

PUBLIC HOUSING “ONE STRIKE AND YOU’RE OUT POLICY”

Revised and Adopted: **May 9, 2013**

I. PURPOSE

It is the policy of the Housing Authority of the City of Muskogee (MHA) that all residents shall enjoy decent, safe, and sanitary living conditions. Therefore, in accordance with Federal regulations, MHA has adopted a policy of “One Strike and You’re Out” related to instances of drug-related and/or criminal activity.

II. APPLICANTS

MHA will screen and deny admission to any applicant who:

- a. has a history of criminal activity involving crimes against persons or property and/or other criminal acts that affect the health, safety, or right to peaceful enjoyment of the premises by other residents, guests, or employees/agents of MHA;
- b. was evicted from assisted housing because of drug-related or other criminal activity;
- c. MHA has determined to be illegally using a controlled substance;
- d. MHA has determined to be illegally possessing a controlled substance;
- e. MHA 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, guests, or employees/agents.

III. RESIDENTS/PROGRAM PARTICIPANTS

MHA shall terminate the tenancy of any household when:

- a. MHA has determined that any household member has engaged in or is engaging in drug-related or other criminal activity either on or off of the premises;
- b. MHA has determined that any household member has engaged in activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents, guests, or employees/agents.

IV. CRIME TRACKING

- a. MHA will collaborate with local law enforcement officials to receive and maintain records and statistics related to criminal activity on Public Housing properties.

“ONE STRIKE AND YOU’RE OUT” AGREEMENT

TENANT: _____

The goal of the “ONE STRIKE AND YOU’RE OUT” policy is to provide a safer place to live for all residents. In order to ensure safety, each person is responsible for him/herself, the members of the household, and any guest under his/her control. This means that any behavior that poses a threat to the life, health, safety, or enjoyment of other tenants, or any criminal or drug-related activity, is cause for termination and evictions.

In general, the prohibited activity includes, but is not limited to the following:

- Assault
- Battery
- Murder
- Use or threat of use of weapons
- Larceny
- Robbery
- Vandalism
- Arson
- Any sexual misconduct
- Alcohol abuse
- Any drug-related activity

In addition, eviction shall occur if either,

1. The prohibited activity is committed on or off Authority premises;
2. Despite the fact that there is no arrest or conviction;
3. Whether you (the tenant) had any prior knowledge for the prohibited activity;

IN OTHER WORDS, EACH HOUSEHOLD IS RESPONSIBLE FOR KEEPING HIS PREMISES FREE FROM ANY CRIMINAL OR DRUG-RELATED ACTIVITY.

Do you understand the “One Strike” policy? _____

Do you understand the consequences of any breach or violation of the policy? _____

Do you understand that you have the responsibility of informing all members of your household and guests about the terms of this policy? _____

Do you have any questions concerning the “One Strike” policy or the terms of your lease? _____

Signature _____ Date _____