



Owner Notification of Rights and Obligations Under the Violence Against Women Act (VAWA)

The Violence Against Women Act (VAWA) provides housing protections for victims of domestic violence, dating violence, sexual assault, and stalking. These protections apply to applicants and participants in the Housing Choice Voucher Program (HCVP).

As an owner participating in the HCVP, you have certain rights and responsibilities under VAWA.

Owner Obligations

Owners must:

- Not deny admission, terminate tenancy, or evict a tenant solely because the tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking.
- Not consider an incident of actual or threatened domestic violence, dating violence, sexual assault, or stalking as a serious or repeated lease violation when the incident is directly related to the abuse.
- Maintain the confidentiality of any information provided by a tenant regarding their status as a victim, except as required by law or with the tenant's written permission.
- Accept HUD-approved documentation that verifies an individual's status as a victim when requested by the PHA or when exercising VAWA protections.
- Comply with all applicable federal, state, and local fair housing laws.

Owner Rights

Owners may:

- Enforce lease provisions that are not related to domestic violence, dating violence, sexual assault, or stalking.
- Evict or terminate assistance for lease violations or criminal activity that are not directly related to an incident of abuse, provided the owner would take the same action against any other tenant.
- Request that the Housing Authority provide guidance regarding VAWA protections when questions arise.
- Bifurcate (split) a lease to remove a household member who engages in criminal acts of physical violence against family members or others without evicting or otherwise penalizing the victim, when permitted by law.

Emergency Transfers

Emergency transfers are administered by the Public Housing Agency (PHA) in accordance with its Emergency Transfer Plan. Owners should cooperate with the Housing Authority when an emergency transfer is approved.

Confidentiality

Any information provided by a tenant concerning domestic violence, dating violence, sexual assault, or stalking must be kept confidential and may not be entered into a shared database or disclosed to another entity or individual except:

- When the tenant provides written consent;
- When disclosure is required for an eviction proceeding; or
- When disclosure is otherwise required by law.

Questions

If you have questions regarding VAWA requirements or your responsibilities as a Housing Choice Voucher owner, please contact the Pawtucket Housing Authority Housing Choice Voucher Department.

Reference: Violence Against Women Act (VAWA), as amended; 24 CFR Part 5, Subpart L; HUD Form 5380 (Notice of Occupancy Rights) and related HUD guidance.