

Instructions

This form needs to be given to applicants and/or residents or program participants at the following times:

1. When you deny assistance or admission to an applicant.
2. Upon admission to either public housing or the housing choice voucher program. It shall also be given to residents and/or participants during recertification for existing residents and participants.
3. With any notice of eviction or termination of assistance.

Housing Authority of the City of Milwaukee**Notice of Occupancy Rights under the Violence Against Women Act¹****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.² The U.S. Department of Housing and Urban Development (HUD) is the Federal agency that oversees that the Housing Authority of the City of Milwaukee (HACM) 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.

Protections for Applicants

If you otherwise qualify for assistance under public housing or housing choice vouchers, 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.

Protections for Tenants

If you are receiving assistance under public housing or housing choice vouchers, you may not be denied assistance, terminated from participation, or be evicted from your rental housing 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 public housing or housing choice vouchers 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.

¹ Despite the name of this law, VAWA protection is available regardless of sex, gender identity, or sexual orientation.

² Housing providers cannot discriminate on the basis of any protected characteristic, including race, color, national origin, religion, sex, familial status, disability, or age. HUD-assisted and HUD-insured housing must be made available to all otherwise eligible individuals regardless of actual or perceived sexual orientation, gender identity, or marital status.

Removing the Abuser or Perpetrator from the Household

HACM may divide (bifurcate) your lease in order to evict the individual or terminate the assistance of the individual who has engaged in criminal activity (the abuser or perpetrator) directly relating to domestic violence, dating violence, sexual assault, or stalking.

If HACM chooses to remove the abuser or perpetrator, HACM 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, HACM must allow the tenant who is or has been a victim and other household members to remain in the unit for a period of time, in order 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, HACM must follow Federal, State, and local eviction procedures. In order to divide a lease, HACM 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

Upon your request, HACM may permit you to move to another unit, subject to the availability of other units, and still keep your assistance. In order to approve a request, HACM may ask you to provide documentation that you are requesting to move because of an incidence of domestic violence, dating violence, sexual assault, or stalking. If the request is a request for emergency transfer, 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 under VAWA. The criteria are:

(1) 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, as described in the documentation section below.

(2) You expressly request the emergency transfer. Your housing provider may choose to require that you submit a form, or may accept another written or oral request.

(3) You reasonably believe you are threatened with imminent harm from further violence if you remain in your current unit. This means you have a reason to fear that if you do not receive a transfer you would suffer violence in the very near future.

OR

You are a victim of sexual assault and the assault occurred on the premises during the 90-calendar-day period before you request a transfer. If you are a victim of sexual assault, then in addition to qualifying for an emergency transfer because you reasonably believe you are threatened with imminent harm from further violence if you remain in your unit, you may qualify for an emergency transfer if the sexual assault occurred on the premises of the property from which you are seeking your transfer, and that assault happened within the 90-calendar-day period before you expressly request the transfer.

HACM 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.

HACM's emergency transfer plan provides further information on emergency transfers, and HACM must make a copy of its emergency transfer plan available to you if you ask to see it.

Documenting You Are or Have Been a Victim of Domestic Violence, Dating Violence, Sexual Assault or Stalking

HACM 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. Such request from HACM must be in writing, and HACM must give you at least 14 business days (Saturdays, Sundays, and Federal holidays do not count) from the day you receive the request to provide the documentation. HACM 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 HACM as documentation. It is your choice which of the following to submit if HACM asks you to provide documentation that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

- A complete HUD-approved certification form given to you by HACM with this notice, that documents an incident of domestic violence, dating violence, sexual assault, or stalking. The form will ask for your name, the date, time, and location of the incident 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. Examples of such records include police reports, protective orders, and restraining orders, among others.
- A statement, which you must sign, along with the signature of an employee, agent, or volunteer of a victim service provider, an attorney, a medical professional or a mental health professional (collectively, “professional”) from whom you sought assistance in addressing domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse, and with the professional selected by you attesting under penalty of perjury that he or she believes that the incident or incidents of domestic violence, dating violence, sexual assault, or stalking are grounds for protection.
- Any other statement or evidence that HACM has agreed to accept.

If you fail or refuse to provide one of these documents within the 14 business days, HACM does not have to provide you with the protections contained in this notice.

If HACM receives conflicting evidence that an incident of domestic violence, dating violence, sexual assault, or stalking has been committed (such as certification forms from two or more members of a household each claiming to be a victim and naming one or more of the other petitioning household members as the abuser or perpetrator), HACM has the right to request that you provide third-party documentation within thirty 30 calendar days in order to resolve the conflict. If you fail or refuse to provide third-party documentation where there is conflicting evidence, HACM does not have to provide you with the protections contained in this notice.

Confidentiality

HACM 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.

HACM must not allow any individual administering assistance or other services on behalf of the HACM (for example, employees and contractors) to have access to confidential information unless for reasons that specifically call for these individuals to have access to this information under applicable Federal, State, or local law.

HACM must not enter your information into any shared database or disclose your information to any other entity or individual. HACM, however, may disclose the information provided if:

- You give written permission to HACM to release the information on a time limited basis.
- HACM needs to use the information in an eviction or termination proceeding, such as to evict your abuser or perpetrator or terminate your abuser or perpetrator from assistance under this program.
- A law requires HACM or your landlord to release the information.

VAWA does not limit HACM's duty to honor court orders about access to or control of the property. This includes orders issued to protect a victim and orders dividing property among household members in cases where a family breaks up.

Reasons a Tenant Eligible for Occupancy Rights under VAWA May Be Evicted or Assistance May Be Terminated

You can be evicted and your assistance can be terminated for serious or repeated lease violations that are not related to domestic violence, dating violence, sexual assault, or stalking committed against you. However, HACM cannot hold tenants who have been victims of domestic violence, dating violence, sexual assault, or stalking to a more demanding set of rules than it applies to tenants who have not been victims of domestic violence, dating violence, sexual assault, or stalking.

The protections described in this notice might not apply, and you could be evicted and your assistance terminated, if HACM can demonstrate that not evicting you or terminating your assistance would present a real physical danger that:

- 1) Would occur within an immediate time frame, and
- 2) Could result in death or serious bodily harm to other tenants or those who work on the property.

If HACM can demonstrate the above, HACM should only terminate your assistance or evict you if there are no other actions that could be taken to reduce or eliminate the threat.

Other Laws

VAWA does not replace any Federal, State, or local law that provides greater protection for victims of domestic violence, dating violence, sexual assault, or stalking. You may be entitled to additional housing protections for victims of domestic violence, dating violence, sexual assault, or stalking under other Federal laws, as well as under State and local laws.

Non-Compliance with The Requirements of This Notice

You may report a covered housing provider's violations of these rights and seek additional assistance, if needed, by contacting or filing a complaint with:

U.S. Department of Housing and Urban Development
310 W. Wisconsin Avenue, Suite 950
Milwaukee, WI 53203
Phone: (414) 297-3213

For Additional Information

You may view a copy of HUD's final VAWA rule at <https://www.gpo.gov/fdsys/pkg/FR-2016-11-16/pdf/2016-25888.pdf>. Additionally, HACM must make a copy of HUD's VAWA regulations available to you if you ask to see them.

For questions regarding VAWA, please contact HACM's Main Office.

For help regarding an abusive relationship, you may call the National Domestic Violence Hotline at 1-800-799-7233 or, for persons with hearing impairments, 1-800-787-3224 (TTY). You may also call a local domestic violence shelter, such as Sojourner Truth Center at (414) 933-2722 for assistance in creating a safety plan.

Tenants who have been victims of sexual assault may call the Rape, Abuse & Incest National Network's National Sexual Assault Hotline at 800-656-HOPE, or visit the online hotline at <https://ohl.rainn.org/online/>.

For tenants who are or have been victims of stalking seeking help may visit the National Center for Victims of Crime's Stalking Resource Center at <https://www.victimsofcrime.org/our-programs/stalking-resource-center>.

Additional local resources for victims of domestic violence, dating violence, stalking or sexual assault are attached.

DOMESTIC VIOLENCE AND SEXUAL ASSAULT RESOURCES

If you or someone you know has experienced domestic violence, dating violence, stalking or sexual assault, these agencies can help.

To order a free copy of a printed **You Are Not Alone** resource brochure, please contact the Coordinator of the Milwaukee Commission on Domestic Violence and Sexual Assault at (414) 286-2997.

* denotes programs with Domestic Violence and Sexual Assault services.

24-Hour Crisis Help Lines

Division of Milwaukee Child Protective Services	220-SAFE (7233)
Hmong Domestic Violence Helpline* <i>(Hais lus Hmoob), Hmong-Speaking Kev Kub Ntxhov tus xov tooj 24 teev tauj 7 hnuv.</i>	1-877-740-4292
IMPACT 211 <i>Community Information Line (Food, Family Health, Social Services)</i>	211
Latina Resource Center* <i>Habla Español</i>	389-6510
Milwaukee Women's Center* <i>A program of Community Advocates</i>	671-6140
National Domestic Violence Hotline* <i>Habla Español</i>	1-800-799-SAFE (7233)
National Human Trafficking Resource Center	1-888-373-7888
Parent Helpline	671-0566
Psychiatric and Suicide Prevention Hotline	257-7222
Safe Path* <i>Questions about Youth Sexual Violence</i>	271-9523
Sexual Assault Treatment Center*	219-5555
Sojourner Family Peace Center*	933-2722

Shelters

Casa Maria	344-5745
Guest House	345-3240
Daystar* <i>Long-Term Housing for Single Women Leaving Abusive Relationships</i>	385-0334
Hope House <i>Non-Emergency Shelter for Women and Children</i> <i>Emergency Shelter for Men</i>	645-2122
Milwaukee Women's Center Refuge*	671-6140
Milwaukee Rescue Mission	344-2211
Pathfinders <i>Emergency Shelter for Youth</i>	271-1560
Salvation Army	265-6360
Sojourner Truth House* <i>A program of Sojourner Family Peace Center</i>	933-2722
Walker's Point Youth and Family Center	647-8200

Adolescents

Hmong American Women's Association <i>Teen Legacy Circle</i>	342-0858
Latina Resource Center*	389-6511
Mobile Urgent Treatment Team (MUTT) <i>Mobile Crisis Team for Children/Teens</i>	257-7621
New Concept Self-Development Center	344-5788
Pathfinders <i>Hand In Hand - Therapy Program for Youth Victims</i>	964-2565
Sojourner Family Peace Center* <i>Teen Support Groups</i>	933-2722
Represent! <i>Leadership Group for Youth who have Experienced the Sex Trade</i>	212-5121
Walker's Point Youth & Family Center	647-8200
Wraparound Milwaukee	257-7611

Children

Bureau of Milwaukee Child Welfare	220-SAFE (7233)
Children's Hospital of Wisconsin Urgent Care Child Protection Center	266-2280 277-8980
Hmong American Women's Association <i>FUN: Fostering Unique Needs</i>	342-0858
KidsMatter, Inc.	344-1220
La Causa Family Resource Center <i>Emergency Respite Care</i>	647-5971
Latina Resource Center* <i>Support Groups for Child Witnesses and Survivors of Violence</i>	389-6526
Milwaukee County Children's Court Center	257-7710
The Parenting Network	671-5575
Parent Helpline	671-0566
Sojourner Family Peace Center* Family Advocacy and Support Services	276-1911

Counseling/Advocacy

American Indian Task Force on Domestic Violence and Sexual Assault*	651-6042
Aurora Family Service of Milwaukee	342-4560
Catholic Charities	771-2881
The Healing Center* <i>Adult Survivors of Sexual Abuse</i>	671-HEAL (4235)
Hmong American Women's Association*	342-0858
IndependenceFirst* <i>Assistance for Victims with Disabilities</i>	291-7520
Jewish Family Services	390-5800
KidsMatter, Inc. <i>Support for Foster and Kinship Families</i>	344-1220
Latina Resource Center*	389-6500

Lutheran Social Services	281-4400
Milwaukee LGBT Community Center*	271-2656
Milwaukee Women's Center* <i>A Program of Community Advocates</i>	449-4777
Milwaukee Public Schools Psychological Services	438-3458
The Parenting Network	671-0566
Pathfinders <i>Youth Survivors of Sexual Abuse</i>	964-2565
Refugee Family Strengthening Program* <i>Serving the Russian-Speaking Community</i> <i>A Program of Sojourner Family Peace Center</i>	276-1911
Sensitive Crimes Victim Services - District Attorney's Office*	278-4617
Sexual Abuse Prevention and Response Service* <i>Archdiocesan Response to Sexual Abuse within the Catholic Church</i>	758-2232
Sojourner Family Peace Center* <i>Advocacy, Life Skills, and Support Groups</i>	933-2722 276-1911

Legal

Centro Legal Por Derechos Humanos <i>Sliding Scale Legal Services</i> <i>Family Law & Criminal Misdemeanor</i>	384-7900
Child Support Enforcement	278-5160
District Attorney's Office Sensitive Crimes Unit Domestic Violence Unit Victim Advocates of Sojourner Family Peace Center	278-5019 278-4792 278-4978
Divorce Pro Se, Inc <i>Do-It-Yourself Divorce</i>	350-0091
Lawyer Referral of the Milwaukee Bar Association	274-6768
Legal Action of Wisconsin <i>Low Income Legal Services</i>	278-7722
Legal Aid Society <i>Low Income Legal Services</i>	727-5300
Public Defender	227-4130

Sojourner Family Peace Center*	
Restraining Order and Legal Advocacy	278-5079
Family Advocacy and Support Services	276-1911

Health

Agape Community Center	464-4440
AIDS Resource Center (ARCW)	273-1911
Badgercare Member Services	1-800-362-3002
Children's Hospital of Wisconsin - Urgent Care	266-2280
Child Protection Center	277-8980
City of Milwaukee Health Department	286-3521 (TTY) 286-2025
Community Advocates Med-Line	449-4777 x 3
Gerald L. Ignace Indian Health Center	383-9526
House of Peace Community Center	933-1300
Outreach Community Health Centers	374-2400
Hispanic Medical Center	384-8930
Marquette Clinic for Women and Children	755-6970
Milwaukee Health Services	372-8080 760-3900
Planned Parenthood of Wisconsin	1-800-230-PLAN (7526)
Sexual Assault Treatment Center* (Aurora Medical Center)	219-5555
Sixteenth Street Community Health Center	672-1353
St. Ben's Health Clinic	765-0606
Progressive Community Health Centers	935-8000

Services for Abusers

Alma Center	265-0100
Beyond Abuse <i>A Program of Sojourner Family Peace Center</i>	276-1911

Cedar Creek Counseling <i>Sliding Fee Scale</i>	427-4884
HOPE - Helping Offenders Process Emotions <i>A Program of Jewish Family Services</i>	390-5800
Nevermore <i>A Program of Community Advocates Women's Center</i>	828-5190
Parent Helpline	671-0566
The Parenting Network	671-5575
Ujima <i>A Program of Asha Family Services</i>	875-1511

Other Resources

Aging Resource Center <i>Resources for Older Adults, Caregivers, and Survivors of Elder Abuse/Neglect</i>	289-6874
Alcoholics Anonymous	771-9119
American Indian Task Force on Domestic Violence and Sexual Assault*	690-5354
Community Advocates* <i>Advocacy for Low-Income People</i>	449-4777
Disability Rights Wisconsin	773-4646
IMPACT 211 Community Information Line (Food, Family Health, Social Services) Assessment and Referrals for Alcohol and Drug-Related Problems	211 276-8487
IndependenceFirst <i>Assistance for Victims with Disabilities</i>	291-7520
Jewish Family Services	390-5800
La Causa Crisis Nursery <i>Free crisis-related child care. Limited space available.</i>	647-5990
Latina Resource Center* <i>A Program of UMOS</i>	389-6500
Milwaukee County Jail	226-7000
Milwaukee LGBT Community Center* SAGE Milwaukee <i>Services and Advocacy for Gay, Lesbian, Bisexual, and Transgender Elders</i>	271-2656

NOTICE OF OCCUPANCY RIGHTS UNDER
THE VIOLENCE AGAINST WOMEN ACT

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Mental Health America of Wisconsin <i>Mental Health Information and Patient Advocacy</i>	276-3122
Milwaukee 9 to 5 <i>Sexual Harassment & Job-Related Advocacy for Working Women</i>	274-0925
Milwaukee Police Department Emergency Non-Emergency Sensitive Crimes Unit*	911 933-4444 935-7405
Narcotics Anonymous <i>Group Meetings to Address Drug-Related Problems</i>	1-866-913-3837
Probation & Parole	229-0600
Project Ujima at Children's Hospital <i>Victim Assistance Program</i>	266-2557
Public Defender	227-4130
Safe Haven <i>Temporary Shelter for Pets of Domestic Violence Victims A Program of Sojourner Family Peace Center</i>	933-2722
Wisconsin Clearinghouse on Missing & Exploited Children and Adults	1-800-843-4673
Wisconsin Victim Helpline <i>Referral, Information, and Advocacy Helpline</i>	1-800-446-6564
Wisconsin Victim Information and Notification Everyday (VINE) Offenders Custody Status for County Jails Notification of Served Protective Orders and Firearm Surrender	1-888-944-8463 1-855-948-7648
YWCA Transitional Housing Program <i>Long-term housing for homeless woman and their children</i>	442-7880

Attachment: Certification form HUD-5382