

Housing Authority of the City of Douglas, Georgia

Code of Conduct for Residents And Non-Residents (Visitors/Guests) And Guidelines for Barring on Non-Resident

This Code of Conduct has been established by the management of the Housing Authority for the benefit of the Housing Authority's residents and residents' visitors/guests. Management encourages the residents to make their visitors/guests aware of their responsibilities while present on properties of the Housing Authority and of the disciplinary actions that may result pursuant to violation of the Code of Conduct.

I. VISITORS/GUESTS

The Housing Authority welcomes visitors/guests to all of its communities. However, visitors/guests are expected to act in an appropriate manner at all times. Visitors/guests should limit themselves visit only to the apartment (and immediate vicinity of the apartment) of the tenant that they are visiting. Visitors/guests are to obey the "No Loitering" signs posted throughout the Housing Authority communities. Further, visitors/guest will refrain from creating a disturbance in the Housing Authority communities. Failure to obey the rules and regulations of the Housing Authority may result in disciplinary actions, including arrest and barring from the properties of the Housing Authority.

Pursuant to the dwelling lease, each tenant is responsible for the conduct of his or her visitor/guests. It is the responsibility of the tenant to inform their visitor/guest of the rules and regulations of the Housing Authority and ensure compliance. Failure to control visitors/guest is a lease violation that will result in disciplinary action against the tenant.

II. PROHIBITED ACTS/BEHAVIOR

Both residents and visitors/guests are expected to abide by the rules and regulations of the Housing Authority, laws and ordinances of the City of Douglas, Georgia, the State of Georgia and the United States of America. Any violation of such rules, regulations, ordinances, or laws shall result in disciplinary action, including lease termination. The Housing Authority will not be required to prove criminal conviction prior to terminating a lease. Examples of such obvious violations include the following:

A. DRUG/ALCOHOL VIOLATIONS

1. It is a crime punishable by law to manufacture, sell use, possess or distribute illegal drugs on or near public housing premises.
2. It is a crime punishable by law to sell alcoholic beverages on or near public housing premises.

3. It is a crime punishable by law to possess an open container (of alcoholic beverages) outside of the residence.

B. INTERFERENCE AND INTIMIDATION

1. Any conduct that causes an interference or result in hindering the Housing Authority's staff, contracted workers, or law enforcement from performing their duties is prohibited.
2. Any acts or conduct that are meant to intimidate or causes an intimidation to the Housing Authority staff, contracted workers, law enforcement and Housing Authority residents are prohibited.

C. THREATS

1. Threats of bodily harm or use of profanity towards the Housing Authority staff, contracted workers, law enforcement and Housing Authority residents are prohibited.
2. Threats of harm to the property of Housing Authority staff, contracted workers, law enforcement, and Housing Authority residents are prohibited.

D. LOITERING

1. Lounging or prowling around in areas where "No Loitering" signs are posted is prohibited.
2. Punishment for loitering shall be enforced pursuant to loitering ordinance of the City of Douglas, hereto attached.

E. TRESPASSING

1. Entry into areas by non-residents that are only for tenants and/or not open to the public is prohibited.

Entry into areas by tenants that are marked staff/personnel or that are not open to the tenants is prohibited.

F. GAMBLING

Any activity that constitutes the offense of gambling under the laws of the City of Douglas, the State of Georgia and the United States of America is prohibited.

G. REFUSAL TO GIVE IDENTIFICATION

Refusal by a tenant and non-resident to present sufficient identification to Housing Authority staff and/or police officers, for purposes of identification, is prohibited.

H. LOUD MUSIC

1. Playing music loudly on properties of the Housing Authority, whether in an automobile or at a residence, is prohibited.
2. Any activity that would constitute a violation of the noise ordinance of the City of Douglas is prohibited.

I. FRAUD IN OBTAINING PUBLIC HOUSING

1. Pursuant to O.C.G.A. §16-9-55, it shall be a violation of the laws of the State of Georgia to use fraud to obtain or attempt to obtain public housing and/or reductions in rents.
2. Pursuant to O.C.G.A §16-9-55, it shall be a violation of the laws of the State of Georgia to assist in the use of fraud to obtain or attempt to obtain public housing and/or reductions in rents.
3. Any tenant who has unauthorized persons living with them will be in violation of the dwelling lease and O.C.G.A § 16-9-55. Such actions will result in an immediate termination of the dwelling lease.

J. OTHER ILLEGAL ACTIVITIES

The above-enumerated activities are in no way the complete and exhaustive list of violations. Any conduct and/or activity for which criminal charges may be brought under the laws of the City of Douglas, State of Georgia and United States of America are prohibited. Such activity will result in immediate disciplinary action and/or arrest.

III. BARRING FROM HOUSING AUTHORITY PROPERTIES

Any non-resident who violates any of the prohibited rules, regulations, ordinances or laws of the Housing Authority, City of Douglas, State of Georgia and United States of America will be subject to immediate barrment from Housing Authority properties for a minimum of ten (10) years from the date of the incident.

If the offender is sufficiently identified, a written notice will be forwarded to his or her place of residence. Such written notice will invalidate any oral notice or statements.

A. APPEAL CONFERENCE

Non-residents who are barred from Housing Authority properties will be provided an opportunity to appeal such action. An appeal conference to discuss the measures taken by the Housing Authority will be scheduled provided the offender delivers a written request for an appeal conference to the main office, located At 312 E. Bryan Street, within three (3) business days of being barred.

B. ENTRY CONFERENCES

Non-residents who have been barred are not permitted on properties of the Housing Authority for any reason. If the offender finds it necessary to enter Properties of the Housing Authority, the offender must first contact the main office to schedule a conference with the Director of Operations prior to entry. During the conference, the Director of Operations will make determination as to whether the offender should be permitted upon Housing Authority properties.

Failure to schedule a conference with and/or obtain permission from the Director of Operations will result in arrest and charges of criminal trespass if the offender enters properties of the Housing Authority.

C. REQUEST FOR REVIEW AT EXPIRATION OF BARRING PERIOD

At the expiration of the ten (10) year bar, upon written request from the Above-named individual, the Housing Authority will review the bar. A copy of the individual's criminal record will be requested from the authorities. If any criminal activity has been committed by the above-named within the ten (10) year bar, the bar will become permanent. If the above-named fails to request a review at the end of the ten (10) year bar, the bar will become permanent.

The guidelines for barring non-residents have been prepared to provide a level of fairness and consistency.

IV. VEHICLE REGISTRATION

Each tenant of the Housing Authority that either owns or operates a vehicle while on properties of the Housing Authority must register the vehicle (2) with the main office and maintenance office. Once the vehicle has been registered, the tenant will receive a vehicle permit. The permit is to be affixed to the left side of the rear window. The vehicle permits are color-coded and must be renewed yearly.

Vehicles that are located in designated parking spaces for Housing Authority tenants that have not been registered with the main office will be reported for towing.