

## **"One Strike and You're Out" Policy for Federally Subsidized Units**

WHEREAS the U.S. Department of Housing and Urban Development has notified public housing authorities that the President and Congress of the United States have adopted measures which provide additional authority to housing authorities in the areas of applicant screening, lease enforcement, and eviction in order to help fight crime in public housing communities; and

WHEREAS housing authorities will now be graded under the Public Housing Management Assessment Program (PHMAP) on their adoption and implementation of these anti-crime provisions under Indicator #8: Security:

THEREFORE it is resolved that the Somerville Housing Authority adopt and implement the following provisions:

1. The Somerville Housing Authority (SHA) Department of Public Safety will continue to track crime related problems at SHA housing developments and to report incidence of crime to local police authorities to improve law enforcement and crime prevention. The Department will keep records which document the tracking and reporting of crime pursuant to this provision.
2. The SHA hereby amends its Admissions and Occupancy Policy for Federal Subsidized Units as necessary to appropriately screen out and deny admission to applicants who (1) have 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; (2) were evicted from assisted housing within three (3) years of the projected date of admission because of drug-related criminal activity; (3) the SHA determines applicants are using a controlled substance; (4) the SHA has reasonable cause to believe illegally use of a controlled substance or abuse alcohol in a way that may interfere with the health, safety or right to peaceful enjoyment of the premises by other residents. The SHA Tenant Selection Department will adopt procedures to implement these provisions and will keep records which document the implementation of these provisions.
3. The SHA hereby amends its Lease for Elderly and Family Tenants in Federal Subsidized Units as necessary to allow it to appropriately evict tenants who: (1) engage in any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents; (2) engage in any drug-related criminal activity on or off the SHA's property; or (3) the SHA determines tenants are illegally using a controlled substance, or abuse alcohol or use a controlled substance in such a way that may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents. SHA Housing Management will adopt procedures as necessary to implement these provisions and will keep records which document the implementation of these provisions.
4. The SHA will keep records which document that it is meeting its goals under the implementation plan for any drug prevention program or crime reduction program funded by HUD.

[adopted by the SHA Board of Commissioners on November 20, 1996]