

4/08 – ACOP Language for Past Offenders – time required before rehousing

We do not allow people convicted of felonies to reside here.

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Five years for violent offenses.

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At this time we have a 3 year living clean rule for drugs (after prison) lifetime ban for Meth. We evict for criminal activity. Registered sex offenders are not considered for placement in complex. Anyone committing a sex offense is evicted immediately and banned for life.

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3yrs. criminal activity drug – related Lifetime for sex crimes/manufacture or production of methamphetamine.

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We use 3 – 5 years after, depending on the offense.

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Persons evicted from Public Housing or any Section 8 program because of drug related criminal activity are ineligible for admission to Public Housing for a 3 year period beginning on the date of such eviction.

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Our A&O states:

Persons who have been evicted from any federally assisted housing because of drug-related criminal activity are ineligible for admission to public housing for a three (3) year period beginning on the date of such eviction. This may be waived by the Authority if

- a. the person demonstrates successful completion of a rehabilitation program approved by the Authority
- b. circumstances leading to the eviction no longer exist, e.g., the individual involved in the drug-related activity is no longer in the household because the person has died or is imprisoned.

My One-Strike Policy states:

Once issued, a Criminal Trespass Notice will remain in effect until a written request for removal has been approved by the Executive Director. No bar notice will be lifted during the initial six months. A bar notice involving drug-related or violent activity will not be considered for removal in less than two years. Any person required to register with legal authorities due to conviction for child molestation (registered child molester) shall be banned from the property for the duration of their reporting requirements.

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3 years for drug conviction.

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Evictees must wait a minimum of five years before being re-admitted (and then only if they have had no convictions during the interim period, AND they meet all other qualifications for residency). Five-year waiting period AFTER any sentences are served, AND probation/parole is completed for felony convictions or per Management discretion for other multiple convictions. Lifetime ban on convicted arsons, child molesters and those involved with manufacture/delivery of controlled substances.

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We do not have a time limit on evictions. If a household is evicted, we usually do not allow them back onto our program.

Some reasons for denial: Have a history of criminal activity by any household member involving crimes of physical violence against persons or property and any other criminal activity including drug-related criminal activity that would adversely affect the health, safety, or well being of other tenants or staff or cause damage to the property; Have a history of disturbing neighbors or destruction of property; Were evicted from assisted housing within three years of the projected date of admission because of drug-related criminal activity involving the personal use or possession for personal use; Were evicted from assisted housing within five years of the projected date of admission because of drug-related criminal activity involving the illegal manufacture, sale, distribution, or possession with the intent to manufacture, sell, distribute a controlled substance as defined in Section 102 of the Controlled Substances Act, 21 U.S.C. 802; Are illegally using a controlled substance or are abusing alcohol in a way that may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents. The (PHA) may waive this requirement if:

1. The person demonstrates to the (PHA's) satisfaction that the person is no longer engaging in drug-related criminal activity or abuse of alcohol;
2. Has successfully completed an approved supervised drug or alcohol rehabilitation program; or
3. Has otherwise been rehabilitated successfully;

Have engaged in or threatened abusive or violent behavior towards any (PHA) staff or residents; Denied for Life: If any family member has been convicted of manufacturing or producing methamphetamine (speed) in a housing development or in a Section 8 assisted property; Denied for Life: Has a lifetime registration under a State sex offender registration program.

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We do not allow people who have been terminated from public housing or Section 8 for program violations back on Section 8 for a period of 5 years.

For Public Housing, applicants must have rented somewhere else and left a good reference there. If the bad public housing reference is the last reference they have, they will not be re-admitted.

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We have in our ACOP, if a tenant is evicted for criminal activity such as violence or drug related activity – they must have a clean criminal history for 5 years before they are allowed back on the program. We also have a lifetime disallowance for sex offenders and for the manufacture of methamphetamines on public housing property, which I believe is a HUD requirement.

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We have a rehabilitation period of 3 years with each situation reviewed on a case-by-case basis with a determination made at that time.