

PHA One Strike Policy – Table of Contents

Section 1.0 Purpose..... 2

Section 2.0 Authority..... 2

Section 3.0 Definitions..... 2

Section 4.0 Procedures for Applicants..... 2

Section 5.0 Procedures for Residents..... 2

Section 6.0 Procedures for the PHA..... 3

 Acknowledgement of PHA One Strike Policy..... 3

PHA One Strike Policy

Section 1.0 Purpose

It is the policy of the Princeton Housing Authority (“PHA”) that all residents shall enjoy decent, safe, and sanitary living conditions.

Section 2.0 Authority

Drug-related criminal activity, other criminal activity, and alcohol abuse in public housing communities increases resident fear and decreases unit marketability. Therefore, the PHA will not tolerate such behavior from its applicants or residents.

Section 3.0 Definitions

Drug-related criminal activity is the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use a controlled substance.

Section 4.0 Procedures for Applicants

The PHA shall screen out and deny admission to any applicant who:

- A. has a recent history of criminal activity involving crimes to persons or property and/or other criminal acts that affect the health, safety or right to peaceful enjoyment of the premises by other residents;
- B. was evicted from subsidized housing within three (3) years of the projected date of admission because of drug-related criminal activity;
- C. the PHA has determined the individual to be illegally possessing or using a controlled substance;
- D. the PHA has determined the individual to be abusing alcohol in a way that may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents;
- E. the PHA has determined that there is reasonable cause to believe that the applicant’s pattern of illegal use of a controlled substance or pattern of abuse of alcohol may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents;
- F. the PHA may waive policies prohibiting admission in these circumstances if the applicant demonstrates to the PHA’s satisfaction that the applicant is no longer engaging in illegal use of a controlled substance or abuse of alcohol and:
 1. The applicant has successfully completed a supervised drug or alcohol rehabilitation program; or
 2. The applicant has otherwise been rehabilitated successfully.

Section 5.0 Procedures for Residents

The PHA shall terminate the tenancy of any resident whom:

- A. the PHA has determined is illegally using a controlled substance;
- B. the PHA has determined that the resident’s abuse of alcohol interferes with the health, safety, or right to peaceful enjoyment of the premises by other

residents;

- C. the PHA has determined to be engaging in drug-related criminal activity on or off the premises;
- D. the PHA has determined that the resident engages in any activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents.

Section 6.0 Procedures for the PHA

- A. The PHA shall track crime-related problems at its developments and report any incidence of crime to the local police authorities to improve law enforcement and crime prevention:
 - 1. The PHA will forward to the local police authorities any resident complaints received concerning crime related problems; and
 - 2. The PHA will review the police reports and newspaper articles concerning crime related problems with our residents and bring the problems to the attention of the proper local police personnel.
- B. The PHA shall document that it is meeting its goals under the implementation plan for any drug prevention or crime reduction program funded by the Department of Housing and Urban Development (HUD) and being administered by the PHA.

I have read and understand the **PHA One Strike Policy**. I further understand that this policy applies to all applicants and residents of the Princeton Housing Authority and supersedes any related provisions in all admission, administrative, and/or continued occupancy agreements.

Acknowledgement of PHA One Strike Policy

Resident/Applicant Name

Resident/Applicant Signature Date

PHA Staff Witness Name

PHA Staff Witness Signature Date