

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
-----------------------------------	---	--

1.0	PHA Information PHA Name: <u>The Housing Authority of the City of St. Joseph</u> PHA Code: <u>MO003</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/01/2010</u>						
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>174</u> Number of HCV units: <u>924</u>						
3.0	Submission Type X 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only						
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)						
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		
	PHA 1:				PH HCV		
	PHA 2:						
	PHA 3:						
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.						
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The mission of the PHA is the same as that of the U.S. Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity, and a suitable living environment.						
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. Recognize residents as our customers Improve management and service delivery efforts through efficient and effective management of SJHA resources Seek problem solving partnerships with residents, community and government leadership. Improve the quality of assisted housing Improve public housing management (PHAS Score): Continue the applicability of the Enterprise Income Verification (EIV). Achieve and maintain 95% or greater of rent collections for the public housing program						
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: ADMISSION AND CONTINUED OCCUPANCY POLICY AND ADMINISTRATION POLICY were revised to include the mandatory Social Security Cards at time of admission In April 2009, we revised our Capital Fund Program Five-Year Action Plan to reflect work items funded through the American Recovery and Reinvestment Act (ARRA). Revised Procurement Plan (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <table border="0"> <tr> <td>Housing Authority City of St. Joseph Admin Building 502 So 10th St. Joseph, MO</td> <td>Pleasant Heights Apartments 2902 South 36th Street St. Joseph, MO</td> </tr> </table>					Housing Authority City of St. Joseph Admin Building 502 So 10th St. Joseph, MO	Pleasant Heights Apartments 2902 South 36th Street St. Joseph, MO
Housing Authority City of St. Joseph Admin Building 502 So 10th St. Joseph, MO	Pleasant Heights Apartments 2902 South 36th Street St. Joseph, MO						
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. N/A						
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.						
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. See Attachment H						

8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See Attachment I																																																																								
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. N/A																																																																								
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <table border="1"> <tr> <th colspan="4"> Housing Needs of Families on the Waiting List <i>Analysis based on January 2010 Wait List</i> </th></tr> <tr> <th colspan="4">Section 8 tenant-based assistance (Housing Choice Voucher Program)</th></tr> <tr> <th></th><th><i># of families</i></th><th><i>% of total families</i></th><th><i>Annual Turnover</i></th></tr> <tr> <td>Waiting list total</td><td>706</td><td></td><td>300</td></tr> <tr> <td>Extremely low income <=30% AMI</td><td>331</td><td>47%</td><td></td></tr> <tr> <td>Very low income (>30% but <=50% AMI)</td><td>367</td><td>51%</td><td></td></tr> <tr> <td>Low income (>50% but <80% AMI)</td><td>8</td><td>2%</td><td></td></tr> <tr> <td>Families with children</td><td>606</td><td>86%</td><td></td></tr> <tr> <td>Elderly families</td><td>100</td><td>14%</td><td></td></tr> <tr> <th colspan="4"> Housing Needs of Families on the Waiting List <i>Analysis based on January 2010 Wait List</i> </th></tr> <tr> <th colspan="4">Pleasant Heights (Public Housing Program)</th></tr> <tr> <th></th><th><i># of families</i></th><th><i>% of total families</i></th><th><i>Annual Turnover</i></th></tr> <tr> <td>Waiting list total</td><td>7</td><td></td><td>75</td></tr> <tr> <td>Extremely low income <=30% AMI</td><td>3</td><td>50%</td><td></td></tr> <tr> <td>Very low income (>30% but <=50% AMI)</td><td>3</td><td>50%</td><td></td></tr> <tr> <td>Low income (>50% but <80% AMI)</td><td>0</td><td>0</td><td></td></tr> <tr> <td>Families with children</td><td>7</td><td>100%</td><td></td></tr> <tr> <td>Elderly families</td><td>0</td><td>0</td><td></td></tr> </table>	Housing Needs of Families on the Waiting List <i>Analysis based on January 2010 Wait List</i>				Section 8 tenant-based assistance (Housing Choice Voucher Program)					<i># of families</i>	<i>% of total families</i>	<i>Annual Turnover</i>	Waiting list total	706		300	Extremely low income <=30% AMI	331	47%		Very low income (>30% but <=50% AMI)	367	51%		Low income (>50% but <80% AMI)	8	2%		Families with children	606	86%		Elderly families	100	14%		Housing Needs of Families on the Waiting List <i>Analysis based on January 2010 Wait List</i>				Pleasant Heights (Public Housing Program)					<i># of families</i>	<i>% of total families</i>	<i>Annual Turnover</i>	Waiting list total	7		75	Extremely low income <=30% AMI	3	50%		Very low income (>30% but <=50% AMI)	3	50%		Low income (>50% but <80% AMI)	0	0		Families with children	7	100%		Elderly families	0	0	
Housing Needs of Families on the Waiting List <i>Analysis based on January 2010 Wait List</i>																																																																									
Section 8 tenant-based assistance (Housing Choice Voucher Program)																																																																									
	<i># of families</i>	<i>% of total families</i>	<i>Annual Turnover</i>																																																																						
Waiting list total	706		300																																																																						
Extremely low income <=30% AMI	331	47%																																																																							
Very low income (>30% but <=50% AMI)	367	51%																																																																							
Low income (>50% but <80% AMI)	8	2%																																																																							
Families with children	606	86%																																																																							
Elderly families	100	14%																																																																							
Housing Needs of Families on the Waiting List <i>Analysis based on January 2010 Wait List</i>																																																																									
Pleasant Heights (Public Housing Program)																																																																									
	<i># of families</i>	<i>% of total families</i>	<i>Annual Turnover</i>																																																																						
Waiting list total	7		75																																																																						
Extremely low income <=30% AMI	3	50%																																																																							
Very low income (>30% but <=50% AMI)	3	50%																																																																							
Low income (>50% but <80% AMI)	0	0																																																																							
Families with children	7	100%																																																																							
Elderly families	0	0																																																																							
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <ol style="list-style-type: none"> 1. Increase the availability of decent, safe, and affordable housing. 2. Manage the properties and physical assets of the Authority in an accountable and responsible manner 3. Improve the living environment and quality of life for residents of Public Housing. 4. Develop a highly skilled workforce that provides services to residents and participants with excellence and within a department structure that is flexible, efficient, and promotes teamwork. 																																																																								

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5- Year Plan.</p> <ol style="list-style-type: none"> 1. We are achieving this goal by changing our inspections for the Voucher program and requiring units to meet HQS upon the 1st inspection. In our Public Housing Program we are using CFP funds to address issues as they come to our attention 2. We have achieved this by maintaining our Standard Performer status in Public Housing and our High Performer status in our Voucher Program. 3. By maintaining both our Security Patrol and our Computer Mentoring Center. 4. We have decreased the response time for work orders taken and for applicants to get an appointment for applications. <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Housing Authority (HA) will amend or modify its 5 year Agency Plan upon the occurrence of any of the following events during the term of an approved plan:</p> <p>A federal statutory or regulatory change is made effective and, in the opinion of the Authority, has either substantial programmatic or financial effects on the programs administered by the Authority, or creates substantial obligations or administrative burdens beyond the programs under administration at the start of the Plan year. Any other event, that the Authority's Board, determines to be a substantial deviation or modification of the approved annual plan.</p> <p>Capital Fund Budget Revisions will not be considered substantial deviations unless they are a change of at least 50% of the total dollar amount of the grant and involve work items not listed in a 5 year CFP Action Plan. Moving any items, which have been included in any of the HA'S 5 year CFP Action Plans, from one fiscal year to another will not be considered a Substantial Deviation regardless of the dollar amount. Budget revisions needed to address unforeseen emergencies will also not be considered a Substantial Deviation of the dollar amount.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ol style="list-style-type: none"> (a) Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, Certification for a Drug-Free Workplace (PHAs receiving CFP grants only) (c) Form HUD-50071, Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only) (d) Form SF-LLL, Disclosure of Lobbying Activities (PHAs receiving CFP grants only) (e) Form SF-LLL-A, Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. Attachment K (g) Challenged Elements – Attachment L (h) Form HUD-50075.1, Capital Fund Program Annual Statement/Performance and Evaluation Report (PHAs receiving CFP grants only) (i) Form HUD-50075.2, Capital Fund Program Five-Year Action Plan (PHAs receiving CFP grants only) (j) VAWA – Attachment M

ATTACHMENT F

RESIDENT ADVISORY BOARD COMMENTS

1. NEED FOR MORE PARKING SPACES AT PLEASANT HEIGHTS
2. SNOW REMOVAL NOT BEING DONE QUICK ENOUGH

Narrative:

Parking at Pleasant Heights:

Pleasant Heights was built in 1971 when most of the residents were only a one car family. Also the need for more parking spaces has grown over the past year since we have become 100% occupied. This need was expressed from only a couple of buildings. We have tried to address this issue by checking that all cars are legally parked and have been registered to the complex, thus hopefully keeping needed spaces not being taken up by “junk” cars or those that are not currently in working order.

Snow Removal:

In the past our maintenance personnel were located out of town, and could not always get here themselves. We have hired new personnel who lives close to the complex in hopes that after he is properly trained this issue will become resolved.

ATTACHMENT G

Challenged Elements

RESIDENT COMMENTS

Public Hearing scheduled for March 15th at 3:00 p.m.

No Residents attended scheduled hearing.

Legal Aide did attend :

Questions:

3/15/10

Jerre Moore, Legal Aide came for the PHA Plan Hearing.

Her questions were as follow;

2010 Capital Fund monies are they to be spent for stoves and refrigerators? **Yes**

What happens to the old stoves and refrigerators? **They are sold or traded in towards the purchase of new equipment**

Our goals include improve our quality of Public Housing, how do we intend to do this?

By providing better service to our clients and cutting down time in response to work orders and Shorten turnaround time.

What is our occupancy at our Public Housing Complex? **98%**

S. Hope

ATTACHMENT H

**CURRENTLY SJHA DOES NOT HAVE ANY OPEN
CAPITAL FUND PROGRAMS (CFP)**

**ATTACHED PLEASE FIND PROJECTED BUDGET FOR
2010 MONIES**

Violence Against Women Act (VAWA) Policy

I. Purpose and Applicability

The purpose of this policy (herein called “Policy”) is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth the St. Joseph Housing Authority’s (SJHA) policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by the SJHA of all federally subsidized public housing and Section 8 rental assistance under the United States Housing Act of 1937 (42 U.S.C. §1437 et seq.). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

II. Goals and Objectives

This Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Insuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by the SJHA;
- C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between the SJHA, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by the SJHA; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by the SJHA.

III. Other SJHA Policies and Procedures

This Policy shall be referenced in and attached to the SJHA’S Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of the SJHA’S Admissions and Continued Occupancy Policy. The SJHA’S annual public housing agency plan shall also contain information concerning the SJHA’S activities, services or programs relating to domestic violence, dating violence, and stalking.

To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of the SJHA, the provisions of this Policy shall prevail.

IV. Definitions

As used in this Policy:

- A. **Domestic Violence** – The term ‘domestic violence’ includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person’s acts under the domestic or family violence laws of the jurisdiction.”

B. ***Dating Violence*** – means: violence committed by a person:

- a. who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- b. where the existence of such a relationship shall be determined based on a consideration of the following factors:
 - i. The length of the relationship.
 - ii. The type of relationship.
 - iii. The frequency of interaction between the persons involved in the relationship.

C. ***Stalking*** – means:

- a. to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (b) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and
- b. in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to:
 - i. that person;
 - ii. a member of the immediate family of that person; or the spouse or intimate partner of that person;

D. ***Immediate Family Member*** - means, with respect to a person:

- a. a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or
- b. any other person living in the household of that person and related to that person by blood or marriage.

E. ***Perpetrator*** – means person who commits an act of domestic violence, dating violence or stalking against a victim.

V. Admissions and Screening

- A. **Non-Denial of Assistance.** The SJHA will not deny admission to public housing or to the Section 8 rental assistance program to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.
- B. **Mitigation of Disqualifying Information.** When so requested in writing by an applicant for assistance whose history includes incidents in which the applicant was a victim of domestic violence, the SJHA, may but shall not be obligated to, take such information into account in mitigation of potentially disqualifying information, such as poor credit history or previous damage to a dwelling. If requested by an applicant to take such mitigating information into account, the SJHA shall be entitled to conduct such inquiries as are reasonably necessary to verify the claimed history of domestic violence and its probable relevance to the potentially disqualifying information. The SJHA will not disregard or mitigate potentially disqualifying information if the applicant household includes a perpetrator of a previous incident or incidents of domestic violence.

VI. Termination of Tenancy or Assistance

- A. **VAWA Protections.** Under VAWA, public housing residents and persons assisted under the Section 8 rental assistance program have the following specific protections, which will be observed by the SJHA:

- a. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a “serious or repeated” violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.
- b. In addition to the foregoing, tenancy or assistance will not be terminated by the SJHA as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant’s control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:
 - i. Nothing contained in this paragraph shall limit any otherwise available authority of the SJHA or a Section 8 owner or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant’s household. However, in taking any such action, neither the SJHA nor a Section 8 manager or owner may apply a more demanding standard to the victim of domestic violence dating violence or stalking than that applied to other tenants.
 - ii. Nothing contained in this paragraph shall be construed to limit the authority of the SJHA or a Section 8 owner or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or the SJHA, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.

B. Removal of Perpetrator. Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, the SJHA or a Section 8 owner or manager, as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by the SJHA. Leases used for all public housing operated by the SJHA and, at the option of Section 8 owners or managers, leases for dwelling units occupied by families assisted with Section 8 rental assistance administered by the SJHA, shall contain provisions setting forth the substance of this paragraph.

VII. Verification of Domestic Violence, Dating Violence or Stalking

A. Requirement for Verification. The law allows, but does not require, the SJHA or a section 8 owner or manager to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., the SJHA shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by the SJHA. Section 8 owners or managers receiving rental assistance administered by the SJHA may elect to require verification, or not to require it as permitted under applicable law.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:

A.

- a. **HUD-approved form** - by providing to the SJHA or to the requesting Section 8 owner or manager a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.
- b. **Other documentation** - by providing to the SJHA or to the requesting Section 8 owner or manager documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.
- c. **Police or court record** – by providing to the SJHA or to the requesting Section 8 owner or manager a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

B. **Time allowed to provide verification/ failure to provide.** An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by the SJHA, or a Section 8 owner or manager to provide verification, must provide such verification within 14 business days (i.e., 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.

C. **Waiver of verification requirement.** The Executive Director of the SJHA, or a Section 8 owner or manager, may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Executive Director, owner or manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

VIII. Confidentiality

A. **Right of confidentiality.** All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to the SJHA or to a Section 8 owner or manager in connection with a verification required under section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:

- a. requested or consented to by the individual in writing, or
- b. required for use in a public housing eviction proceeding or in connection with termination of Section 8 assistance, as permitted in VAWA, or
- c. otherwise required by applicable law.

- B. **Notification of rights.** All tenants of public housing and tenants participating in the Section 8 rental assistance program administered by the SJHA shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

IX. Court Orders/Family Breakup

- A. **Court orders.** It is the SJHA'S policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by the SJHA and their property. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.
- B. **Family break-up.** Other SJHA policies regarding family break-up are contained in the SJHA'S Public Housing Admissions and Continuing Occupancy Plan (ACOP) and its Section 8 Administrative Plan.

X. Relationships with Service ProviderS

It is the policy of the SJHA to cooperate with organizations and entities, both private and governmental, which provide shelter and/or services to victims of domestic violence. If the SJHA staff become aware that an individual assisted by the SJHA is a victim of domestic violence, dating violence or stalking, the SJHA will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring the SJHA either to maintain a relationship with any particular provider of shelter or services to victims of domestic violence or to make a referral in any particular case. The SJHA's annual public housing agency plan shall describe providers of shelter or services to victims of domestic violence with which the SJHA has referral or other cooperative relationships.

XI. Notification

The SJHA shall provide written notification to applicants, tenants, and Section 8 owners and managers, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

XII. Relationship with Other Applicable LawS

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

XIII. Amendment

This policy may be amended from time to time by the SJHA as approved by the SJHA Board of Commissioners.