

Algoma Housing Authority

300-04 CRIME PREVENTION POLICY

1. VIOLENCE AGAINST WOMEN ACT (VAWA) PROTECTIONS

The Algoma Housing Authority (AHA) fully complies with the [VAWA Reauthorization Act of 2022](#). AHA protects applicants, tenants, and affiliated individuals from being denied assistance, terminated, or evicted from HUD-assisted housing solely because they are a victim of domestic violence, dating violence, sexual assault, stalking, or economic/technological abuse.

A. Core Victim Remedies & Protections

AHA provides comprehensive support to survivors through the following authorized legal remedies: [\[1\]](#)

- **Information & Referrals:** Distribute HUD Form 5380 (Notice of VAWA Rights) and HUD Form 5382 (Certification Form) at admission, denial, and notices of eviction or termination. Provide immediate referrals to local resources like the **Violence Intervention Project** and County Human Services.
- **Lease Bifurcation:** Remove the abuser from the lease through legal bifurcation without penalizing the remaining victim or lawful occupants.
- **Emergency Transfers:** Facilitate expedited emergency unit transfers under AHA's Emergency Transfer Plan (HUD Form 5381) if the tenant safely requests a transfer or fears imminent violence.
- **Lock Changes:** Promptly change unit locks to secure the premises upon a documented victim request.
- **Prohibition of Retaliation:** AHA strictly prohibits retaliation, coercion, intimidation, or discrimination against any individual who exercises their VAWA rights or assists others in doing so.

B. Notice of Domestic Abuse Protections (Wisconsin Statute § 704.14)

Pursuant to **Wis. Stat. § 704.14**, all residential rental agreements and addenda must verbatim include the following statutory notice:

NOTICE OF DOMESTIC ABUSE PROTECTIONS

1. As provided in section 106.50 (5m) (dm) of the Wisconsin statutes, a tenant has a defense to an eviction action if the tenant can prove that the landlord knew, or should have known, the tenant is a victim of domestic abuse, sexual assault, or stalking and that the eviction action is based on conduct related to domestic abuse, sexual assault, or stalking committed by either of the following:
 - (a) A person who was not the tenant's invited guest.
 - (b) A person who was the tenant's invited guest, but the tenant has done either of the following:
 1. Sought an injunction barring the person from the premises.
 2. Provided a written statement to the landlord stating that the person will no longer be an invited guest of the tenant and the tenant has not subsequently invited the person to be the tenant's guest.
2. A tenant who is a victim of domestic abuse, sexual assault, or stalking may have the right to terminate the rental agreement in certain limited situations, as provided in section 704.16 of the Wisconsin statutes. If the tenant has safety concerns, the tenant should contact a local victim service provider or law enforcement agency.
3. A tenant is advised that this notice is only a summary of the tenant's rights and the specific language of the statutes governs in all instances.

2. SECURITY SYSTEM & FACILITY ACCESS

To maintain a safe environment at Grand View Terrace Apartments, AHA enforces the following controlled-access protocols:

- **Secured Doors:** All perimeter exterior building doors are locked 24/7. Entry requires an authorized resident electronic key, physical key, or a staff master key.
- **Emergency Access:** Master keys are securely issued to the **Algoma Police Department** and **Algoma Fire and Rescue** to guarantee immediate entry during emergencies.
- **Visitor Entry:** Visitors must use the building's telephone intercom system to receive remote entry verification and electronic access from a resident.

- **Surveillance & Lighting:** Security cameras monitor all entry points and parking lots. Video records may be reviewed by AHA management and law enforcement during active investigations. Interior areas and exterior pathways remain continuously illuminated.

3. APPLICANT CRIMINAL SCREENING & BALANCED ENFORCEMENT

AHA utilizes strict screening metrics to ensure resident safety, while remaining aligned with [HUD Fair Housing guidelines](#) to prevent discriminatory practices.

A. Mandatory Admission Denials

Federal law mandates that AHA deny admission if:

- Any household member is subject to a **lifetime sex offender registration requirement** under any state program.
- Any household member has ever been convicted of drug-related criminal activity for the **manufacture or production of methamphetamine** on the premises of federally assisted housing.

B. Individualized Assessments for Other Criminal History

AHA does not enforce generic, blanket bans on applicants with a criminal background. For non-mandatory offenses involving violent criminal behavior, illegal drug sales/possession, or acts threatening the health, safety, or peaceful enjoyment of residents, AHA will conduct an **individualized assessment** evaluating:

- The nature, severity, and specific context of the underlying conduct.
- The time elapsed since the criminal activity or conviction.
- Documented evidence of rehabilitation, stable housing history, or participation in treatment programs.

Note: Arrest records alone cannot serve as the sole legal basis to deny an applicant, though the underlying conduct leading to an arrest may be evaluated if supported by credible independent evidence. Applicants denied admission are entitled to an informal review with the Housing Authority Director.

4. RESIDENT LEASE TERMINATION & EVICTION

AHA will pursue lease termination for criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents or employees.

- **Eviction Standards:** In accordance with HUD standards, lease termination is a civil proceeding. AHA does not require a formal criminal conviction or arrest to proceed with eviction, provided a preponderance of credible evidence establishes that the lease violation occurred.
- **Caretakers & Guests:** This policy applies to the head of household, co-head, any household dependents, and any non-tenant caretakers or invited guests residing on-site.
- **Grievance Rights:** Except for summary evictions permitted by law involving direct violence or immediate health and safety threats, residents are entitled to due process through the **AHA Grievance Policy**.
- **Erroneous Admission:** If a lifetime-registered sex offender is found to have been erroneously admitted into housing, AHA will immediately initiate termination proceedings.

5. WEAPONS & FIREARMS CONTROL

AHA balances resident safety with federal constitutional law. In compliance with the **Second Amendment**, AHA recognizes that tenants have a legal right to possess lawfully owned firearms and ammunition *inside* their individual dwelling units.

- **Permitted Possession:** Residents may keep legally owned firearms and ammunition within their private apartment units, provided they are safely secured and stored in strict compliance with Wisconsin child access prevention laws (Wis. Stat. § 948.55).
- **Common Area Restrictions:** Carrying, displaying, or discharging weapons or firearms is **strictly prohibited** in all AHA common areas, including lobbies, hallways, administrative offices, shared laundry rooms, and community grounds. This restriction does not apply to sworn law enforcement officers present in an official capacity.
- **Lease Violations:** The illegal use, reckless display, or unpermitted discharge of any firearm, projectile device (such as air guns or bows), or weapon on AHA

property constitutes a material breach of the lease and is grounds for immediate eviction.

Revised February 13, 2013 Resolution #13-275 Nullifies:

- Resolution #07-257, One Strike and You're Out,
- Resolution #08-261 VAWA, and
- Resolution #10-267 Crime Prevention Policy

Revised November 11, 2015 Resolution #15-286

Revised August 14, 2018

Revised August 11, 2021

Revised June 15, 2026 (AI used to assist with policy writing)