

“ONE STRIKE AND YOU’RE OUT POLICY”

I. PURPOSE

It is the policy of the Housing Authority of the Borough of Princeton that all residents shall enjoy decent, safe, and sanitary living conditions.

II. AUTHORITY

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

III. DEFINITIONS

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

IV. PROCEDURES FOR APPLICANTS

The Housing Authority 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 assisted housing within three years of the projected date of admission because of drug-related criminal activity;
- c. the Housing Authority has determined the individual to be illegally possessing a controlled substance;
- d. the Housing Authority has determined the individual to be illegally using a controlled substance;
- e. the Housing Authority has determined that there is a 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 Housing Authority may waive policies prohibiting admission in these circumstances if the applicant demonstrates to the Housing Authority’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.

V. PROCEDURES FOR RESIDENTS

The Housing Authority shall terminate the tenancy of any resident who:

- a. the Housing Authority has determined is illegally using a controlled substance;
- b. the Housing Authority 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 Housing Authority has determined to be engaging in drug-related criminal activity on or off the premises;
- d. engages in any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents.

VI. PROCEDURES FOR HOUSING AUTHORITY

- a. The Housing Authority 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 Housing Authority will forward to the local police authorities any resident complaints received concerning crime related problems; and
 2. the Housing Authority 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 Housing Authority 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 and being administered by the Housing Authority.