

Roseville Housing Authority

Emergency Transfer Plan for Victims of

Domestic Violence, Dating Violence, Sexual Assault, or Stalking

Emergency Transfers

The Roseville Housing Authority (RHA) is concerned about the safety of its tenants, and such concern extends to tenants who are victims of domestic violence, dating violence, sexual assault, or stalking. In accordance with the Violence Against Women Act (VAWA),¹ while RHA does not own any housing units, it allows tenants who are victims of domestic violence, dating violence, sexual assault, or stalking to request an emergency transfer of his/her voucher from the tenant's current unit to another unit. The ability to request a transfer is available regardless of sex, gender identity, or sexual orientation.² The ability of RHA to honor such requests for tenants currently receiving assistance may depend upon a preliminary determination that the tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, and on whether there is another dwelling unit that is available, meets program requirements, and is safe for the tenant's temporary or more permanent occupancy.

This plan identifies tenants who are eligible for an emergency transfer, the documentation needed to request an emergency transfer, confidentiality protections, how an emergency transfer may occur, and guidance to tenants on safety and security. This plan is based on a model

¹ Despite the name of this law, VAWA protection is available to all victims of domestic violence, dating violence, sexual assault, and stalking, 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.

emergency transfer plan published by the U.S. Department of Housing and Urban Development (HUD), the Federal agency that oversees local compliance of VAWA in the Housing Choice Voucher (HCV) Program.

Eligibility for Emergency Transfers

A tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking, as provided in HUD's regulations at chapter 24 of the code of Federal Regulations (CFR) part 5, subpart L is eligible for an emergency transfer, if: the tenant reasonably believes that there is a threat of imminent harm if the tenant remains within the same unit. If the tenant is a victim of sexual assault, the tenant may also be eligible to transfer if the sexual assault occurred on the premises within the 90-calendar-day period preceding a request for an emergency transfer.

A tenant requesting an emergency transfer must expressly request the transfer in accordance with the procedures described in this plan.

Tenants who are not in good standing may still request an emergency transfer if they meet the eligibility requirements in this section.

Emergency Transfer Request Documentation

To request an emergency transfer, the tenant shall notify the Roseville Housing Authority (RHA) with a written request to 316 Vernon Street, Suite 150, Roseville, CA 95678 for an emergency transfer. The RHA will also provide reasonable accommodations to this policy for individuals with disabilities. The tenant's written request for an emergency transfer should include either:

1. A statement expressing that the tenant reasonably believes that there is a threat of imminent harm if the tenant were to remain in the same dwelling unit assisted under RHA's HCV program; OR

2. A statement that the tenant was a sexual assault victim and that the sexual assault occurred on the premises during the 90-calendar-day period preceding the tenant's request for an emergency transfer.

Confidentiality

RHA will keep confidential any information that the tenant submits as part of his/her request for an emergency transfer, as well as any information about the emergency transfer itself, unless the tenant gives RHA written permission to release the information on a time-limited basis, or disclosure of the information is required by law or required for use in an eviction proceeding or hearing regarding termination of assistance from the covered program. This includes keeping confidential the new location of the dwelling unit of the tenant, from the person(s) that committed an act(s) of domestic violence, dating violence, sexual assault, or stalking against the tenant. See the Notice of Occupancy Rights under the Violence Against Women Act For All Tenants for more information about RHA's responsibility to maintain the confidentiality of information related to incidents of domestic violence, dating violence, sexual assault, or stalking.

Emergency Transfer Timing and Availability

RHA cannot guarantee that a transfer request will be approved or how long it will take to process a transfer request. RHA will, however, act as quickly as possible to approve the move of a tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking to another unit, subject to availability and safety of a new unit. If a tenant reasonably believes a proposed transfer would not be safe, the tenant may request a transfer to a different unit. If a unit is available, the transferred tenant must agree to abide by the terms and conditions that govern occupancy in the unit to which the tenant has been transferred. RHA may be unable to approve

transfer of a tenant to a particular unit if the unit does not meet the requirements of the HCV Program.

If there are no safe and available units locally for a tenant who needs an emergency transfer, RHA will assist the tenant in identifying other housing providers who may have safe and available units to which the tenant could move. At the tenant's request, RHA will also assist tenants in contacting the local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking that are attached to this plan.

Safety and Security of Tenants

Pending processing of the transfer request and the actual transfer, if it is approved and occurs, the tenant is strongly encouraged to take all reasonable precautions to be safe. Below is specific information for each potential tenant circumstance:

- Domestic Violence:

Tenants who are or have been victims of domestic violence are encouraged to contact the National Domestic Violence Hotline at 1-800-799-7233, or a local domestic violence shelter, for assistance in creating a safety plan. For persons with hearing impairments, the national hotline can be accessed by calling 1-800-787-3224 (TTY).

- Sexual Assault:

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/>.

- Stalking:

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>.

- Local Assistance Organization:

If you are a victim of domestic violence, dating violence, sexual assault, or stalking, you can also call the Stand Up Placer crisis line at (800) 575-5352 for immediate assistance.

If you need additional assistance understanding this information and whether it applies to you, please contact your case manager. This plan and these forms can also be found at www.roseville.ca.us/housing.