



HOUSING AUTHORITY OF THE CITY OF HOBOKEN

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HOUSING AUTHORITY OF THE CITY OF HOBOKEN

NIGHT ACTIVITY POLICY

To help promote a peaceful and safe living environment for all tenants and guests of the Housing Authority of the City of Hoboken (the "Authority"), the following policy applies to all walkways, driveways, parking lots, playgrounds, courtyards, building lobbies, lawns, grass, common areas, and other Authority-owned property. During the hours between 10:00 p.m. and 5:30 a.m., the following policy shall apply to all residents, guests, and other persons on Authority-owned property:

No one may walk, stand, sit, play, or otherwise be present in the walkways, driveways, parking lots, playgrounds, courtyards, building lobbies, lawns, grass, common areas, and other Authority-owned property (the "Common Areas"), except as follows:

- (1) At any time, any tenant may use the Common Areas as a means of transit: (A) directly to a housing unit which the tenant has a legitimate purpose to access from outside of the Common Areas; (B) directly from a housing unit to go to a place outside of the Common Areas; and (C) directly between housing units which the tenant has a legitimate purpose to access through the Common Areas.
- (2) Any tenant may use the Common Areas at any time as necessary to walk a household pet or service animal authorized pursuant to the Authority pet policy.
- (3) Non-tenants may use the Common Areas at any time to leave from a housing unit to go directly to a place outside the Common Areas, but may not enter the Common Areas or transit between units unless accompanied by a tenant using the Common Areas as permitted under this policy.

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- (4) Tenants and authorized visitors may enter an individual building lobby when seeking to access an individual tenant unit which the tenant has a legitimate purpose to access, but may not remain in such lobby.

Other exceptions to this policy will be addressed on a case-by-case basis in accordance with the rules and regulations set forth by other Authority policy or in the Authority Dwelling Lease. Exceptions may include, but are not limited to, reasonable accommodation of a tenant's disability, sick/shut-in visits, and emergencies.

Tenants are required to make sure that their guests comply with the above policy and may be held responsible for violations committed by their guests. The facts necessary to enforce this policy may be obtained from Authority staff, the Hoboken Police Department, video camera, tenants, the Hoboken community, and other reliable sources.

The following sanctions apply to violations of this policy:

1st Offense - Oral Warning by Authority staff.

2nd Offense - Oral Warning by Authority staff, to be followed by written Authority documentation.

3rd Offense - Written Warning by Authority staff or Hoboken Police Department.

4th Offense - Lease Termination action undertaken by the Authority.