

Crime Free Housing Statement

It is the policy of the Moline Housing Authority (MHA) to promote the safety and security of residents in public and assisted housing administered by this agency. The MHA will endeavor to take reasonable steps in the areas of screening, leasing, terminations, evictions, grievances, and Section 8 terminations which support this policy. Moline Housing Authority also will participate in crime free housing with the community of the City of Moline and Public Safety Department. The MHA shall maintain an Admissions and Continued Occupancy Plan (ACOP), a Section 8 Administrative Plan, and other practices and procedures which support the following:

1. **Any criminal activity on or off MHA premises**, wherever located that threatens the health, safety, or peaceful enjoyment of MHA's premises by other residents or MHA employees.
2. **Any drug-related criminal activity on or off MHA premises**, wherever located.
3. **Alcohol abuse that MHA determines interferes** with the health, safety, or right to peaceful enjoyment of the premises by other residents.

For the purpose of this section, criminal activity that threatens the health, safety, or right of peaceful enjoyment of the premises by other residents or MHA employees, shall include but not limited to the following:

1. Physical assault or the threat of physical assault to any person whatsoever.
2. Illegal use of a firearm or other weapon or the threat to use a firearm or other weapon.
3. Sexual molestation, debauchery of a minor, prostitution, and other similar or related sexual misconduct.

For the purpose of this section, drug-related criminal activity means the following:

1. Illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use a controlled substance, or substances, commonly known as, but not limited to, cocaine, heroin, marijuana, and opium, and further defined in the Controlled Substances Act (21 V.S.C. 802) unless such controlled substance or substances were obtained directly pursuant to a valid prescription or order.

Denial of Admission: The MHA shall deny admission to anyone having a history of criminal activity or any household member involving crimes of physical violence against persons or property and any other criminal activity including drug-related criminal activity for 3 years from date of application. Criminal activity is described above for more detail. See Denial of Admission in the ACOP and Section 8 Administrative Plan.

Denied for Life:

1. If any family member has been convicted of manufacturing or producing methamphetamine in a public housing development, in a Section 8 assisted property, or on the premises of other federally assisted housing.
2. Has a lifetime registration under a State sex offender registration program.
3. Murder
4. Rape

Screening: The MHA has established policies and procedures that prohibit admitting any person(s) related to criminal activity, drug-related criminal activity, and alcohol abuse as described in the first paragraph of sections 1, 2, and 3. The MHA may use information obtained from various sources, including but not limited to, police records, credit reports, landlord references, other social service agency experiences, or verbal reports to make a determination.

Termination of Lease/Eviction: The MHA has adopted policies and procedures that allow the termination of a public housing lease on the basis of reasons described in the first paragraph of sections 1, 2, and 3. Termination of tenancy can be whether or not any person, whose conduct is at issue, has been arrested, charged, or convicted by law and **a 10 days' notice prior to the termination date will be issued in cases of engaging in criminal activity including drug-related criminal activity and other criminal activities, meaning you have ten days to vacate your residency or eviction action will be initiated against the resident.**

Grievance Procedures: The MHA has adopted a grievance procedure which allows the application denials or termination of tenancy in ongoing hearing procedures. See ACOP and Section 8 Administrative Plan for further details.

Waivers: The MHA may grant waivers if the herein defined person(s):

1. Is participating in a supervised drug or alcohol rehabilitation program
2. Has successfully completed a supervised drug or alcohol program
3. Has otherwise been successfully rehabilitated
4. The circumstances leading to the eviction no longer exist

Responsibilities of the MHA: The MHA shall comply with all federal laws prohibiting discrimination, on the basis of race, religion, sex, color, national origin, age, disability, and familial status in administering this policy. Additionally, the MHA shall comply with all disclosure rights of the parties involved in decisions which form the basis of actions taken under this policy. The MHA shall provide reasonable opportunity and accommodations to person with handicaps or disabilities in all procedures developed under this policy.

I, the undersigned, have read this policy statement and that I fully and completely understand the *Crime Free Housing Statement* criteria. Furthermore, I understand the above information is listed in the Public Housing Lease, ACOP, and Section 8 Administrative Plan for further details and legal actions.

Applicant Signature _____ **Date** _____

Co-Applicant Signature _____ **Date** _____