



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, MO 65203
Office: (573) 443-2556 ♦ TTY: (573) 875-5161 ♦ Fax Line: (573) 443-0051 ♦ www.ColumbiaHA.com

LEASE ADDENDUM FOR CRIME-FREE HOUSING

All persons living in federally assisted housing deserve to live in safe and crime-free neighborhoods, free from violent and drug-related criminal activity and other crimes that threaten their health, safety, and peaceful enjoyment of their dwelling.

Therefore, in consideration of the execution or renewal of the lease of the dwelling unit identified in the lease, the owners and tenants agree as follows:

The **tenant**, any **members of the tenant's household**, or **any guest** or other person under the tenant's control **shall not engage** in the commission of any criminal acts and/or conspiracy or attempt to commit any criminal acts **on or off their leased premises at any time**. Criminal activity threatens everyone in the community and engagement in such activity creates an unsafe environment for everyone regardless of where the crime occurs.

The prohibited criminal acts are outlined below as defined in the Revised Statutes of Missouri (RSMo) and/or similar offenses defined in Chapter 16 Code of Offenses of the Code of Ordinances of the City of Columbia, Missouri. Such offenses include but are not limited to the following criminal acts as defined in the aforementioned criminal codes of the State of Missouri and the City of Columbia, Missouri:

1. **ALL VIOLENT CRIMINAL ACTIVITY** and crimes of violence including but not limited to the following criminal offenses and/or violations as defined in RSMo Chapter 565 Offenses Against the Person:

- Murder
- Kidnapping
- Stalking
- Manslaughter
- Felonious Restraint
- Invasion of Privacy
- Unlawful Endangerment
- False Imprisonment
- Violation of the Infant's Protection Act
- Domestic Assault
- Elder Abuse
- Assault
- Harassment
- Vulnerable Person Abuse
- Tampering with a Prescription or a Drug Prescription Order

2. **ALL DRUG-RELATED CRIMINAL ACTIVITY**, drug and solvent related offenses and other offenses including but not limited to the following drug and solvent related offenses and/or violations as defined in RSMo Chapter 195 Drug Regulations and RSMo Chapter 578 Miscellaneous Offenses. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use, of a controlled substance (as defined in Section 102 of the Controlled Substance Act 21 & U.S.C. 802).

- Possession of a Controlled Substance
- Trafficking Drugs
- Unlawful Use of Drug Paraphernalia
- Unlawful Endangerment of Property
- Distribution, Delivery, Manufacture or Production of a Controlled Substance
- Fraudulently Attempting to Obtain a Controlled Substance
- Possession of an Imitation Controlled Substance
- Delivery or Manufacture of an Imitation Controlled Substance

All Drug-Related Criminal Activity Continued

- Creation of a Controlled Substance
- Inhalation or Inducing Others to Inhale Solvent Fumes
- Possession of Anhydrous Ammonia
- Possession, Purchase, Selling or Transferring Solvents to Cause Certain Reactions

3. **ALL SEXUAL OFFENSES** and pornography and related offenses including but not limited to the following criminal offenses and/or violations as defined in RSMo Chapter 566 Sexual Offenses, RSMo Chapter 573 Pornography and Related Offenses as well as indecent exposure as defined in Chapter 16 City Code of Ordinances:

- Forcible Rape
- Attempted Forcible Rape
- Statutory Rape
- Enticement of a Child
- Trafficking for the Purpose of Slavery
- Sexual Exploitation of a Child
- Promoting Child Pornography
- Trafficking for the Purpose of Sexual Exploitation
- Sexual Assault
- Forcible Sodomy
- Statutory Sodomy
- Promoting Obscenity
- Sexual Trafficking of a Child
- Promoting on-line sexual solicitation
- Possession of Child Pornography
- Child Molestation
- Deviate Sexual Assault
- Sexual Misconduct

4. **ALL CRIMES OF ROBBERY, ARSON, BURGLARY**, and other related offenses including but not limited to the following criminal offenses and/or violations as defined in RSMo Chapter 569 Robbery, Arson, Burglary and Related Offenses:

- Robbery
- Arson
- Knowingly Burning or Exploding
- Reckless Burning or Exploding
- Negligent Burning or Exploding
- Tampering
- Property Damage
- Trespass in the First Degree
- Burglary
- Possession of Burglar's Tools

5. **ALL CRIMES OF FELONY STEALING** and other related criminal offenses including but not limited to the following criminal offenses and/or violations as defined in RSMo Chapter 570 Stealing and Related Offenses:

- Felony Stealing
- Stealing, Third Offense
- Felony Receiving Stolen Property
- Forgery
- Felony Identity Theft
- Trafficking in Stolen Identities

6. **ALL CRIMES OF ARMED CRIMINAL ACTION**, unlawful use of weapons, and other related weapon offenses including but not limited to the following criminal offenses and/or violations as defined in RSMo Chapter 571 Weapons Offenses.

- Armed Criminal Action
- Unlawful Use of Weapons
- Defacing Firearm
- Possession of Firearm Unlawful for Certain Persons
- Unlawful Possession of an Explosive Weapon
- Unlawful Transfer of Weapons
- Transfer of Concealable Firearms
- Possession of a Defaced Firearm

7. **ALL CRIMES AGAINST THE PUBLIC ORDER** including rioting, peace disturbance, unlawful assembly, refusal to disperse, and other offenses including but not limited to the following criminal offenses and/or violations as defined in RSMo Chapter 574 Offenses Against the Public Order:
 - Unlawful Assembly
 - Refusal to Disperse
 - Institutional Vandalism
 - Rioting
 - Money Laundering
 - Making a Terrorist Threat
 - Promoting Civil Disorder in the First Degree

8. **ALL CRIMES OF PROSTITUTION** and other related offenses including but not limited to the following criminal offenses and/or violations as defined in RSMo Chapter 567 Prostitution:
 - Prostitution
 - Patronizing Prostitution
 - Promoting Prostitution

9. **ALL CRIMES OF DOMESTIC ASSAULT**, violations of protective orders, stalking, abandonment of a child, endangering the welfare of a child, and abuse of a child and other offenses including but not limited to the following criminal offenses and/or violations as defined in RSMo Chapters 455 Abuse-Adults and Children, 565 Offenses against the Person, and 568 Offenses against the Family:
 - Violation of Full or ex parte order of protection, abuse or stalking
 - Domestic Assault
 - Harassment
 - Felonious Restraint
 - Elder Abuse
 - Vulnerable Person Abuse
 - Stalking
 - Abandonment of a Child
 - Endangering the Welfare of a Child
 - Trafficking in Children
 - Promoting or Using a Child in a Sexual Performance

10. **ALL CRIMINAL STREET GANG ACTIVITY** and other offenses including but not limited to the following criminal offenses and/or violations as defined in RSMo 578 Miscellaneous Offenses:
 - Participating knowingly in criminal street gang activities
 - Crimes committed to promote or assist criminal conduct by gang members

11. **CHRONIC AND PERSISTANT DWI** and all felony offenses of aggravated, chronic, persistent and prior offenders involving drug or alcohol-related intoxication-related traffic offenses as defined in the RSMo Chapter 577 Section 577.023

12. **ANIMAL ABUSE** and all felony offenses involving animal fighting and animal abuse and neglect in RSMo Chapter 578.

The tenant, any member of the tenant's household, or a guest or other person under the tenant's control shall not engage in any act intended to facilitate criminal activity, including violent or drug-related criminal activity, at any location.

The tenant or members of the household will not permit the dwelling unit to be used for or to facilitate criminal activity, including violent or drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.

VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of any of the provisions of this Crime-Free Lease Addendum shall be deemed a serious violation and a material noncompliance with the lease. It is understood and agreed that a single violation shall be good cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by preponderance of the evidence.

In case of conflict between the provisions of this Crime-Free Housing Addendum and any other provisions of the lease, the provisions of this addendum shall govern.

This Crime-Free Lease Addendum is incorporated into the attached lease, executed or renewed this day, between Owner and Tenant.

Tenant

Date

Owner/Landlord

Date