**Small Group Activities – Housing Protections**

**Directions:** You will break into small groups. For those in the room, pick a recorder and presenter. You will also be given a handout with scenarios and questions to discuss. Groups will be asked to share their responses and rationale with the full group. For those joining us virtually, you will be placed in a virtual break out and will discuss the questions in small group as well.

Discrimination Section

**Scenario 1:** A match was made for a survivor of domestic violence (DV) to our program. We do not accept survivors because they should be referred to the DV system. If we were to accept the survivor, we would require the survivor to have a protection order or counseling, and to no longer be with the perpetrator.

**Question 1:** Is this decision by a program to not accept DV survivors discriminatory?

***Please select one of the following:***

* + Yes
  + No
  + Maybe

**Explain:**

**Scenario 1 (same as above), Question 2:** Is the decision by a program to ask the survivor to have a protection order or counseling prior to being accepted into the program discriminatory?

***Please select one of the following:***

* + Yes
  + No
  + Maybe

**Explain:**

**Scenario 2:** A survivor is looking for an apartment where a Section 8 voucher is accepted. She applies but gets rejected. She says she overheard one of the people who lives in the same apartment complex tell the manager that the survivor’s current supervisor is stalking her, coming to her former apartment yelling and threatening her. The survivor thinks this is why she didn’t get the apartment.

**Question 1:** Is the landlord's denial of housing discriminatory?

***Please select one of the following:***

* + Yes
  + No
  + Maybe

**Explain:**

**Scenario 3:** We placed a couple, Georgianne and Leslie, into a unit through our Rapid Rehousing (RRH) program and were contacted by the landlord because he saw the police show up at their apartment on several occasions. A couple of tenants also told the landlord that they had seen Leslie with a black eye and heard the couple's loud arguments through the walls. Leslie is also not proficient in English and is fluent in Spanish. Both Georgianne and Leslie are on the lease with the landlord. The landlord told us that he is planning to evict them.

**Question 1:** Can the landlord or housing program terminate assistance to both Georgianne and Leslie?

***Please select one of the following:***

* + Yes
  + No
  + Not Sure

**Explain:**

**Directions:** For those in the room, turn to the person next to you. Discuss the questions posed in the documentation section and decide what you believe the answer is/rationale. Be prepared to share out. For those joining us virtually, you will do this activity independently. You will share your responses via poll. The poll will be available when we get to the share out slide.

Documentation Section

**Scenario 1:** We placed a couple, Georgianne and Leslie, into a unit through our RRH program and were contacted by the landlord because he saw the police show up at their apartment on several occasions. A couple of tenants also told the landlord that they had seen Leslie with a black eye and had heard the couple's loud arguments through the walls. Leslie is also not proficient in English and is fluent in Spanish. Both Leslie and Georgianne are on the lease with the landlord. The landlord told us that he is planning to evict them, but we relayed to the landlord that the survivor has rights under federal and state laws. With education, the landlord did not pursue eviction. While we were educating the landlord, Leslie reached out to her case manager and shared that she was scared for her safety. Her case manager outlined some options to support Leslie, including early lease termination, emergency transfer, lock changes, and lease bifurcation. Leslie decides she is scared for her safety and requests an emergency transfer to another unit. The landlord requests in writing for Leslie to provide a protection order and letter from an advocate before moving forward with the emergency transfer.

**Question 1:** Can the landlord request a protection order and letter from an advocate as the form of documentation?

* + Yes
  + No
  + Not sure

**Explain:**

**Scenario 2**: Tom and Jerry rent from a private landlord. Tom is scared for his safety because Jerry has threatened him physically on more than one occasion and recently the threats escalated. Jerry slapped Tom across the face. Jerry controls their finances and Tom does not know what to do. He looks online and finds on womenslaw.org that in Oregon he has rights. He wants to stay where he is and have Jerry removed from the unit.

**Question 1:** Can Tom provide a VAWA self-certification form to his landlord as documentation for the lease bifurcation request?

***Please select one of the following:***

* + **Yes**
  + **No**
  + **Maybe**

**Explain:**

**Scenario 3:** A Public Housing Authority (PHA) notifies a tenant that she must pay for a broken bathroom door caused by a fight that happened between the survivor and her boyfriend. The survivor explains that her boyfriend broke down the door when she fled to hide in the bathroom when he tried to hit her. The PHA insists that the survivor pay the $300 to replace the door but says that they are willing to work out a payment plan with her. The survivor does not have the money and fears that she will face eviction if she cannot pay. BUT the survivor learned by reaching out to advocates that she is not responsible for the damages. She provided a demand letter to the landlord, relaying that she is not responsible for the damages. The landlord requests in writing documentation of the domestic violence.

**Question 1:** What documentation should the survivor provide the landlord?

**Please select one of the following:**

* + Self-certification form AND qualified third-party documentation
  + Self-certification form OR qualified third-party documentation
  + Not Sure

**Explain:**