

## **Section 8.0 DISAPPROVAL OF OWNER**

The LA will deny participation by an owner at the direction of HUD. The LA may also deny an owner's participation for any of the following reasons:

1. The owner has violated any obligations under a Section 8 Housing Assistance Payments Contract;
2. The owner has committed fraud, bribery, or any other corrupt or criminal act in connection with any Federal housing program;
3. The owner has engaged in drug-related criminal activity or any violent criminal activity;
4. The owner has a history or practice of non-compliance with HQS for units leased under Section 8 or with applicable housing standards for units leased with project-based Section 8 assistance or leased under any other Federal housing program;
5. The owner has a history of overcharging tenants or charging additional rent in excess of the amount stipulated in the lease agreement.
6. The owner has a history or practice of renting units that fail State or local codes;
7. The owner has not paid state or local real estate taxes, fines, or assessments;
8. The owner refuses (or has a history of refusing) to evict families for drug-related or violent criminal activity, or for activity that threatens the health, safety or right of peaceful enjoyment of the premises by tenants, LA employees or owner employees, or neighboring residents;
9. The owner is the parent, child, grandparent, grandchild, sister, or, brother of any member of the family; unless the PHA/LA determines that approving the unit would provide reasonable accommodation for a family member who is a person with disabilities. This restriction against PHA/LA approval of a unit only applies at the time a family initially receives tenant-based assistance for occupancy of a particular unit, but does not apply to PHA/LA approval of a new tenancy with continued tenant-based assistance in the same unit.

An example of this exception is: A current participant who is residing in a unit that is subsequently purchased by a relative may continue to receive assistance so long as they remain in the same unit within the property purchased by the relative.

Note: A family who resides in a unit owned by a relative, and who is subsequently selected from the waiting list and issued a voucher, cannot remain in that unit unless a household member is a person with disabilities who requires this unit as a reasonable accommodation.

10. There exist other conflicts of interest under federal, state, or local law.