



ONE STRIKE POLICY

adopted 2-15-2000

“ONE STRIKE AND YOU’RE OUT” POLICY

The Vidalia Housing Authority adopts the following “One Strike and You’re Out” policy pursuant to HUD’s policy to ensure that those who engage in illegal drug, violent criminal, and/or history of criminal activity are not allowed to live in subsidized housing and thus endanger the well being of other residents.

Per HUD, evictions and terminations of housing assistance are civil, not criminal, matters. In order to evict or terminate assistance, a criminal conviction or arrest is not necessary and the VHA need not meet the criminal standard of “proof beyond a reasonable doubt”. All appropriate HUD/VHA forms state that illegal drug, violent criminal, and/or history of criminal activity is cause for eviction and/or termination of rental assistance.

APPLICANTS:

Before an applicant is briefed for any housing program, the VHA does a criminal records check to verify the individual and/or all family members have no illegal drug, violent criminal, and/or history of criminal activity in their background. If there is such activity, the applicant may be removed from the waiting lists and not allowed to participate in any subsidized housing programs. Copies of any arrest records may be requested and reviewed, depending on each individual case. Applicants who disagree with removal from the waiting list are entitled to an informal review with the Housing Authority Director.

RESIDENTS:

Residents in our Public Housing will be either evicted or housing assistance terminated for illegal drug, violent criminal, and/or history of criminal activity. This not only includes head and co-head households, but also any person who resides with our tenant as a caretaker. Upon notification of such activity, a Vidalia Police Officer is contacted and a copy of each criminal report will be requested. Upon receipt and review of the Police Report(s), a decision is made and, if warranted, a termination notice is mailed to the resident.

NONRESIDENTS:

It is important to recognize that even the most effective One Strike policies can be undermined if housing agencies do not also have security measures in place to protect against criminal activities committed by nonresidents. In many housing communities, criminal and disruptive activities are undertaken by those who do not live in the respective community. These nonresidents, of course, are not subject to eviction or termination of housing assistance. Crime committed by nonresidents is a difficult problem that is best addressed through close cooperation between PHAs and state and local law enforcement. The VHA anticipates an ongoing partnership with the Vidalia Police Department.