

# Quality Of Life Initiatives

Standards, Expectations and Responsibilities to ensure a quality living environment for PHA residents and the entire community.



Philadelphia Housing Authority  
Building Beyond Expectations



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# Message from the Executive Director

The quality of life of public housing residents and our neighbors is of the utmost importance to the Philadelphia Housing Authority. Developing new, mixed-income communities with modern, high-quality housing is just a part of the overall initiative of PHA to improve neighborhoods.

Another important element of our work is the development of programs that improve the quality of life through increasing resident and landlord accountability and awareness of their obligations and responsibilities. While some people may think behavior like not playing loud music and throwing out trash are routine matters of common sense, we have all too often seen these kinds of issues become problematic for PHA residents, Housing Choice (Section 8) participants and our neighbors.

It is important that we sift through these issues to determine the root cause. In most cases, we find that these quality of life issues are misunderstandings, which are often resolved quickly and amicably.

However, we also encounter circumstances where the problems are not so clear-cut and easy to resolve. Therefore, PHA has established a Quality of Life Initiative that addresses community standards and codes of conduct to ensure that everyone understands the expectations and responsibilities of public housing residents and Housing Choice participants.

During my tenure at PHA, I have made recognition of community standards a priority among PHA staff and resident leadership. The Quality of Life Initiative is designed to communicate our efforts to everyone associated with public and assisted housing so that we can work together to develop neighborhoods where public housing and non-public housing residents work together to improve their community.



Carl R. Greene

A handwritten signature in black ink, appearing to read 'Carl R. Greene'.

Executive Director

Philadelphia Housing Authority

# Quality of Life Initiative



# Quality of Life Initiative

The Philadelphia Housing Authority is proud of its ongoing commitment to ensure a quality living environment for its residents and neighbors throughout the City of Philadelphia. PHA has implemented substantive policies and operational enhancements to strengthen awareness and reinforce compliance with tenant and landlord obligations for proper conduct. These wide-ranging efforts provide the basis for PHA's Quality of Life Initiative.

While PHA is primarily engaged in the development and operation of clean, safe, quality, and affordable housing opportunities for its residents, PHA also is working to develop a community-wide approach to establishing and enforcing norms of conduct and behavior as they relate to individual tenant and landlord responsibilities.

The goal of the Quality of Life Initiative is to define the obligations of public housing residents and Housing Choice (Section 8) participants, regarding their conduct and leases. PHA is striving to create a system that integrates public housing with its surrounding communities in a positive way to raise the quality of life.

This collaborative effort between PHA residents and their surrounding community is designed to create an environment that fosters community values, encourages resident participation, positive peer group pressure and reinforces the responsibilities of all.

Our guiding belief is that if the entire community cooperates to establish and enforce community norms and values, a system will develop that is a true partnership between all stakeholders. It is the prime objective of PHA's Quality of Life Initiative to develop a compliance system that is rich with community input and involvement.

It is important to note that "community" is greater than PHA and its clients, and includes all community members affected by the Authority. This includes City of Philadelphia departments such as Code Enforcement, Licenses and Inspections, Sanitation, Police and Fire, as well as other units of government that have a direct impact on the quality of life for public housing residents.

The purpose of this brochure is to provide every one associated with PHA an understanding of the responsibilities, expectations and obligations of residency. It is through this understanding that everyone will be aware of the expectations and rewards of positive conduct, as well as the consequences of improper behavior and repeated disregard of obligations.

**"...Quality of Life Initiative addresses community standards and codes of conduct."**

# Responsibilities: Public Housing



# Responsibilities: Public Housing

The Philadelphia Housing Authority Dwelling Lease includes obligations that directly affect the health, safety and right to peaceful enjoyment of the PHA premises by residents. These obligations are:

**1. Public housing residents agree to maintain PHA premises assigned to them for their exclusive use in a decent, safe, clean and sanitary condition:** to cooperate with management in maintaining their yard area in a neat and orderly manner; and to pick up and remove trash and to dispose of garbage, rubbish and other waste in a sanitary and safe manner. Residents are required to remove ice and snow from the immediate area in front of their dwelling units and to create a path. In Scattered Site units, this is the responsibility of all residents residing in the building and includes responsibility for the sidewalk. Residents unable to perform these tasks due to age or disability shall be exempt from this requirement.

Maintaining the premises in a decent, safe, clean and sanitary condition includes maintaining a clean, pest-free unit. It also includes not throwing onto the property any objects or litter from windows or doors. This also means not throwing trash onto the common areas of the property or placing trash out for removal at times other than those designated by management.

For the safety of children, no person shall place any abandoned or unattended freezer or refrigerator or any other container that has an airtight door or lock, which cannot be opened from the inside, on PHA property. If a freezer or refrigerator must be discarded, the doors must be removed and properly disposed of.

**2. It shall be prohibited activity, a material breach of a resident's lease and grounds for termination of the lease for any resident household member or guest to do any of the following on PHA property:**

- a. To carry intentionally and unlawfully on or about his or her person a deadly weapon. A weapon is carried unlawfully if a person does not have a lawfully issued license to carry the weapon.
- b. To display a deadly weapon in connection with a verbal or non-verbal threat of bodily harm without legal justification.
- c. To shoot, fire, explode, throw or otherwise discharge a deadly weapon.
- d. To inflict any injury upon another person through the intentional use of a deadly weapon without legal justification.
- e. To inflict any injury upon another person through reckless, careless or negligent use of a deadly weapon.

- f. To damage any property through the reckless, careless or negligent use of a deadly weapon.
- g. To maintain a gun on the premises that has not been registered and licensed. A copy of the registration shall be maintained in the manager's office.

**3. Public housing residents agree not to engage in and to take all necessary and reasonable steps to prevent any household member or guest from engaging in:**

- a. Any criminal activity that threatens the health, safety or right of peaceful enjoyment of PHA's property by other residents or employees of PHA. Examples include ethnic intimidation, domestic violence, sexual offenses, cruelty to animals, illegal lotteries and gambling offenses, making false reports for police, falsely pulling the fire alarm and selling liquor or malt brewed beverages.
- b. Any drug related criminal activity on or adjacent to the premises and/or on PHA property.

Any criminal activity in violation of the above shall be cause for immediate termination of the PHA Lease and for eviction from the premises.



**In addition, conviction of the following crimes that occur on or about PHA property shall be cause for immediate termination of the lease and/or barring of the convicted individual from the household\*:**

- a. A capital offense. Homicide is a capital offense.
- b. A first-degree felony involving actual or potential harm to a person. Examples include aggravated assault, rape, robbery, burglary, arson and kidnapping.
- c. Possession, manufacture or delivery of a controlled substance as defined in section 102 of the Controlled Substance Act, 21 U.S.C. 802. For the purpose of this section, the term "drug-related criminal activity" means the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute or use a controlled substance.

\* The Supreme Court of the United States recently held that housing authorities have the discretion to evict tenants for the drug-related criminal activity of household members and guests whether or not the resident knew, or should have known, about the activity.

**“This collaborative effort between PHA residents and their surrounding communities is designed to create an environment that fosters community values...”**



**4. Public housing residents agree to act responsibly and to take all necessary and reasonable steps to cause household members and guests to act in such a manner that will not disturb other residents' peaceful enjoyment of their accommodations or community facilities; to refrain from illegal or other activity which would impair the physical or social environment of the development or Scattered Site community; and to act in such a way as to positively contribute to maintaining the development of Scattered Site community in a decent, safe and sanitary condition.**

Activities which disturb the peaceful enjoyment of others include noise and loud music, loitering, urination or defecation on PHA premises, consuming or possessing open containers of alcoholic beverages on PHA premises, solicitation of prostitution, obstructing or cluttering the sidewalks or hallways and idling on or about PHA premises so as to prevent others from comfortably coming in and out.

Parents are responsible for ensuring that minors under their custody and control do not violate local curfew and truancy laws.

**5. Residents agree to refrain from and to take all necessary and reasonable steps to cause all household members and guests to refrain from destroying, defacing, damaging or removing any part of PHA premises, community buildings, facilities or common areas. This includes, but is not limited to, locks, walls, fences, trees, streetlights, plaques and signs.**

**6. Residents agree to comply with the PHA Pet Policy. The Pet Policy governs the types of pets allowed and the conditions under which a resident may have a pet. For instance, pets with a vicious or aggressive disposition such as Doberman pinschers, pit bulls, German shepherds and rottweilers will not be allowed.**

**7. Public housing residents agree not to keep or maintain any abandoned vehicle, inoperable vehicle, or a vehicle without a license plate or inspection sticker on the premises.**

Management may regulate the manner, time and place of all parking and may remove illegally parked vehicles in accordance with state and local statutes. Residents also agree not to repair cars or trucks on any PHA property.

**8. All changes in household composition and household income must be reported to management. In addition, residents may not sublease units or assign their leases to others.**



# Responsibilities: Housing Choice (Section 8)



# Responsibilities: Housing Choice (Section 8)

The Philadelphia Housing Authority Assisted Lease Agreement and Housing Assistance Payments Contract include obligations that directly affect the health, safety and right to peaceful enjoyment of the PHA premises by Housing Choice (Section 8) participants. These obligations are:

**1. In Housing Choice, landlords and tenants are thoroughly screened and trained to adhere to quality of life standards mandated by the U.S. Department of Housing and Urban Development. However, participants may be terminated from Housing Choice tenancy if a participant family engages in living or housekeeping habits that cause damage to the unit or premises.**

Maintaining the premises in a decent, safe, clean and sanitary condition includes maintaining a clean, pest-free unit. It also includes not throwing onto the property any objects or litter from windows, doors or balconies. This also means not placing trash out for removal at times other than designated.

For the safety of children, no person shall place any abandoned or unattended freezer or refrigerator or any other container that has an airtight door or lock which cannot be opened from the inside on the outside of a property. If a freezer or refrigerator must be discarded, the doors must be removed and properly disposed of.

**2. Any of the following types of criminal activity by a Housing Choice participant, or any member of a Housing Choice household, or guest or other person under Housing Choice participant's control shall be cause for termination of Housing Choice tenancy:**

- a. Any criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises by other residents, including property management staff residing on the premises.
- b. Any criminal activity that threatens the health, safety or the right to peaceful enjoyment of their residences by persons residing in the immediate vicinity of the premises.
- c. Any violent criminal activity on or near the premises.
- d. Any drug-related criminal activity on or near the premises.

Criminal activity that threatens the health, safety or right to peaceful enjoyment of property by other residents or employees of PHA includes: ethnic intimidation, domestic violence, sexual offenses, assault, trespass, theft offenses, fraud, cruelty to animals, illegal lotteries and gambling offenses, making reports for police falsley, pulling the fire alarm and selling liquor or malt brewed beverages.

**3. Housing Choice tenancy may be terminated if any member of the household is:**

- a. Fleeing to avoid prosecution, or custody or confinement after conviction for a crime, or attempt to commit a crime, that is a felony under the laws of the place from which the individual flees, or that in the case of some states (not Pennsylvania) is a high misdemeanor.
- b. Violating a condition of probation or parole under federal or state law.

**4. Housing Choice participants agree to act responsibly and to cause household members and guests to act in such a manner that will not disturb other residents' peaceful enjoyment of their accommodations or community facilities.**

Moreover, Housing Choice tenancy may be terminated if any member of the household has engaged in a pattern of abuse of alcohol that threatens the health, safety or right to peaceful enjoyment of the premises by other residents. During the initial term of the lease or during any extended term, tenancy may also be terminated for causing a disturbance to neighbors.

Housing Choice participants agree not to allow on the premises any excessive noise or other activity that materially disturbs the peace and quiet of other residents in the building. Housing Choice owners agree to prevent other residents and persons in the building or common area from disturbing a resident's peace and quiet.

Activities which disturb the peaceful enjoyment of others include noise and loud music, loitering, urination or defecation on the premises, consuming or possessing open containers of alcoholic beverages outside of the premises, solicitation of prostitution, obstructing or cluttering the sidewalks or hallways and idling on or about the premises so as to prevent others from comfortably coming in and out.

**Parents are responsible for ensuring that minors under their custody and control do not violate local curfew and truancy laws.**

**5. Housing Choice participants agree to refrain from and to take all necessary and reasonable steps to cause all household members and guests to refrain from destroying, defacing, damaging or removing any part of the premises.**

**6. All changes in household composition and household income must be reported to PHA.** In addition, participants may not sublease units or assign their leases to others.

*Recent improvements in Housing Choice include:*

- Stronger relationship with the Philadelphia Police Department.
- Improved counseling for families in search of housing.
- Community advocate to act on neighborhood complaints.

# Regulations



# Regulations

## City of Philadelphia Regulations of Individual Conduct and Activity That Will Be Enforced In Public and Assisted Housing.

### 1. Chapter 10-100. ANIMALS

- a. No person shall have any dog unless he/she has obtained a license for such dog and has paid an annual license fee. All licensing fees for guide dogs for the blind or for any other handicapped person shall be waived.
- b. All dogs and cats must be vaccinated for rabies. Verifications of vaccination will be recognized only upon the presentation of a vaccination certificate signed by a veterinarian or veterinary hospital.
- c. A license tag and receipt shall be furnished by the Department of Licenses and Inspections for each dog licensed pursuant to this section.
- d. Application for any dog license shall be made to the department of Licenses and Inspections. Any veterinarian, veterinary hospital or animal shelter can be authorized by the Department of Licenses and Inspections to accept license applications on its behalf.
- e. No person shall permit any animal other than a cat to go at large upon any street, public or private property other than the property of the owner of the animal. All animals using any street, public place or private property of anyone other than the owner of the animal shall be on a leash not exceeding six (6) feet in length including the handgrip but excluding the collar and accompanied by a person able to fully control the animal at all times. Any animal running at large in violation of this ordinance shall be seized by any animal control officer or police officer and delivered to an appropriate area of confinement approved by the Department of Public Health.
- f. Any animal that is vicious may be seized by any police officer or any authorized animal control officer and may be humanely destroyed at the discretion of the Department of Public Health after a reasonable effort has been made to notify the owner. A vicious animal shall mean any animal which poses an imminent danger to humans or to other domesticated animals, or which has been found by the Department of Public Health or an animal control agent to have a history of bites or attacks on humans or domesticated animals.
- g. No person, having possession, custody or control of any animal shall knowingly or negligently permit any dog or other animal to commit any nuisance, upon any gutter, street, driveway, alley, curb or sidewalk in the city, or upon the floors or stairways of any building or place frequented by the tenants, or on the outside walks, walkways, driveways, alleys, curbs or stairways of any building abutting on a public street or park, or upon the grounds of any public park or public area, or upon any private property other than the property of the owner of such animal. This provision does not apply to guide dogs accompanying any blind person.

**h. Penalties:** Sections a through f: No less than one-hundred-fifty (\$150) dollars and no more than three-hundred (\$300) dollars. Section g: Any person who received a notice of violation, may within ten (10) days, pay twenty-five (\$25) dollars, admit the violation and waive appearance before a Municipal Court Judge. Otherwise, the minimum fine is one-hundred (\$100) dollars and the maximum fine is three-hundred (\$300)

**Responsible city agencies:** Department of Public Health-Division of Animal Control, SPCA, Department of Licenses and Inspections, Office of the Health Commissioner, Philadelphia Police Department.

## 2. Chapter 10-300. MINORS

- a. A minor is anyone under the age of eighteen (18) years.
- b. No minor shall remain outside of any PHA property or in the common areas during the following times:
  - Sunday through Thursday: Between the hours of 10:30 p.m. and 6:00 a.m. of the following day.
  - Fridays and Saturdays\*: Between the hours of 12 midnight and 6:00 a.m. of the following day.\**The curfew remains 10:30 p.m. to 6:00 a.m. on October 30 and October 31st of any year.*

***This curfew does not apply under the following circumstances:***

- If the minor is accompanied by a parent.
- If the minor is doing an errand or legitimate business as directed by the minor's parents.
- If the minor is engaged in lawful employment

during the curfew hours or is on active duty in the Armed Services of the United States.

- If the minor is an emancipated minor who is head of the household.
- c. No minor shall remain outside of any PHA property or in the common areas during school hours except for those days that are school holidays.
- d. No minor shall be allowed to roam unattended or play in building hallways.
- e. No parent shall knowingly permit any minor to violate the curfew hours.
- f. No parent shall knowingly permit any minor to roam unattended or to play in building hallways.
- g. Parents shall be fined and held accountable for each curfew violation committed by minors under their custody or control.
- h. Penalties:** Juvenile Pays: Not more than one-hundred-fifty (\$150) dollars for the first violation; from two-hundred (\$200) dollars to three-hundred (\$300) dollars for each succeeding violation. If fines and costs are not paid within 10 days, court action is requested in accordance with the Juvenile Act. The court may in its discretion suspend the fine in exchange for community service. Parent Pays: Notice is received for the first violation. Fifty (\$50) dollars for the second violation; one-hundred (\$100) dollars to three-hundred (\$300) dollars for each succeeding violation. After two or more notices, there is a separate offense of Repeat Offender. Parents designated as Repeat Offenders are subject to a fine not more than three-hundred (\$300) dollars. **Responsible city agency:** Philadelphia Police Department.

### 3. Chapter 10-400. NOISE AND EXCESSIVE VIBRATION

- a. No person shall create or display from inside of any property any noise or excessive vibration that can be heard beyond ten (10) feet of the property or a unit.
- b. Noise and excessive vibration is the presence of sounds(s) or vibration(s) of such intensity, duration, frequency or character which annoy, disturb, or cause or tend to cause adverse psychological or physiological effects on persons, or damage or tend to damage personal or real property.
- c. No person, excluding the operator of a vehicle while such vehicle is being driven, shall operate a radio, tape player, or similar device without earphones on the outside of the property between the hours of 9:00 p.m. and 8:00 a.m.
- d. **Penalties:** Not less than twenty-five (\$25) dollars and not more than three-hundred (\$300) dollars for the first violation; not less than one-hundred (\$100) dollars and not more than three-hundred (\$300) dollars for the second violation; not less than three-hundred (\$300) dollars for the third and subsequent violations. A Repeat Offender category exists. **Responsible city agencies:** All City of Philadelphia agencies.

### 4. Chapter 10-500. PUBLIC PLACES PROHIBITED CONDUCT

- a. The following conduct is prohibited in or upon PHA property:
  - Spitting on sidewalk
  - Loitering: Idling or lounging in or about PHA property so as to prevent others from comfortably coming in and out
  - Consuming or possessing an open container of alcoholic beverages
  - Solicitation of prostitution/any acts of a sexual nature
  - Urination or defecation
  - Parking a vehicle on the sidewalk and/or grass
  - Gambling on sidewalks
  - Unlicensed sale of goods or services on sidewalks
  - Obstructing or cluttering the sidewalks and hallways
- b. **Penalties:** Spitting and Loitering – not more than twenty-five (\$25) dollars; Alcoholic beverages– At least fifty (\$50) dollars but not more than three-hundred (\$300) dollars; Public Urination/ Defecation– three-hundred (\$300) dollars (or fifty (\$50) dollars, if paid within eight (8) days); Parking, gambling, obstructing the sidewalk – twenty (\$20) dollars; Unlicensed sale of goods on the sidewalk – one hundred (\$100) dollars to three-hundred (\$300) dollars. **Responsible city agencies:** Philadelphia Police Department, Bureau of Administration Adjudication, Department of Licenses and Inspections.



## 5. Chapter 10-700. REFUSE AND LITTERING

- a. Litter includes garbage, refuse, rubbish and other waste materials, which, if thrown or improperly deposited, tends to create a danger to public health, safety and welfare.
  - b. No person shall place or deposit litter anywhere except in authorized receptacles.
  - c. Litter that is placed in authorized receptacles must be placed in such a manner as to prevent it from being scattered or carried by the elements onto any street, sidewalk or other public or private premises.
  - d. No person shall sweep into or place in any gutter, street, or other place the accumulation of litter from any building, lot or driveway.
  - e. No person in a vehicle shall throw or deposit litter upon any street, public place or private premises.
  - f. **Penalties:** Minimum fine of one-hundred (\$100) dollars and no more than three-hundred (\$300) dollars. **Responsible city agencies:** Department of Licenses and Inspections, Department of Streets, Philadelphia Police Department.
- b. No person shall knowingly make or cause to be made any false report or alarm, or misleading call or request for any police or fire services. This includes falsely pulling a fire alarm.
  - c. No person, other than those authorized, shall operate a fire hydrant.
  - d. No person shall own, manufacture, sell, transfer or possess any incendiary device. An incendiary device is any flammable liquid enclosed in a readily breakable container that can be equipped with an igniter of any type. This includes, but is not limited to, Molotov cocktails and fireworks.
  - e. No person shall use or possess with the intent to use any air gun, stun gun, or implement any firearm that forcefully impels a pellet of any kind.
  - f. **Penalties:** Fire hydrant – twenty (\$20) dollars for the first offense, fifty (\$50) dollars for the second offense, three-hundred (\$300) dollars for each subsequent offense; Incendiary devices – Not less than one-hundred (\$100) dollars and not more than three-hundred (\$300) dollars, together with imprisonment of not less than thirty (30) days and not more than ninety (90) days; Spring gun/air gun- Not less than one-hundred-fifty (\$150) dollars and not more than three-hundred (\$300) dollars or imprisonment not exceeding ninety (90) days or both; Stun gun- Not more than three-hundred (\$300) dollars and/or imprisonment not more than ninety (90) days. **Responsible city agencies:** Philadelphia Police Department, Water Department and Fire Department.

## 6. Chapter 10-800. SAFETY

- a. No person shall place or permit the placing outside of any building in a place accessible to children any abandoned or unattended icebox, refrigerator or any other container that has an airtight door or lock which cannot be opened from the inside.

# Enforcement



# Enforcement



A uniform citation system has been established. This system will enable the issuance of citations to residents and Housing Choice (Section 8) participants who violate provisions of the lease that affect quality of life. All PHA police officers and site managers will have the ability to issue these lease violation citations. The violations will be categorized and a warning or a notice of lease termination will accompany each citation. Additionally, a lease enforcement hotline has been established. Complaints are taken anonymously and are investigated by the Lease Enforcement/ Compliance Unit 215. 684.1292.

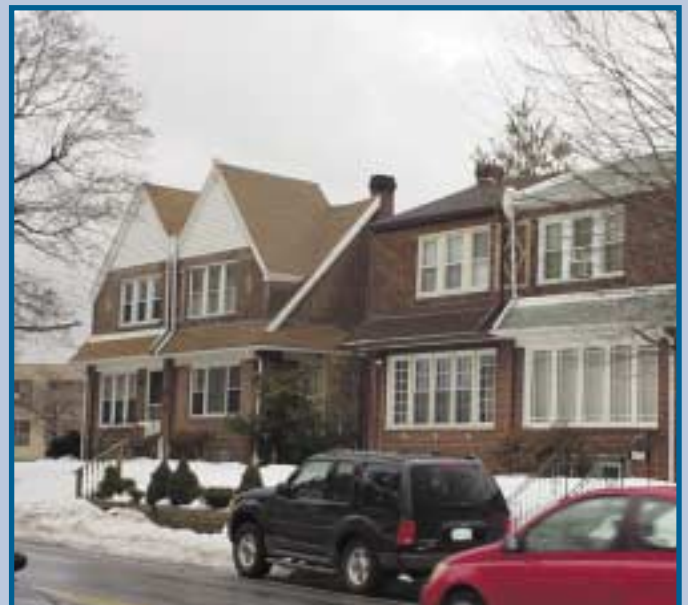
A reward system exists to encourage community/ residents participation in the enforcement of the lease and in the enhancement of the quality of life for all. This reward of two-hundred-fifty (\$250) dollars will be paid to those who provide information which leads to the arrest and conviction of persons who engage in conduct that impacts the quality of life for all PHA residents, employees and visitors. This includes unlawful conduct, illegal deposit of trash and refuse, and damage or destruction of any kind to PHA property.

Hotline phone numbers exist for complaints of illegal and nuisance activity in both public housing (215.684.1292) and Housing Choice (215.684.4330). Additionally, an Anonymous Complaint Form gives residents and other concerned citizens an opportunity to file complaints with management.

## ***Resident/Participant Right to Appeal***

Residents of public housing are entitled to a grievance hearing to resolve any disputes concerning the obligations of the residents or management under the terms of the lease or any action or inaction by management. The grievance will be heard in accordance with the Tenant Grievance Procedure that governs how residents may protest PHA's actions and decisions.

In accordance with the Code of Federal Regulations, Housing Choice participants are afforded the right to a formal hearing process to address disputes concerning actions by management. The purpose of the hearing is to determine if the actions taken by management are in accordance with the law, HUD regulations and PHA policies.



# Lease Enforcement Codes

Any residents receiving an additional violation within one year of receiving any prior violation will be considered a repeat offender and action will be taken to terminate the lease.

PHA LEASE VIOLATION	VIOLATION	ACTION	FOLLOW-UP	LEASE TERMINATION
Section 8-O of the Dwelling Lease or Assisted Lease Agreement	Pet Violation	Warning/Corrective Action Must Be Taken	Corrective Action Not Taken/Possible Lease Termination	Lease Termination
Section 8-I of the Dwelling Lease or Assisted Lease Agreement	Noise and Loud Music Violation	Warning/Corrective Action Must Be Taken	Corrective Action Not Taken/Possible Lease Termination	Lease Termination
Section 8-K of the Dwelling Lease or Assisted Lease Agreement	Damage to Property	Warning/Corrective Action Must Be Taken	Corrective Action Not Taken/Possible Lease Termination	Lease Termination
Section 8-I of the Dwelling Lease or Assisted Lease Agreement	Loitering, etc.	Warning/Corrective Action Must Be Taken	Corrective Action Not Taken/Possible Lease Termination	Lease Termination
Section 8-I of the Dwelling Lease or Assisted Lease Agreement	Creating an Unsanitary Condition Violation	Warning/Corrective Action Must Be Taken	Corrective Action Not Taken/Possible Lease Termination	Lease Termination
Section 8-I & F of the Dwelling Lease or Assisted Lease Agreement	Sidewalk and Safety Violation	Warning/Corrective Action Must Be Taken	Corrective Action Not Taken/Possible Lease Termination	Lease Termination
Section 8-F of the Dwelling Lease or Assisted Lease Agreement	Housekeeping Violation	Warning/Corrective Action Must Be Taken	Corrective Action Not Taken/Possible Lease Termination	Lease Termination
Section 8-H of the Dwelling Lease or Assisted Lease Agreement	Open Alcoholic Beverage Container Violation	Warning/Corrective Action Must Be Taken	Corrective Action Not Taken/Possible Lease Termination	Lease Termination
Section 8-H of the Dwelling Lease or Assisted Lease Agreement	Solicitation of Prostitution	Warning/Corrective Action Must Be Taken	Corrective Action Not Taken/Possible Lease Termination	Lease Termination
Section 8-P & Q of the Dwelling Lease or Assisted Lease Agreement	Vehicle Violation	Warning/Corrective Action Must Be Taken	Corrective Action Not Taken/Possible Lease Termination	Lease Termination

***\*None of the actions listed above preempts PHA's right to initiate lease termination proceedings, as a first cause of action, for any lease violations.***

# Collaborative Efforts and Overview



# Collaborative Efforts

***Through collaborative relationships, PHA leverages its resources with various organizations.***

## Drug Task Force

The PHA Police Department maintains a relationship with the Philadelphia Police Department, the Drug Enforcement Agency and the Office of the Inspector General through a “Drug Task Force.” This relationship is formalized with a memorandum of understanding that describes the activities of each entity.

The Drug Task Force receives its information through various channels, including the Housing Choice (Section 8) hotline, site managers, residents and information developed by police officers on patrol and surrounding communities. The information is tracked and recorded in a case management database to ensure effective resolution of problems. The information is then processed in various ways and if it is determined that the complaint is founded, the appropriate referrals are made.

The time period for a conclusion can vary from investigation-to-investigation. If information is developed that may lead to further arrests or a larger drug organization, the period of the investigation may require several weeks.

## Pennsylvania Attorney General

The Philadelphia Housing Authority Police Department has established a relationship with the office of the Pennsylvania Attorney General (OAG). PHA police officers are assigned to the OAG’s office for the purpose of investigating drug related crimes. The partnership eliminates jurisdictional restraints, allowing PHA police officers to pursue drug activity that extends beyond the PHA Police Department’s normal ability to enforce narcotics violations.



# Overview

## Activities that Adversely Impact Quality of Life:

- 1. Children who are allowed to roam unattended or to play in building hallways or common areas.**
- 2. Parents who knowingly permit any minor to violate curfew laws.**
- 3. People who loudly operate a radio, tape player or similar device without earphones on the outside of the property between the hours of 9:00 p.m. and 8:00 a.m.**
- 4. Residents who engage in the unlicensed sale of goods or services.**
- 5. Residents who make false reports for police and fire services.**
- 6. Residents and/or guests who engage in fighting.**
- 7. Graffiti on or inside of the premises.**
- 8. Unauthorized alterations or additions to the premises, such as basketball hoops or cable and satellite dishes.**
- 9. Improper disposal of trash. Trash chutes and dumpsters must be used. Furniture and open food containers should not be thrown down a trash chute. Trash thrown down a chute should be neatly tied in trash bag. Trash should be placed outside on the appropriate day. Trash cans should be used. Trash should not be placed outside in open containers. Trash should not be placed on the outside of a dumpster.**
- 10. Residents who use barbecue grills on the balconies.**
- 11. Residents who place and use clotheslines on the balconies.**
- 12. Residents who use the balconies for storage purposes.**
- 13. Front and exterior yards that are not kept clean and free from clutter.**
- 14. Smoke detectors that do not work or that do not have working batteries.**
- 15. Residents who do not clean their residences on a regular (daily or weekly) basis**



**Philadelphia Housing Authority**  
Building Beyond Expectations

**Board of Commissioners:**

Joyce S. Wilkerson, Chair

Jannie L. Blackwell

Debra L. Brady

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