

**THE
HOUSING AUTHORITY
OF
THE BOROUGH OF GLASSBORO**

**"ONE STRIKE AND YOU'RE OUT"
POLICY**

REVISED: December 11, 2000

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"One Strike & You're Out Policy"

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During his January 23, 1996 State of the Union Address, President Clinton challenged local housing authorities to adopt and implement a policy denying assistance to criminal gang members and drug dealers, drug users and those who abuse alcohol and to provide a framework for the eviction of residents who commit crime and peddle drags.

The Housing Authority of The Borough of Glassboro hereby adopts this revised policy to be known as the "One Strike and You're Out" Policy in order to assure that:

1. People receiving housing assistance who engage in drug and other criminal activity will face certain and swift eviction and/or termination of assistance.
2. People receiving housing assistance who engage in drug and other criminal activity will be denied public housing as well as those persons who live in the offending tenant's household.
3. People receiving housing assistance who engage in alcohol related abuse to the extent that it interferes with health, safety and/or the right of other public housing residents, assisted tenants and neighbors of public housing residents and assisted tenants to have peaceful enjoyment of the premises will face certain and swift eviction and/or termination of assistance.
4. Public housing residents, assisted tenants and their neighbors will be free from threats to their personal and family safety.
5. Residents of households receiving housing assistance can pursue the work and educational opportunities necessary to remove themselves from dependence upon housing assistance and attain self-sufficiency.

A. The Guiding Principles of the Policy

1. All individuals whether or not residents of an assisted housing unit or complex have the right to live in peace and be free from fear, intimidation and abuse.
2. Because of the extraordinary demand for affordable rental housing, public and assisted housing should be awarded to responsible individuals.
3. Because those residents who engage in criminal, alcohol, or drug related activities are often members of the household of the applicant, people receiving assistance

should be screened and all residents should remain under scrutiny in order to deter illegal activity by all residents, their guests or any person under the tenant's control instead of only the applicant or head of the household.

4. Applicants and current residents who receive housing assistance must be protected from discrimination and violation of their right to privacy.

B. Implementation of the Policy

1. All applicants and members of their household should be screened for evidence of criminal activity, alcohol abuse and drug related activity prior to being granted housing assistance as an indication of future conduct.

Screening may be performed by:

- a) Questioning the applicant and all members of the applicant's household as to any criminal, drug related or alcohol related activity in which they have been involved in or in which any member of their household has been involved.
- b) Obtaining the consent of the applicant and all adult members of the applicant's household to obtain and review credit or payment histories, references of prior landlords, the National Crime Information Center, police and court records, probation officer, parole officer and local social service provides relating to all persons over the age of 16 who wish to receive, whether directly or indirectly, housing assistance. Under Federal law an adult is defined as a person who is 18 years of age or older or has been convicted of a crime as an adult under any Federal or State law although state law may allow review of criminal records of persons under the age of 18 in certain instances. The Authority or landlord may also receive information as to juveniles to the extent that the release of such information is authorized by state or local law. The Authority may rely upon any evidence it deems credible, including but not limited to, newspaper reports, complaints of neighbors and evidence of criminal activity or evidence of criminal complaints filed against the assisted tenant, even if the criminal complaint did not result in a conviction.
- c) Assuring that applicants, assisted tenants, and members of their household understand the importance of the One Strike Policy prior to the granting of assistance to the applicant or prior to continuing assistance to a tenant.
- d) Having each applicant and member of the applicant's household who is 16 years old or older acknowledge, in writing, their understanding of the One Strike Policy prior to a determination of the applicant's request for assistance. This acknowledgment should be accomplished by having each applicant and

