, parent, brother, sister, or child, or a person to whom you stand in the place of a parent or guardian (for example, the affiliated individual is in your care, custody, or control); or any individual, tenant, or lawful occupant living in your household.

Removing the Abuser or Perpetrator from the Household

SNRHA may not evict or otherwise punish the remaining tenants. If the evicted abuser or perpetrator was the sole tenant to have established eligibility for assistance under the program, SNRHA must allow the tenant who or whose family has been a victim of domestic violence, sexual assault, or stalking to remain in the unit as long as the victim or survivor is able to establish eligibility under the program or under another HUD housing program covered by VAWA, or find alternative housing.

If SNRHA chooses to remove the abuser or perpetrator, SNRHA may not take away the rights of eligible tenants to the unit or otherwise punish the remaining tenants. If the evicted abuser or perpetrator was the sole tenant to have established eligibility for assistance under the program, SNRHA must allow the tenant who or whose family has been a victim of domestic violence, sexual assault, or stalking to remain in the unit as long as the victim or survivor is able to establish eligibility under the program or under another HUD housing program covered by VAWA, or find alternative housing.

Removing the Abuser or Perpetrator from the Household

SNRHA may not evict or otherwise punish the remaining tenants. If the evicted abuser or perpetrator was the sole tenant to have established eligibility for assistance under the program, SNRHA must allow the tenant who or whose family has been a victim of domestic violence, sexual assault, or stalking to remain in the unit as long as the victim or survivor is able to establish eligibility under the program or under another HUD housing program covered by VAWA, or find alternative housing.

If SNRHA chooses to remove the abuser or perpetrator, SNRHA may not take away the rights of eligible tenants to the unit or otherwise punish the remaining tenants. If the evicted abuser or perpetrator was the sole tenant to have established eligibility for assistance under the program, SNRHA must allow the tenant who or whose family has been a victim of domestic violence, sexual assault, or stalking to remain in the unit as long as the victim or survivor is able to establish eligibility under the program or under another HUD housing program covered by VAWA, or find alternative housing.

Removing the Abuser or Perpetrator from the Household

SNRHA may not evict or otherwise punish the remaining tenants. If the evicted abuser or perpetrator was the sole tenant to have established eligibility for assistance under the program, SNRHA must allow the tenant who or whose family has been a victim of domestic violence, sexual assault, or stalking to remain in the unit as long as the victim or survivor is able to establish eligibility under the program or under another HUD housing program covered by VAWA, or find alternative housing.
In removing the abuser or perpetrator from the household, SNRHA must follow Federal, State, and local eviction procedures. In order to divide a lease, SNRHA may, but is not required to, ask you for documentation or certification of the incidences of domestic violence, dating violence, sexual assault, or stalking.

Moving to Another Unit
Up to 14 calendar days before you request a transfer, you may ask your housing provider to move you to another unit, subject to the availability of other units, and still keep your assistance. In order to request a move, you must ask your housing provider to provide documentation that you are removing someone from the household because of an incidence of domestic violence, dating violence, sexual assault, or stalking. If the request is a request for emergency transfers, the housing provider may ask you to submit a written request or fill out a form where you certify that you meet the criteria for an emergency transfer. The request must be in writing, and SNRHA must give you at least 14 business days (Saturdays, Sundays, and Federal holidays excluded) to respond. SNRHA cannot charge any fee for processing your request. SNRHA will keep confidential requests for emergency transfers by victims of domestic violence, dating violence, sexual assault, or stalking, and the location of any move by such victims and their families. SNRHA will keep confidential requests for transfers by victims of domestic violence, dating violence, sexual assault, or stalking, and the location of any move by such victims and their families.

You are a victim of domestic violence, dating violence, sexual assault, or stalking. If your housing provider does not already have documentation that you are a victim of domestic violence, dating violence, sexual assault, or stalking, your housing provider may ask you for such documentation. SNRHA can, but is not required to, ask you to provide documentation to "certify" that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking. SNRHA may ask you to submit a written request or fill out a form where you certify that you meet the criteria for an emergency transfer. The request must be in writing, and SNRHA must give you at least 14 business days (Saturdays, Sundays, and Federal holidays excluded) to respond. SNRHA cannot charge any fee for processing your request.

You expressly request the emergency transfer. Your housing provider may choose to grant your request if you are a victim of domestic violence, dating violence, sexual assault, or stalking. SNRHA must keep confidential requests for emergency transfers by victims of domestic violence, dating violence, sexual assault, or stalking, and the location of any move by such victims and their families.

Documentation You Are or Have Been a Victim of Domestic Violence, Dating Violence, Sexual Assault or Stalking
SNRHA may, but is not required to, ask you to provide documentation to "certify" that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking. Such request from SNRHA must be in writing, and SNRHA must give you at least 14 business days (Saturdays, Sundays, and Federal holidays excluded) to respond. SNRHA cannot charge any fee for processing your request. SNRHA may, but does not have to, extend the deadline for the submission of documentation upon your request.

You can provide one of the following to SNRHA as documentation. It is your choice which of the following to submit if SNRHA asks you to provide documentation that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

1. A complete HUD-approved certification form given to you by SNRHA with this notice, that documents an incident of domestic violence, dating violence, sexual assault, or stalking. The form will ask for your name, date of birth, address, telephone number, date and place of the incident, a description of the incident, and other information that may be necessary to verify the request. SNRHA may ask you to provide documentation to "certify" that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking, and a description of the incident. The certification form provides for including the name of the abuser or perpetrator if the name of the abuser or perpetrator is known and is safe to provide. A record of a Federal, State, tribal, territorial, or local law enforcement agency, court, or administrative agency that documents the incident of domestic violence, dating violence, sexual assault, or stalking. SNRHA must obtain such records from such recognized trained record reviewers, training organizations, among others. A record of a Federal, State, tribal, territorial, or local law enforcement agency, court, or administrative agency that documents the incident of domestic violence, dating violence, sexual assault, or stalking. A written statement, which you must sign, along with the signature of an employee, agent, or volunteer of a victim service provider, or a victim service provider's "professional" from whom you sought assistance in addressing domestic violence, dating violence, sexual assault, or stalking, that sets forth the effects of abuse, and with the professional selected by you at attorney under penalty of perjury that he or she believes that the incident of or incidents of domestic violence, dating violence, sexual assault, or stalking are grounds for protection. Any other statement or evidence that SNRHA has agreed to accept.

Confidentiality
SNRHA must keep confidential any information you provide related to the exercise of your rights under VAWA, including the fact that you are exercising your rights under VAWA. SNRHA must not allow any individual administering assistance or other services on behalf of SNRHA (for example, victim service providers, legal advocates, "professionals") from whom you sought assistance in addressing domestic violence, dating violence, sexual assault, or stalking, to disclose to any other entity or individual any information related to the exercise of your rights under VAWA, except as otherwise permitted by law. SNRHA must not allow any individual administering assistance or other services on behalf of SNRHA (for example, victim service providers, legal advocates, "professionals") from whom you sought assistance in addressing domestic violence, dating violence, sexual assault, or stalking, to disclose to any other entity or individual any information related to the exercise of your rights under VAWA, except as otherwise permitted by law. SNRHA must keep confidential any information you provide related to the exercise of your rights under VAWA, including the fact that you are exercising your rights under VAWA.

Purpose of Form: The Violence Against Women Act ("VAWA") protects applicants, tenants, and program participants in certain HUD programs from being evicted, denied housing assistance, or terminated from housing assistance based on acts of domestic violence, dating violence, sexual assault, or stalking against you. Despite the name of this law, VAWA protection is available to victims of domestic violence, sexual assault, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation.

Use of This Optional Form: If you are seeking VAWA protections from your housing provider, you may use this optional form to provide documentation about the incident or incidents of domestic violence, dating violence, sexual assault, or stalking.

In response to this request, you or someone on your behalf may complete this optional form and submit it to your housing provider, or you may submit one of the following types of third-party documentation:

1. A record signed by you and an employee, agent, or volunteer of a victim service provider, or an attorney or legal service provider (collectively, "professional") from whom you sought assistance relating to domestic violence, dating violence, sexual assault, or stalking, that sets forth the effects of abuse, and with the professional selected by you at attorney under penalty of perjury that he or she believes that the incident of domestic violence, dating violence, sexual assault, or stalking are grounds for protection.

2. A record of a Federal, State, tribal, territorial, or local law enforcement agency, court, or administrative agency that documents the incident of domestic violence, dating violence, sexual assault, or stalking. SNRHA must obtain such records from such recognized trained record reviewers, training organizations, among others.

3. A written statement, which you must sign, along with the signature of an employee, agent, or volunteer of a victim service provider, or a victim service provider's "professional" from whom you sought assistance in addressing domestic violence, dating violence, sexual assault, or stalking, that sets forth the effects of abuse, and with the professional selected by you at attorney under penalty of perjury that he or she believes that the incident of or incidents of domestic violence, dating violence, sexual assault, or stalking are grounds for protection.

Confidentiality: All information provided to your housing provider concerning the incident(s) of domestic violence, dating violence, sexual assault, or stalking shall remain confidential. All information shall not be enter into any shared database. Employees of your housing provider are not to have access to these databases. Your housing provider shall not grant or deny housing assistance to you based on any information to any other entity or individual, except to the extent that disclosure is (i) consented to by you in writing in a time-limited release; (ii) required for use in an eviction proceeding or hearing regarding termination of assistance; or (iii) otherwise required by applicable law.

Confidentiality: All information provided to your housing provider concerning the incident(s) of domestic violence, dating violence, sexual assault, or stalking shall remain confidential. All information shall not be enter into any shared database. Employees of your housing provider are not to have access to these databases. Your housing provider shall not grant or deny housing assistance to you based on any information to any other entity or individual, except to the extent that disclosure is (i) consented to by you in writing in a time-limited release; (ii) required for use in an eviction proceeding or hearing regarding termination of assistance; or (iii) otherwise required by applicable law.

Confidentiality: All information provided to your housing provider concerning the incident(s) of domestic violence, dating violence, sexual assault, or stalking shall remain confidential. All information shall not be enter into any shared database. Employees of your housing provider are not to have access to these databases. Your housing provider shall not grant or deny housing assistance to you based on any information to any other entity or individual, except to the extent that disclosure is (i) consented to by you in writing in a time-limited release; (ii) required for use in an eviction proceeding or hearing regarding termination of assistance; or (iii) otherwise required by applicable law.

Confidentiality: All information provided to your housing provider concerning the incident(s) of domestic violence, dating violence, sexual assault, or stalking shall remain confidential. All information shall not be enter into any shared database. Employees of your housing provider are not to have access to these databases. Your housing provider shall not grant or deny housing assistance to you based on any information to any other entity or individual, except to the extent that disclosure is (i) consented to by you in writing in a time-limited release; (ii) required for use in an eviction proceeding or hearing regarding termination of assistance; or (iii) otherwise required by applicable law.