Thank you for your interest in Riverview Apartments

Please fill out this application and submit it along with proof of residency and a copy of your Driver's License or other photo ID to:

Strawberry Lane LLC – Riverview Apartments
912 Strawberry Lane
Clayton, NY 13624

If you need assistance completing this application, please call the office to schedule an appointment.

315-686-4386

For Office	Use Only
Received Time	

The policy of Strawberry Lane LLC is to conduct business in accordance with applicable fair housing laws. We do not discriminate against any person because of race, familial status, color, religion, sex or national origin.

Before we can process your application, it is necessary that you provide accurate names, phone numbers, addresses, social security numbers, income and asset information, copy of a valid Driver License and proof of residency.

In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, age, or disability. (Not all prohibited bases apply to all programs.)

List all persons who will live in the apartment. List Head of Household first.

NAME	RELATIONSHIP	DATE OF BIRTH	AGE	SOCIAL SECURITY #
	HEAD			

INCOME

Declare the income for the applicant and co-applicants who are currently receiving income or expect to receive income in the next twelve months. Social security, unemployment, retirement funds, pension, disability, SSI benefits, death benefits, public assistance, alimony, wages, military pay, regular contributions or gifts from non-household members, net income from a business, lottery winnings paid in periodic payments, and income from assets are considered income. Please list accordingly.

FAMILY MEMBER	INCOME SOURCE	CLAIM/ID#

INCOME SOURCE ADDRESS	GROSS MONTHLY AMOUNT

Do you anticipate any changes in this income in the next twelve months?	
YESNO	
If yes, please explain	

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List assets for all household members. Each item must be checked "YES" or NO."

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YES

NO

Bank	Address	Account #	Account Balance	Interest Rate
AVINGS, CD'S, MON	TEY MARKETS, ETC.	YES N	0	
Bank	Address	Account #	Account Balance	Interest Rate
THER (Type)	YES N	O	
Institution	Address	Account #	Account Balance/ Market Value	Interest Rate/ Dividence
ceiving periodic paymo	a sold any property on ents? YES ing balance of contract \$_	NO		
iterest rate	Payment amount \$	·		

Please attach an amortization schedule.

Do you own If yes, Type	any property? Y	YES N	0		
property					
Location					
	Aarket Value \$ outstanding loans l				
	a copy of your mo				
	- w - o.p. , - o				
up irrevocab If yes, Desc	eribe asset	TES N	0	en away money to rela	•
Date of disp	osition		Amount dispo	sed \$	
If yes, please describe				property) YES NO	
Indicate on expenses madrugs, doctor	ay include insuranc	e premiums, M	be incurred for the edicare premiums, iropractors, hospita	e next twelve months prescriptions, over th l visits, etc.	. Medical ne counter
	1 ,				
Premium \$_	P	AID Monthly	Quarterly	Annually	
	Co-applicant	AID Monthly Medical Expe		Annually Monthly An	mount
					mount
Applicant/C		Medical Expe	nse		mount
Applicant/O	Co-applicant a drug profile for t	Medical Expe	nse		mount
Applicant/O	Co-applicant	Medical Expe	nse		mount
Please attach PROGRAM 1. Are y	a drug profile for to a drug profile for to a drug profile for to a drug profile for state of the drug profile for state of th	he past twelve many as an "Elderly	onths.	Monthly Are the tenant or co-ten lopment?	
Please attach PROGRAM 1. Are yor old 2. Wou	a drug profile for to a drug profile for to a drug profile for to a drug profile for standard fo	he past twelve many as an "Elderly disabled as def	onths. y Household", when	Monthly Ar	nant is 62

If so, do you realize you will be eligible for a \$400 deduction and medical deductions? Please realize that your eligibility must be verified.

4.	If so, would you like to request an adapted unit? Are you currently living in subsidized housing?	YES	NO
5.	Have you ever resided in a project financed and/or su	YES	NO
0.	Trave you ever resided in a project infanced and/or st	YES	
	If yes, name and address	1123	NO
6.	Have you ever been evicted from Public Housing or	ovy other E. J 1	II ' D
0.	Thave you ever been evicted from I tiblic Housing or		
	If yes Where	YES	NO
	If yes, Where		
	When		
7.	Describe reasons	T/EC	
8.	Have you ever been evicted from other housing?	YES	NO
0,	Have you ever been convicted of a felony? If yes, please list convictions. Please use the b	YES	NO
	additional space.		
	Are you currently using illegal drugs?	YES	NO
10.	Have you ever been convicted of sale, distribution, or	r possession of ille	egal drugs?
		YES	NO
11.	Are you or is anyone in your household subject to a l	lifetime state sex o	offender
reg	istration program in any state? (Failure to respond to the	his question may i	eopardize the
app	proval of your application.)	YES	NO
If Y	TES, list all states resided in		
12.	Are you now or will you become a part-time or full-time	me student prior t	o move-in?
	1	YES	NO NO
13.	Are your bills current with the electric company?	YES	NO
	Will you be able to have heat & lights in your name w		110
	Joseph Marie to Miche de lights in your marine v		C
1	AME I I COLOR OF THE STATE OF T		
		YES	Р NO
15.	How did you hear about this		
15. hou	How did you hear about this	YES	NO
15. hou 16.	How did you hear about this asing?Will you take an apartment when one is available?		
15. hou 16. 17.	How did you hear about this using?	YES	NO
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15. hou 16. 17. 18. app —— REFER RENTA	How did you hear about this using? Will you take an apartment when one is available? List all states resided in Briefly describe your reasons for lying ENCE INFORMATION AL INFORMATION—Up to and including the past to and prior landlords on lines #2 & 3. If additional spatication.	YES YES	NO NO current landlord on

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	phone on lines #2	and the second s	case of emergency on partment available and we	
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Type	vehicle. Arrange vehicle.	cks or other vehicles owned. ments with management wil	l be necessary for more th	nan one

This application must be filled out completely and to the best of your knowledge. If something does not apply, write N/A. Any application I receive that is not filled out completely will be returned, and your name will not be put on the waiting list until it is received correctly. If you need assistance in filling out this application, please call the site office at (315) 686-4386. Thank you.

AUTHORIZATION and CERTIFICATION

AUTHORIZATION

I/We do hereby authorize Strawberry Lane LLC and its' staff or authorized representatives to contact any agencies, local police departments, offices, groups or organizations to obtain and verify any application for housing in programs managed by Strawberry Lane LLC. I further authorize Strawberry Lane LLC to verify all information listed on this application.

Strawberry Lane LLC to verify all info	ormation listed on this application.
Applicant Signature	Date
Co-Applicant Signature	Date
location. I/We further certify that the I/We must pay a security deposit for housing will be based on Rural Devinformation in this application is true.	ill not maintain a separate subsidized rental unit in another his will be my/our permanent residence. I/We understand or this apartment. I/We understand that my eligibility for elopment or Section 8 income limits. I/We certify that all to the best of my/our knowledge and I/we understand that punishable by law and will lead to cancellation of this after occupancy.
Applicant Signature	Date
Co-Applicant Signature	Date
FAMILY HOUSEHOLD COMPOS	
requested in order to assure the Fed that the Federal laws prohibiting dis- color, national origin, religion, sex, fa not required to furnish this information used in evaluating your application of	hnicity, and sex designation solicited on this application is eral Government, acting through the Rural Housing Service crimination against tenant applications on the basis of race, amilial status, age and disability are complied with. You are on, but are encouraged to do so. This information will not be or to discriminate against you in any way. However, if you is required to note the race, ethnicity, and sex of individual vation or surname.
Ethnicity: Hispanic or Latino Not Hispanic or Latino	Race: (Mark one or more): 1. American Indian/Alaska Native 2. Asian 3. Black or African American 4. Pacific Islander or Other Pacific Islander
Gender: Male Female	5. White"

Equal Housing Opportunity

In accordance with Federal law and US Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, age, or disability. (Not all prohibited bases apply to all programs.)

To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, SW, Washington DC 20250-9410 or call 800-795-3272 (voice) or 202-720-6382 (TDD).

"Title 18, Section 1001 of the U.S. Code states that a person is guilty of a felony for knowingly and willingly making false or fraudulent statements to any department of the United States Government. HUD and any owner (or any employee of HUD or the owner) may be subject to penalties for unauthorized disclosures or improper use of information collected based on the consent form. Use of the information collected based on this verification form is restricted to the purposes cited above. Any person who knowingly or willingly requests, obtains or discloses any information under false pretenses concerning an applicant or participant may be subject to a misdemeanor and fined not more than \$5,000. Any applicant or participant affected by negligent disclosure of information may bring civil action for damages, and seek other relief, as may be appropriate, against the officer or employee of HUD or the owner responsible for the unauthorized disclosure or improper use. Penalty provisions for misusing the social security numbers are contained in the Social Security Act at 208 (a) (6), (7) and (8). Violation of these provisions are cited as violations of 42 U.S.C. 408 (a) (6), (7) and (8)."

Revised 08/18



WAITING LIST APPLICATION

Lewis County Opportunities, Inc. (LCOI/NYHTFC) Housing Choice Voucher (HCV) Program

must be completed by the Head of Household. Use the legal name for each household members.

	DL.			V								
Home	Phone		· V	Vork Phone			Cell Pho	ne			Other Pho	10
Addre	ss (Plea	se list la	st known address	if you are currently	homeles	s)	Apt.#	City	Margaria		State	ZIP Code
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Yes C	No E	ls y	our mailing addres	s the same as listed	above?						<u> </u>	
If No:		ng Addre				11/1/201	Apt.#	City		e de la companya de l	State	ZIP Code
which	i you a I. H Please Enter ii Relatio	re apply IOUSE note than nformation: head	ing. HOLD: List a t information at on about all fam of household, soo	all people whout disability statility members who buse, domestic part merican Indian/Alas	O Will us and will live ner, co-	live it age ma in the nead, s	n the hor ny be used i home, incli on, daughte	ne. o dete iding a	rmine selec	tion from the children. live-in alde, ot	waiting list.	the waiting list for
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				ber a U.S. military								
				ber subject to life	time se	x offen	der registra	tion?				
		If YES:	Who and Where: Details of Crime:	 								
				mber been convi	cted of	anv cri	me (beside	traffi	violations	1?		
		If	Who:	T		., -,,	/ 25,50				V	· · · · · · · · · · · · · · · · · · ·
		YES:	State:									
		metha	mphetamine on	ember been convi the premises of fe	cted of ederally	drug-re assiste	elated crimi ed housing	nal act	vity for the	manufacture	or production	on of
		If YES:	Who and Where: Details of Crime:	-								
			. Junea di Chille.									

111.	FAMII	Y'S	ANNIJAI	INCOME

Household Member Name	Type of Income (wage, SS, SSI, TANF, contribution, child support, etc.)	Amount of income pe
		\$
		\$
,		\$
		\$
		\$
Assalia de la companya della companya de la companya de la companya della company	Total Family Income	\$

Please provide any additional income information on a separate sheet of paper.

IV	. F	AMIL	Y'S	ASS	ETS

Household Member Name	d as an investment, bonds, IRA, life insurance policy, mone Name and Full Address and Phone Number or Email Address of Asset	Cash Value	Interest Rate	Annual Income
1				
<u>}</u>				
3				

Please provide any additional asset information on a separate sheet of paper.

V.	BBO	ICCT	DACED	ASSISTANCE
٧.	PKU.	JELLI	DAGED	ASSISTANCE

Emerson Row (Watertown; 3 and 4 be Philadelphia Courts (Philadelphia; 1 al	nce please initial one or all of the options listed below: pedroom apartments) You must also apply with Neighbors of Watertown. adroom apartments) You must also apply with Neighbors of Watertown. and 2 bedroom apartments) You must also apply with Philadelphia Courts. by and/or disabled only) You must also apply with Riverview Apartments.
VI. CERTIFICATION STATEMENT I/we certify that all the information provided is accurate and form and certify that the information shown is true and corn	d complete to the best of my/our knowledge. I/we have reviewed this ect.
Criminal and Administrative Actions for False Informat I/We understand that knowingly supplying false, incomple criminal law. I/We understand that knowingly supplying false of housing assistance, termination of tenancy or denial of a	ele or inaccurate information is punishable under Federal or State se, incomplete or inaccurate information is grounds for termination
Signalure of Head of Household	Date

Warning: Section 1001 of Title 18, of the U.S. Code makes it a criminal offense to make willful false statements or misrepresentations to any Department of Agency of the U.S. as to any matter within its Jurisdiction.

Date

You MUST provide proof of residency and photo ID for all applicants 18 year old and above at the time of application. You MUST also complete the attached Supplement to Application for Federally Assisted Housing (Form HUD-92006) in order for your application to be considered complete.

All incomplete applications will be returned to the address provided above. It is your responsibility to report any changes (address, household composition, elderly/disabled status, etc.) in writing to the address listed below.

Mail/return completed application to: Lewis County Opportunities, Inc. HAP 749 Leray St. Watertown, NY 13601

Office use only:	
Date received:	
Time received:	
Application #:	200

Signature of Spouse / Co-Head

Housing Assistance Program A Program of Lewis County Opportunities, Inc. 749 LeRay Street Watertown, New York 13601 (315)788-0193 (315)782-3813 fax

CONSENT FOR RELEASE OF INFORMATION

I,information to/from Lewis Co	unty Opportunities,	Inc. (LCOI) to/from Strawberry Lane, LL	permission for the release of records	and
Consent: I consent to allow specified above for the put that this release waives ar	w the Housing As rpose of verifying ny privilege or col er this consent fo	ssistance Program to request and ob g my eligibility under HUD's assisted nfidentiality existing under federal o prm, cannot use this information to d	otain personal information as I housing programs. I understand	
Contact Information: Name of Applicant: Mailing Address:				
Phone Number:				
I have been supplied with an I further understand that fa Section 8 Project Based as	liture to complete	rawberry Lane, LLC. located at 912 Stream application with Strawberry Lane vberry Lane, LLC.	awberry Lane, Clayton NY 13624. e, LLC. may make me ineligible fo	<u>or</u>
Please initial one of the follow				
I have completed the LCOI employee for submission	ie application to th on to Strawberry L	ne best of my knowledge and have sup ane, LLC. on (date)	plied the completed application to a	
I have already appl	ied with Strawberr	y Lane, LLC.		
I have received the	application and w	ill complete/return this application to St	rawberry Lane. LLC privately	
	onsent to release infor	rmation form is valid as long as the participant		
				-
lead of Household	Date	Spouse/Co-Head	Date	
Other Adult	Date	Other Adult	Date	



Supplemental and Optional Contact Information for HUD-Assisted Housing Applicants

SUPPLEMENT TO APPLICATION FOR FEDERALLY ASSISTED HOUSING

This form is to be provided to each applicant for federally assisted housing

Instructions: Optional Contact Person or Organization: You have the right by law to include as part of your application for housing, the name, address, telephone number, and other relevant information of a family member, friend, or social, health, advocacy, or other organization. This contact information is for the purpose of identifying a person or organization that may be able to help in resolving any issues that may arise during your tenancy or to assist in providing any special care or services you may require. You may update, remove, or change the information you provide on this form at any time. You are not required to provide this contact information, but if you choose to do so, please include the relevant information on this form.

A U A NI		
Applicant Name:		
Mailing Address:		
Telephone No:	Cell Phone No:	
Name of Additional Contact Person or Organization:		
Address:	****	
Telephone No:	Cell Phone No:	
E-Mail Address (if applicable):		
Relationship to Applicant:	***************************************	
Reason for Contact: (Check all that apply)		
☐ Emergency ☐ Unable to contact you ☐ Termination of rental assistance	Assist with Recertification P Change in lease terms Change in house rules	rocess
Eviction from unit Late payment of rent	Other:	
Commitment of Housing Authority or Owner: If you are appro- arise during your tenancy or if you require any services or special issues or in providing any services or special care to you.	wed for housing, this information wil care, we may contact the person or o	ll be kept as part of your tenant file. If issues rganization you listed to assist in resolving the
Confidentiality Statement: The information provided on this for applicant or applicable law.	n is confidential and will not be disc	losed to anyone except as permitted by the
Legal Notification: Section 644 of the Housing and Community I requires each applicant for federally assisted housing to be offered organization. By accepting the applicant's application, the housing requirements of 24 CFR section 5.105, including the prohibitions programs on the basis of race, color, religion, national origin, sex, age discrimination under the Age Discrimination Act of 1975.	the option of providing information growider agrees to comply with the on discrimination in admission to or	regarding an additional contact person or non-discrimination and equal opportunity
Check this box if you choose not to provide the contact in	nformation.	
Signature of Applicant		Date

The information collection requirements contained in this form were submitted to the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520). The public reporting burden is estimated at 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Section 644 of the Housing and Community Development Act of 1992 (42 U.S.C. 13604) imposed on HUD the obligation to require housing providers participating in HUD's assisted housing programs to provide any individual or family applying for occupancy in HUD-assisted housing with the option to include in the application for occupancy the name, address, telephone number, and other relevant information of a family member, friend, or person associated with a social, health, advocacy, or similar organization. The objective of providing such information is to facilitate contact by the housing provider with the person or organization identified by the tenant to assist in providing any delivery of services or special care to the tenant and assist with resolving any tenancy issues arising during the tenancy of such tenant. This supplemental application information is to be maintained by the housing provider and maintained as confidential information. Providing the information is basic to the operations of the HUD Assisted-Housing Program and is voluntary. It supports statutory requirements and program and management controls that prevent fraud, waste and mismanagement. In accordance with the Paperwork Reduction Act, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information, unless the collection displays a currently valid OMB control number.

Privacy Statement: Public Law 102-550, authorizes the Department of Housing and Urban Development (HUD) to collect all the information (except the Social Security Number (SSN)) which will be used by HUD to protect disbursement data from fraudulent actions.

NIABOT	F HOUSEHOLD INFO	DRMATION:		X (32)	ODAY'S DATI	· —			
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CITY									
			STATE			7			
911 ADDR	ESS (if different)					ZIP			
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COUNTY				EDI	UCATION	LD:			
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I would like more information about the following services:

Family Self Sufficiency The Housing Assistance Program is now conducting an innovative better themselves and family and finally reach the point that assist	e program that is for the person that want
are many obstacles that a person will have to face in order to achie process easier for you by coordinating as many resources and colle easier for you.	eve their goals. Our hopes are to make the ect as much information to make this pro
If you are interested in information concerning this program, pleas Family Self Sufficiency Coordinator will contact you at a later date	e check the appropriate line below and or
I would like more information concerning Family Self Sufficiency	: YesNo
Name/Phone Number	
Tvainer none tvainoer	Date
In order to participate in the Homeo	wnership program.
> You must be on the rental assistance program for one year	
Have worked continuously for one year at a minimum of 3 except in the case of disabled families. If you are disabled you would also be eligible to participate	0 hours per week and earn \$12,000 per ye and receive disability income of \$7,000 a
you would also be eligible to participate.	3 moonic 01 67,992 a
 You must be a first time homeowner, and not have any intellast 3 years. The only exception to this regulation is a single 	erest in any other real estate now or within
last 3 years. The only exception to this regulation is a single owned a home with a spouse or resided in a home owned b	of displaced homeograms
NOTE: This program is not available for consumers who resid BUCK Building (Landlord-Neighbors of Watertown)	le in the following Project-Based Projec
Emerson Row (Landlord-Neighbors of Watertown)	
Philadelphia Courts (Landlord-Philadelphia Court Apartments)	
Riverview Apartments (Landlord-Strawberry Lane)	
If you are interested in information concerning this program, please Homeownership Coordinator will contact you at a later date.	e check the appropriate line below and our
I would like more information concerning Homeownership: Yes_	No
Name/Phone Number	Date
Release of Information Consent	
I compared to the male and the second to the male and the second to the	
agree to the release of information from	om Lewis County Opportunities, Inc. to otl
agencies in regards to my household and for other agencies to release inc. concerning services on my behalf. This information is valid for right to cancel my permission to release information at anytime	or one year Int
right to cancel my permission to release information at anytime.	on one year. I also understand that I have t
	* an **

(Opportunities Employee)

(Date)

(Consumer's Name)

(Date)



APPLYING FOR HUD HOUSING ASSISTANCE?

THINK ABOUT THIS... IS FRAUD WORTH IT?

Do You Realize...

If you commit fraud to obtain assisted housing from HUD, you could be:

- Evicted from your apartment or house.
- Required to repay all overpaid rental assistance you received.
- Fined up to \$10,000.
- Imprisoned for up to five years.
- Prohibited from receiving future assistance.
- Subject to State and local government penalties.

Do You Know...

You are committing fraud if you sign a form knowing that you provided false or misleading information.

The information you provide on housing assistance application and recertification forms will be checked. The local housing agency, HUD, or the Office of Inspector General will check the income and asset information you provide with other Federal, State, or local governments and with private agencies. Certifying false information is fraud.

So Be Careful!

When you fill out your application and yearly recertification for assisted housing from HUD make sure your answers to the questions are accurate and honest. You <u>must</u> include:

All sources of income and changes in income you or any members of your household receive, such as wages, welfare payments, social security and veterans' benefits, pensions, retirement, etc.

Any money you receive on behalf of your children, such as child support, AFDC payments, social security for children, etc.

Any increase in income, such as wages from a new job or an expected pay raise or bonus.

All assets, such as bank accounts, savings bonds, certificates of deposit, stocks, real estate, etc., that are owned by you or any member of your household.

All income from assets, such as interest from savings and checking accounts, stock dividends, etc.

Any business or asset (your home) that you sold in the last two years at less than full value.

The names of everyone, adults or children, relatives and non-relatives, who are living with you and make up your household.

(Important Notice for Hurricane Katrina and Hurricane Rita Evacuees: HUD's reporting requirements may be temporarily waived or suspended because of your circumstances. Contact the local housing agency before you complete the housing assistance application.)

Ask Questions

If you don't understand something on the application or recertification forms, always ask questions. It's better to be safe than sorry.

Watch Out for Housing Assistance Scams!

- Don't pay money to have someone fill out housing assistance application and recertification forms for you.
- Don't pay money to move up on a waiting list.
- Don't pay for anything that is not covered by your lease.
- Get a receipt for any money you pay.
- Get a written explanation if you are required to pay for anything other than rent (maintenance or utility charges).

Report Fraud

If you know of anyone who provided false information on a HUD housing assistance application or recertification or if anyone tells you to provide false information, report that person to the HUD Office of Inspector General Hotline. You can call the Hotline toll-free Monday through Friday, from 10:00 a.m. to 4:30 p.m., Eastern Time, at 1-800-347-3735. You can fax information to (202) 708-4829 or e-mail it to <a href="https://housing.ncbi.nlm



HUD OIG Hotline, GFI 451 7th Street, SW Washington, DC 20410



Rural Housing and Community Programs

Things You Should Know About USDA Rural Rental Housing

Don't risk losing your chances for federally assisted housing by providing false, incomplete, or inaccurate information on your application or recertification

Penalties for Committing Fraud

You must provide information about your household status and income when you apply for assisted housing in apartments financed by the U.S. Department of Agriculture (USDA). USDA places a high priority on preventing fraud. If you deliberately omit information or give false information to the management company on your application or recertification forms, you may be:

- Evicted from your apartment;
- Required to repay all the extra rental assistance you received based on faulty information;
- Fined:
- Put in prison and/or barred from receiving future assistance.

Your State and local governments also may have laws that allow them to impose other penalties for fraud in addition to the ones listed here.

How To Complete Your Application

When you meet with the landlord to complete your application, you must provide information about:

- All Household Income. List all sources of money that you receive. If any other adults will be living with you in the apartment, you must also list all of their income. Sources of money include:
- Wages, unemployment and disability compensation, welfare payments, alimony, Social Security benefits, pensions, etc.;
- -Any money you receive on behalf of your children, such as child support, children's Social Security, etc.;
- Income from assets such as interest from a savings account, credit union, certificate of deposit, stock dividends, etc.;
- -Any income you expect to receive, such as a pay raise or bonus.
- All Household Assets. List all assets that you have. If any other adults will be living with you, you must also list all of their assets. Assets include:
- -Bank accounts, savings bonds, certificates of deposit, stocks, real estate, etc.;
- -Any business or asset you sold in the last 2 years for less than its full value, such as selling your home to your children.

 All Household Members. List the names of all the people, including adults and children, who will actually live with you in the apartment, whether or not they are related to you.

Ask for Help if You Need It

If you are having problems understanding any part of the application, let the landlord know and ask for help with any questions you may have. The landlord is trained to help you with the application process.

Before You Sign the Application

- Make sure that you read the entire application and understand everything it says;
- Check it carefully to ensure that all the questions have been answered completely and accurately;
- Don't sign it unless you are sure that there aren't any errors or missing information.

By signing the application and certification forms, you are stating that they are complete to the best of your knowledge and belief. Signing a form when you know it contains misinformation is considered fraud.

- The management company will verify your information. USDA may conduct computer matches with other Federal, State or private agencies to verify that the income you reported is correct;
- Ask for a copy of your signed application and keep a copy of it for your records.

Tenant Recertification

Residents in USDA-financed assisted housing must provide updated information to the management company at least once a year. Ask your landlord when you must recertify your income.

You must immediately report:

- Any changes in income of \$100 or more per month;
- Any changes in the number of household members.

For your annual recertification, you must report:

 All income changes, such as increases in pay or benefits, job change or job loss, loss of benefits, etc., for any adult household member;

- Any household member who has moved in or out;
- All assets that you or your adult housemates own, or any assets that were sold in the last 2 years for less than their full value.

Avoid Fraud, Report Abuse

Prevent fraudulent schemes through these steps:

- Don't pay any money to file your application;
- Don't pay any money to move up on the waiting list;
- Don't pay for anything not covered by your lease;
- Get receipts for any money you do pay;
- Get a written explanation for any money you are
- required to pay besides rent, such as maintenance charges.

Report Abuse: If you know anyone who has falsified an application, or who tries to persuade you to make false statements, report him or her to the manager. If you cannot report to your manager, call your local or state USDA office at 1 (800) 670-6553, or write: USDA, STOP 0782, 1400 Independence Ave., SW, Washington, DC 20250.

If You Disagree With a Decision

Tenants may file a grievance in writing with the complex owner in response to the owner's actions, or failure to act, that result in a denial, significant reduction, or termination of benefits. Grievances may also be filed when a tenant disputes the owner's notice of proposed adverse action.

Notice of Adverse Action

The complex owner must notify tenants in writing about any proposed actions that may have adverse consequences, such as denial of occupancy and changes in the occupancy rules or lease. The written notice must give specific reasons for the proposed action, and must also advise tenants of the "right to respond to the notice within 10 calendar days after the date of the notice" and of "the right to a hearing." Housing complexes in areas with a concentration of non-English-speaking people must send notices in English and in the majority non-English language.

Grievance Process Overview

USDA believes that the best way to resolve grievances is through an informal meeting between tenants and the landlord or owner. Once the owner learns about a tenant grievance, the process should begin with an informal meeting between the two parties. Owners must offer to meet with tenants to discuss the grievance within 10 calendar days of receipt of the complaint. USDA encourages owners and tenants to try to reach a mutually satisfactory resolution to the problem at the meeting.

If the grievance is not resolved, the tenant must request a hearing within 10 days of receipt of the meeting findings. The parties will then select a hearing panel or hearing officer to govern the hearing. All parties are notified of the decision 10 days after the hearing.

When a Grievance Is Legitimate

The landlord must determine if a grievance is within the established rules for the program. For example, "I want to file a complaint because the manager doesn't speak to me" is not a legitimate complaint. However, "I want to file a complaint because the manager isn't maintaining the property according to USDA guidelines" is a legitimate complaint. Below are examples of cases in which tenants may and may not file a complaint.

A complaint may not be filed with the owner/management if:	A complaint may be filed with the owner/management if:	
USDA has authorized a proposed rent change.	There is a modification of the lease, or changes in the rules or rent that are not authorized by USDA.	
A tenant believes that he/she has been discriminated against because of race, color, religion, national origin, sex, age, familial status, or disability. Discrimination complaints should be filed with USDA and/or the Department of U.S. Housing and Urban Development (HUD), not with the owner/management.	The owner or management fails to maintain the property in a decent, safe, and sanitary manner.	
The complex has formed a ten- ant's association and all parties have agreed to use the associa- tion to settle grievances.	The owner violates a lease pro- vision or occupancy rule.	
USDA has required a change in the rules and proper notices have been given.	A tenant is denied admission to the complex.	
The tenant is in violation of the lease and the result is termination of tenancy.		
There are disputes between tenants that do not involve the owner/management.		
Tenants are displaced or other adverse effects occur as a result of loan prepayment.		

PA 1998 December 2008

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD).

To file a complaint of discrimination write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

U.S. Department of Housing and Urban Development OMB Approval No. 2577-0286 Expires 06/30/2017

Strawberry Lane LLC-Riverview Apartments

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 Strawberry Lane LLC – Riverview Apartments 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 HUD Section 8, 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

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.

If you are receiving assistance under **HUD Section 8**, 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 **HUD Section 8** 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.

Removing the Abuser or Perpetrator from the Household

HP 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 HP chooses to remove the abuser or perpetrator, HP 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, HP 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, HP must follow Federal, State, and local eviction procedures. In order to divide a lease, HP 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, HP 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, HP 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.

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.

HP 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.

HP's emergency transfer plan provides further information on emergency transfers, and HP 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

HP 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 HP must be in writing, and HP 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. HP 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 HP as documentation. It is your choice which of the following to submit if HP 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 HP 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 HP has agreed to accept.

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

If HP 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), HP 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, HP does not have to provide you with the protections contained in this notice.

Confidentiality .

HP 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.

HP must not allow any individual administering assistance or other services on behalf of HP (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.

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

- You give written permission to HP to release the information on a time limited basis.
- HP 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 HP or your landlord to release the information.

VAWA does not limit HP'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, HP 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 HP 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 HP can demonstrate the above, HP 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 Syracuse Field Office U.S. Dept. of Housing and Urban Development, 100 S. Clinton St, P.O. Box 7025 Syracuse, New York 13261-7025.

For Additional Information

You may view a copy of HUD's final VAWA rule at 24CFR 5.2005

Additionally, HP must make a copy of HUD's VAWA regulations available to you if you ask to see them.

For questions regarding VAWA, please contact Kate Boyle, Property Manager at 315-686-4386.

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 contact Victims Assistance Center of Jefferson County at 1-(866) 782-1855.

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.

For help regarding sexual assault, you may contact Victims Assistance Center of Jefferson County at 1-(866) 782-1855.

Victims of stalking seeking help may contact Victims Assistance Center of Jefferson County at 1-(866) 782-1855.

Attachment: Certification form HUD-5382

SEXUAL ASSAULT, OR STALKING, AND ALTERNATE DOCUMENTATION

Purpose of Form: The Violence Against Women Act ("VAWA") protects applicants, tenants, and program participants in certain HUD programs from being evicted, denied housing assistance, or terminated from housing assistance based on acts of domestic violence, dating violence, sexual assault, or stalking against them. Despite the name of this law, VAWA protection is available to victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation.

Use of This Optional Form: If you are seeking VAWA protections from your housing provider, your housing provider may give you a written request that asks you to submit documentation about the incident or incidents of domestic violence, dating violence, sexual assault, or stalking.

In response to this request, you or someone on your behalf may complete this optional form and submit it to your housing provider, or you may submit one of the following types of third-party documentation:

- (1) A document signed by you and an employee, agent, or volunteer of a victim service provider, an attorney, or medical professional, or a mental health professional (collectively, "professional") from whom you have sought assistance relating to domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse. The document must specify, under penalty of perjury, that the professional believes the incident or incidents of domestic violence, dating violence, sexual assault, or stalking occurred and meet the definition of "domestic violence," "dating violence," "sexual assault," or "stalking" in HUD's regulations at 24 CFR 5.2003.
- (2) A record of a Federal, State, tribal, territorial or local law enforcement agency, court, or administrative agency; or
- (3) At the discretion of the housing provider, a statement or other evidence provided by the applicant or tenant.

Submission of Documentation: The time period to submit documentation is 14 business days from the date that you receive a written request from your housing provider asking that you provide documentation of the occurrence of domestic violence, dating violence, sexual assault, or stalking. Your housing provider may, but is not required to, extend the time period to submit the documentation, if you request an extension of the time period. If the requested information is not received within 14 business days of when you received the request for the documentation, or any extension of the date provided by your housing provider, your housing provider does not need to grant you any of the VAWA protections. Distribution or issuance of this form does not serve as a written request for certification.

Confidentiality: All information provided to your housing provider concerning the incident(s) of domestic violence, dating violence, sexual assault, or stalking shall be kept confidential and such details shall not be entered into any shared database. Employees of your housing provider are not to have access to these details unless to grant or deny VAWA protections to you, and such employees may not disclose this information to any other entity or individual, except to the extent that disclosure is: (i) consented to by you in writing in a time-limited release; (ii) required for use in an eviction proceeding or hearing regarding termination of assistance; or (iii) otherwise required by applicable law.

TO BE COMPLETED BY OR ON BEHALF OF THE VICTIM OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING

1. Date the written request is received by victim:	
2. Name of victim:	-
3. Your name (if different from victim's):	4 T
4. Name(s) of other family member(s) listed on the lease:	
	* 2
5. Residence of victim:	
6. Name of the accused perpetrator (if known and can be safely disclosed):	
	8
7. Relationship of the accused perpetrator to the victim:	
B. Date(s) and times(s) of incident(s) (if known):	
10. Location of incident(s):	
In your own words, briefly describe the incident(s):	
This is to certify that the information provided on this form is true and corresponding to the confiduration and that the individual named above in Item 2 is of the longestic violence, dating violence, sexual assault, or stalking. I acknowledge the information could jeopardize program eligibility and could be the basis for the ermination of assistance, or eviction.	r has been a victim of at submission of false

Public Reporting Burden: The public reporting burden for this collection of information is estimated to average 1 hour per response. This includes the time for collecting, reviewing, and reporting the data. The information provided is to be used by the housing provider to request certification that the applicant or tenant is a victim of domestic violence, dating violence, sexual assault, or stalking. The information is subject to the confidentiality requirements of VAWA. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid Office of Management and Budget control number.