

Cohoes Housing Authority

One Strike and You're Out Policy

“One Strike and You're Out” is the U.S. Department of Housing and Urban Development's policy of reducing crime, drug trafficking and gang violence. “One Strike and You're Out” is designed to provide a mechanism that will make evictions easier against households found to possess illegal narcotics. The essence of the new effort, as specified in HUD Notice PIH 96-27, dated May 15, 1996, is as follows:

- Housing authorities must establish standards “that allow for the termination of tenancy of any person who the HA determines is illegally using a controlled substance”;
- “One Strike and You're Out” applies only to the screen, lease and evicting provisions that public housing authorities are mandated to adopt according to the ‘Housing Opportunity Program Extension Action of 1996’;
- The policy stipulates that public housing authorities may evict an entire household if illegal drugs are found to be present, even if other members of the household were not aware of the presence of the illicit narcotics;
- Housing authorities can waive the ineligibility requirement if the convicted resident:
 1. successfully completes an approved rehabilitation program; or
 2. the “circumstances leading to the eviction no longer exist”;
- Persons who have been evicted from public housing, Indian Housing, Section 23 or any Section 8 program are deemed ineligible for admission to Section 8 programs for a three-year period from the date of their eviction.

Cohoes Housing Authority's Attorney has reviewed the HUD notice and has written the attached language which will be incorporated into the lease of each Cohoes Housing Authority resident.

The Cohoes Housing Authority's Board of Commissioners endorse a “zero tolerance” for residents who deal drugs or are involved in a any illegal drug activity on or off the premises of the Cohoes Housing Authority and the implementation of “One Strike, You're Out” is now in effect.

February 23, 1999