

Special Attention of:  
State and Area Coordinators;  
Public Housing Directors;  
Public Housing Agencies

NOTICE PIH 96-16(HA)  
Issued: April 12, 1996  
Expires: April 30, 1997

**SUBJECT**: "One Strike and You're Out" Screening and Eviction Policies for Public Housing Authorities (HAS)

1. **PURPOSE**: This Notice disseminates the attached guidelines to assist HAS in the development and enforcement of stricter screening and eviction procedures.
2. **BACKGROUND**: On March 28, 1996, the President announced a "One Strike and You're Out" policy for public housing residents. This Notice outlines existing policies, makes reference to newly enacted laws and announced HUD policy, provides guidance to enhance the ability and related efforts of public housing agencies to develop and enforce stricter screening and eviction as a part of their anti-drug, anti-crime initiatives.
3. **IMPLEMENTATION**: In addition to reiterating the existing screening and eviction authority of public housing agencies, the "One Strike" policy includes two new components.
  - A. The first is provided in the 1996 "Extender Act" and gives HAS new authority to deny occupancy on the basis of illegal drug-related activities and alcohol abuse when such abuse leads to behavior that threatens the health, safety or peaceful enjoyment of the premises by other residents. The specific language requirements also will be the subject of a separate notice.
  - B. The second is a revision to the Public Housing Management Assessment Program (PHMAP) system, to include a new evaluation component on security that measures HA performance in implementing effective screening and eviction policies and other anti-crime strategies. These revisions will be forthcoming in the Proposed Rule on PHMAP.

For further information on public housing screening and eviction policies and procedures, and HUD's anti-drug, anti-crime strategies contact your local Field Office, Director, Office of Public and Indian Housing, Department of Housing and Urban Development.

/s/Kevin Emanuel Marchman  
Deputy Assistant Secretary  
Office of Distressed and  
Troubled Housing

Attachment (Not included. Official printed Notice will include a copy of the attachment.)