

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
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1.0	PHA Information PHA Name: Orange County Housing Authority PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 07/2015 PHA Code: CA094				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: N/A Number of HCV units: 10,578				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia N/A <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	<p>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:</p> <p>Orange County Housing Authority (OCHA)'s Mission: OCHA's mission is to provide safe, decent, and sanitary housing conditions for families with low-income, very-low income, and extremely low-income and to manage resources efficiently. OCHA promotes personal, economic and social upward mobility to provide families the opportunity to make the transition from subsidized to non-subsidized housing.</p>				
5.2	<p>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.</p> <p>(a) GOALS AND OBJECTIVES FOR THE NEXT FIVE YEARS: 2015 to 2019</p> <p>OCHA goals:</p> <ul style="list-style-type: none"> Apply for additional housing assistance funding and programs that may become available. Explore the use of Project-Based Housing Choice Vouchers or other housing funds to promote the construction or acquisition activities that will result in additional units or developments that will serve special needs populations. Ensure consistent quality of assisted housing services by maintaining high performer status in SEMAP scores. Promote Family Self-Sufficiency incentives and homeownership opportunities for HCV participants in partnership with local programs and related service providers. Expand assisted housing choices by conducting outreach efforts to increase the number of property owners and their participation in housing assistance programs. Identify and utilize technology to enhance operational effectiveness and efficiency in delivery of housing assistance services. <p>(b) STATEMENT AND PROGRESS OF MEETING GOALS AND OBJECTIVES OF LAST FIVE YEAR PLAN: 2010 to 2014:</p> <p>Goal/Progress: Expand the supply of assisted housing by applying for additional rental vouchers when HUD funding becomes available. OCHA applied for and received additional housing voucher resources from 2010-2014:</p> <ul style="list-style-type: none"> In 2010, OCHA was awarded an additional 37 Housing Choice Vouchers designated for the Family Unification Program (FUP) to help reunite families whose children were separated from or at imminent risk of separation from their parent(s) and expanded the number of FUP Vouchers from 170 to 207. In January 2011, OCHA was selected to receive 50 Non-Elderly Disabled (NED) vouchers. NED is a joint effort of the Departments of HUD and Health and Human Services to assist non-elderly disabled individuals in transitioning from institutional to independent living by providing housing assistance with appropriate supportive services. Between 2010 and 2014, OCHA was awarded 510 HUD Veterans Affairs Supportive Housing (VASH) vouchers to provide permanent housing subsidies and case management services to homeless veterans with disabilities through a collaboration of HUD and the Department of Veteran Affairs. This expanded the number of homeless veterans that can be assisted by OCHA's VASH program from 70 to 580. In December 2012, OCHA was awarded 268 Tenant Protection Vouchers to assist residents of a Section 202 senior housing project in Costa Mesa that was sold; thereby ending the affordable rent covenants and placing the low-income tenants at risk of displacement. OCHA was awarded over \$2 million in new grant funding for five Shelter Plus Care (SPC) projects, in addition to over \$8 million in grant funding that was allocated for 10 expiring projects which were renewed for an additional twelve months. This expanded the number of SPC projects from 10 to 15 since 2010. 				

5.2

New Affordable Housing Projects in collaboration with the Housing and Community Development Division (H&CD) using HCV Project Based Vouchers, which are dedicated to qualifying properties for up to 10 or 15 years.

- OCHA provided Project Based Vouchers (PBVs) to support H&CD and the Orange County Health Care Agency which used Mental Health Service Act (MHSA) funds to develop the following projects designed to accommodate homeless or at-risk households with special needs:
 - Avenida Project: This property is located in unincorporated Anaheim and uses PBVs to provide housing assistance for 28 disabled households that were homeless.
 - Doria II: This property is located in Irvine and utilizes PBVs to assist 10 disabled households who were homeless or “at risk” of homelessness.
 - Cotton’s Point: This property is located in San Clemente and utilizes PBVs to assist 27 disabled senior households that were homeless or “at risk” of homelessness.
 - Cerritos: This property is located in unincorporated Anaheim and utilizes PBVs to assist 19 disabled households that were homeless or “at risk” of homelessness.
- OCHA provided Project Based Vouchers (PBVs) to support up to four single family affordable rental housing units that were designated for large families from OCHA’s waiting list. Qualifying owners were selected BY H&CD through a competitive process and funding for the properties included the Federal HOME and Neighborhood Stabilization Programs.

Goal/Progress: To improve the quality of assisted housing by maintaining a high SEMAP rating in voucher management and program operations to more efficiently serve the needs of our clients.

OCHA was designated as a High Performer for last eight years with a score of 103%. We will continue to maintain high level of efficiency management of administering HCV and all targeted or special needs Voucher programs.

Goal/Progress: To increase assisted housing choices by providing clients with information regarding their options in seeking units located within and outside of OCHA’s jurisdiction, under the provisions of Mobility and Portability. Conduct outreach efforts to owners with rental properties to encourage their participation in the HCV program.

- Portability:
During the period of 2010 to 2014, OCHA received over 1,150 requests from households that had received a HCV from another housing authority and desired to use the portability feature of their HCV to move into OCHA’s jurisdiction and receive housing assistance. By December 2014, OCHA was assisting 1,347 portability households and coordinating the reimbursement of housing assistance payments from more than 160 housing agencies in other localities.
- Mobility:
The cities of Anaheim and Garden Grove each operate their own PHA within Orange County. In order to facilitate the transfer of tenants moving between jurisdictions and reduce the administrative burden of portability, OCHA and these two City housing authorities drafted a Memorandum of Understanding that established common procedures and streamlined transfers under a Mobility arrangement. As of December 2014, there were 1,969 tenants assisted by the Anaheim and Garden Grove PHAs living in OCHA’s jurisdiction and 715 tenants assisted by OCHA residing within the cities of Garden Grove and Anaheim.
- Conduct Outreach efforts to owners with rental properties to encourage their participation in the HCV program:
Over the past five years, OCHA’s efforts included the following:
 - Participated in the trade show hosted annually by the Apartment Association of Orange County to recruit new landlords.
 - Conducted training and workshops with large apartment complexes such as the Irvine Company to streamline operations, reduce and eliminate barriers and enhance lease-up.
 - Enhanced the OCHA website for easier use and access to documents and forms etc. for both tenants and owners.
 - Implemented a HAPcheck portal to enable participating owners to access payment information at any time.
 - Implemented the use of ipads for Housing Quality Standards inspections to streamline processing and expedite notifications to owners and managers.

Goal/Progress: To promote self-sufficiency and asset development of assisted households by offering and coordinating supportive services options that focus on improving employability, and offer assistance to the elderly and disabled in obtaining and maintaining independence.

- OCHA’s Family Self-Sufficiency (FSS) program has assisted 277 families to achieve their goals and graduate. Another 188 households comprises the mandatory number that will need to graduate to achieve the total of 465 for this program.
- Currently, there are 308 active FSS participants. The number of active participants over the mandatory size is the result of OCHA operating a voluntary FSS program.
- 130 FSS participants have maintained a positive escrow balance, which, in aggregate, totaled over \$461, 277 in escrow funds.
- In 2014, a total of \$91,347 in escrow funds was dispersed to seven graduating FSS households.
- In 2014, OCHA was one of the 18 nationwide PHAs selected to participate in the HUD National Study of the effectiveness of the FSS program.
- Three HCV households participated in OCHA’s Homeownership Voucher Program. Two of them were in partnership with Habitat for Humanity of Orange County and were also FSS participants.

Goal/Progress: To insure equal opportunity and further fair housing objectives. OCHA undertakes affirmative measures, initially at program briefings and again during annual re-certifications, to keep participant and applicant families advised of their civil rights regarding access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability. In addition, OCHA networks with over 180 community organizations and 31 participating cities to ensure awareness of and enforcement of fair housing laws. OCHA’s Annual Plan is also consistent with Orange County’s Consolidated Plan in furthering these objectives.

OCHA will take reasonable specific steps to affirm further fair housing in all of its programs and operations. These steps include, but are not limited to the following:

- OCHA includes a Fair Housing brochure in all briefing packets advising applicants on how to file a Fair Housing complaint.

- Fair Housing Posters are printed in three languages; English, Spanish and Vietnamese and are placed in OCHA’s lobby for distribution.
- Comply with requirements of 24CFR Section 903.7(o) by Examining all OCHA programs and proposed programs.
- Identify any impediments to fair housing choice within those programs.
- Address those impediments in a reasonable fashion in view of the resources available.
- Work with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that requires OCHA’s involvement; and
- Maintain records reflecting these analyses and actions.

OCHA will take the following proactive steps in addressing problem with persons with disabilities:

- When requested by an individual, assist program applicants and participants to gain access to support services available within the community, but not require eligible applicant or participant to accept supportive services as a condition of continued participation in the program.
- Not deny persons who qualify for a HCV under this program other housing opportunities, or otherwise restrict access to OCHA programs to eligible applicants who choose not to participate.
- Provide housing search assistance when requested. Lists of available units that include accessible units for persons with disabilities are provided to participants. This list is updated weekly and is available in the Lobby. Upon request, a referral list may also be obtained by email, or by fax.
- In accordance with rent reasonableness requirements, approve higher rents to owners that provide accessible units with structural modifications for persons with disabilities.
- Provide technical assistance, through referrals to the Fair Housing Council of Orange County, to owners interested in making reasonable accommodations or units accessible to persons with disabilities.

PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

OCHA has revised the following PHA Plan elements in the updated Administrative Plan since its last Annual Plan submission.

- **Program Administration:**
- **Rent determination:**
 - Revised language: “OCHA will calculate and apply a utility allowance based upon the voucher size, for which the family is eligible, or the size of the unit rented by the family, whichever is lower”.
 - Revised language “OCHA will establish payment standard amounts for areas within OCHA’s jurisdiction. The payment standard sets the maximum subsidy payment a family can receive from OCHA each month [24 CFR 982.505(a)]. Payment standards are based on fair market rents (FMRs) published annually by HUD. FMRs are set at a percentile within the rent distribution of standard quality rental housing units in each FMR area. For most jurisdictions, FMRs are set at the 40th percentile of rents in the market area. Unless HUD grants an exception, OCHA is required to establish a payment standard within a “basic range” established by HUD – between 90 and 110 percent of the published FMR for each unit size”.
 - Revised “OCHA’s comprehensive payment standard schedule includes all bedroom sizes, mobile home space rent and single room occupancy/shared housing. In addition, OCHA has established multiple payment standard schedules for one, two and three-bedroom units to expand housing choices in distinct different market areas. The highest payment standards are designated as “Restricted” and are used in 13 designated “high rent” cities and adjacent unincorporated areas. Another set of payment standards will be applied for a “Central” group of cities that include Costa Mesa, Fountain Valley, Huntington Beach, and Yorba Linda. A different set of “basic” payment standards will apply to the remaining cities”.
- **The amounts included in the “The Statement of Financial Resources” have been updated as follows:**

Statement of Financial Resources

The financial resources anticipated to be available in 2015 for OCHA to administer HUD’s tenant-based rental assistance program:

Funding Source	Amount	Purpose
Annual Contributions for HCV Program	\$137,651,687	Rental assistance for low-income families.
FSS Coordinators	\$194,000	Coordination of program supportive services.
Veterans Affairs Supportive Housing	\$1,181,836	Rental assistance for homeless veterans.

(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.

Copies of OCHA’s 5-Year and Annual PHA Plan may be obtained online and at OCHA’s office located at:

Address:
Orange County Housing Authority
1770 North Broadway
Santa Ana, CA 92706

OCHA Website:
www.ochousing.org

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>OCHA has 5 Project-Based Vouchers (PBVs) to be committed for use in the County's Single Family Affordable Rental Program:</p> <ul style="list-style-type: none"> • 1 PBV unit utilizing Neighborhood Stabilization Program funding. This unit is under lease. • 3 PBV's for single family homes purchased utilizing HOME or other funding. All 3 units are currently leased up. <p>Additional use of PBVs for 2014 include collaborations with the Housing and Community Development Division and the Orange County Health Care Agency for the following housing projects that are designed to accommodate residents with special needs:</p> <ul style="list-style-type: none"> • Doria II (Irvine): 10 units set aside to assist MHSA eligible households from OCHA's waiting list. The initial term of the HAP contract is 15 years, effective Jan 1, 2014. All 10 units are currently leased up. • San Clemente Senior Apts. (San Clemente): 27 units set aside to assist 15 MHSA Chronically Disabled, and 12 seniors with a Chronic Health condition. All units are currently leased. • Cerritos Senior Apts. (Unincorporated Anaheim): 19 units to assist MHSA households. All 19 units are currently leased. 																																	
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. Not Applicable</p>																																	
8.1	<p>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. Not Applicable</p>																																	
8.2	<p>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. Not Applicable</p>																																	
8.3	<p>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. Not Applicable</p>																																	
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> <p>Housing Needs: In 2014 Orange County was ranked the third largest county in California and the sixth largest nationwide, with a population of 3,104,680 residents, in 34 cities. OCHA's jurisdictional population is comprised of 72% of the county's total population. OCHA provides rental assistance to over 10,000 HCV participants residing within 31 cities and incorporated areas of Orange County.</p> <p>Orange County covers 799 square miles of land including 42 miles of coastline and has a population density of 3,822 per square mile, and increase of 6% since 2000. Orange County's population is projected to reach 3.4 million by 2035 that translates to 13% growth between 2015 and 2035, supported by a 12% growth in housing and 19% growth in employment in the same period. The average household size in Orange County is 3.0 persons, with variation among cities of 4.5 persons in Santa Ana, and 1.9 in Seal Beach. Orange County's average household size is larger than California's (2.93) and the United States' (2.61).</p> <p>Orange County continues to have the second highest Housing Wage needed within in California for rental housing. In 2014, the hourly wage to afford a one-bedroom unit rose to \$25.23, equivalent to an annual income of \$52,480. A minimum wage worker must work 126 hours per week to afford a one-bedroom unit at fair market rent in Orange County. Currently the unemployment rate in Orange County is 5.2% <i>Source: 2014 OC Community Indicators report</i></p> <p>Waiting List: The Housing Choice Voucher waiting list was opened for two weeks in February 2012. During this time, over 50,000 applicants applied for housing assistance. This represents a 270% increase over the 18,000 applicants that applied for prior waiting list in November 2005. The following provides information about the applicants on the current waiting who applied in 2012.</p> <table border="0"> <tr> <td>Type of Household:</td> <td>Elderly</td> <td>22%</td> </tr> <tr> <td></td> <td>Disabled</td> <td>19%</td> </tr> <tr> <td></td> <td>Families and Singles</td> <td>59%</td> </tr> <tr> <td></td> <td>Income below 30% AMI:</td> <td>80%</td> </tr> <tr> <td></td> <td>Income from 31-50% of AMI:</td> <td>20%</td> </tr> <tr> <td>Ethnicity:</td> <td>Hispanic</td> <td>22%</td> </tr> <tr> <td></td> <td>Non-Hispanic</td> <td>78%</td> </tr> <tr> <td>Race:</td> <td>White</td> <td>44%</td> </tr> <tr> <td></td> <td>Black/African-American</td> <td>23%</td> </tr> <tr> <td></td> <td>Asian</td> <td>26%</td> </tr> <tr> <td></td> <td>Native Hawaiian/Pacific Islander</td> <td>4%</td> </tr> </table> <p>The 2013 Point-in-Time (PIT) count estimates that approximately 4,300 people are homeless on any given night in Orange County. More than 12,700 people are homeless over the course of the year.</p>	Type of Household:	Elderly	22%		Disabled	19%		Families and Singles	59%		Income below 30% AMI:	80%		Income from 31-50% of AMI:	20%	Ethnicity:	Hispanic	22%		Non-Hispanic	78%	Race:	White	44%		Black/African-American	23%		Asian	26%		Native Hawaiian/Pacific Islander	4%
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<p>9.1</p>	<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> <p>OCHA plans to pursue several key strategies to address housing needs in the coming year:</p> <ul style="list-style-type: none"> • Apply for additional HCV and other housing resources. • Enhance outreach to property owners and managers to expand housing options available to assisted tenants. • Explore the use of Project-based HCV vouchers and pursue partnerships to utilize private and/or other public funds to create additional affordable housing opportunities for special needs clients such as persons with mental illness, persons with disabilities, veterans and the homeless. • Continue to develop homeownership opportunities for HCV and FSS participants.
<p>10.0</p>	<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> <p>OCHA has made significant progress in meeting the mission and goals established for the 5-Year plan as detailed in section 5.2(b) for example OCHA expanded Housing Voucher resources as follows:</p> <ul style="list-style-type: none"> • The number of VASH Vouchers was increased from 75 to 580 • 280 Tenant Protection Vouchers were received • 50 NED Vouchers were received <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>OCHA Definition of “significant amendment” and “substantial deviation/modification” includes any change or modification to OCHA’s Administrative plan related to eligibility and selection including deconcentrating and waiting list procedures, as well as, any changes made to rent determination policies and grievance procedures, including informal hearing and review procedures that OCHA makes available to its residents and applicants.</p> <p>OCHA has made the amendments as listed previously in sections 6.0 and 7.0. No further amendments were made.</p>
<p>11.0</p>	<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> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) N/A</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) N/A</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) N/A</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) N/A</p> <p>(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. No comments made by RAB</p> <p>(g) Challenged Elements: No Challenged elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) N/A</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) N/A</p> <p>(j) VAWA policy</p>

Orange County Housing Authority

1770 N. Broadway • Santa Ana, CA 92706
(714) 480-2700 • (714) 480-2926 TDD
<http://www.ochousing.org>

Fax Numbers:
Occupancy
(714) 480-2701
(714) 480-2937
(714) 480-2919
Leasing/Inspections
(714) 480-2822
Special Housing Programs
(714) 480-2812

Violence Against Women Reauthorization Act of 2013 (VAWA 2013) Policy

On March 7, 2013, President Obama signed a law known as Violence Against Women Reauthorization Act of 2013 (VAWA 2013). Portions of this law provide enhanced protections for those who are assisted with (Section 8) Housing Choice Vouchers if they become victims of domestic violence, dating violence, sexual assault or stalking.

The following is a brief summary of the principal provisions of the law. The information in this handout is intended to inform participants and landlords of their rights and responsibilities under VAWA.

Protections under VAWA 2013

1. **Denial of Assistance:** VAWA 2013 provides that an applicant cannot be denied assistance or admission because he or she is a victim of domestic violence, dating violence, sexual assault or stalking if the applicant is otherwise qualified for assistance or admission to rental assistance programs.
2. **Termination of Assistance:** Criminal activity directly relating to domestic violence, dating violence, sexual assault or stalking shall not be considered cause for termination of assistance for any participant or affiliated individual of a participant's family who is a victim or threatened victim of the domestic violence, dating violence, sexual assault or stalking.
3. **Lease terms:** An incident or incidents of actual or threatened domestic violence, dating violence, sexual assault 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 shall not be good cause for terminating the assistance, tenancy or occupancy rights of the victim of that violence.

Removal of/Termination of Assistance to Perpetrator

VAWA also creates a new authority under Federal law that allows a Public Housing Agency, or an owner of a Section 8-assisted property to evict, remove, or terminate assistance to any individual tenant or lawful occupant of the property who engages in criminal activity directly relating to domestic violence, dating violence, sexual assault, or stalking against an affiliated individual or other individual. This may be done without evicting or taking any other adverse action to the other occupants.

Limitations

There are some limitations to these protections:

- Assistance and/or tenancy may be terminated if OCHA, the owner, or the manager can demonstrate that an assisted tenant posed "an *actual* and *imminent* threat" to other tenants or to persons employed at or providing services at a rental property or unit.
- Assistance and/or tenancy may be terminated for lease violations that are not based on an incident or incidents of domestic violence, dating violence, sexual assault or stalking for which VAWA provides protections.

Orange County Housing Authority

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Verification/Certification

OCHA shall require verification or certification concerning the incident or incidents where an individual claims VAWA protections in one of the following three ways:

- Police report or court order
- Other document signed by a professional person from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking.
- HUD approved form (50066)

Failure to provide verification within fourteen (14) business days of the date requested will result in loss of protection under VAWA.

Confidentiality

Information provided about an incident or incidents of domestic violence, dating violence, sexual assault or stalking shall be retained by OCHA in confidence and shall not be entered in any shared database nor provided to any related entity, except where disclosure is:

1. requested or consented to by the individual in writing, or
2. required for use in an eviction proceeding as permitted in VAWA, or
3. required by applicable law

Portability/Moving to Another Location

An OCHA tenant will not be denied portability to a unit located in another jurisdiction (notwithstanding if the term of the tenant's existing lease has not expired) as long as the tenant has complied with all other requirements and must relocate in order to protect the health or safety of a person who was or is the victim of domestic violence, dating violence, sexual assault or stalking. However, the victim must have a reasonable belief that he or she is imminently threatened by harm from further violence if he or she remains in the present location.

**If you have questions about this handout or your right under VAWA,
Please contact your Occupancy Specialist or Field Representative at OCHA**

For a complete text of VAWA see Public Law 113-4
www.gpo.gov/fdsys/pkg/PLAW-113publ4/pdf/PLAW-113publ4.pdf
For more information about domestic violence resources in Orange County,
Please call: 2-1-1 (formerly Orange County Info Link)
National Domestic Violence Hotline: (800) 779-7233 (SAFE) or (800) 787-3224 (TTY)