

THE CITY OF MEMPHIS
DIVISION OF HOUSING & COMMUNITY DEVELOPMENT/MEMPHIS HOUSING AUTHORITY



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HOUSING CHOICE VOUCHER PROGRAM (HCVP)

(PHA) DISAPPROVAL OF OWNER

- A.) The PHA must not approved an assisted tenancy if the PHA has been informed (by HUD or otherwise) that the owner is debarred, suspended, or subject to a limited denial of participation under 24 CFR part 24.
- B.) When directed by HUD, the PHA must not approve an assisted tenancy if:
- 1.) The federal government has instituted an administrative of judicial action against the owner for violation of the Fair Housing Act or other federal equal opportunity requirements, and such action is pending; or
 - 2.) A court or administrative agency has determined that the owner violated the Fair Housing Act or other Federal equal opportunity requirements.
- C.) In its administrative discretion, the PHA may deny approval of an assisted tenancy for any for the following reasons:
- 1.) The owner has violated obligations under a HAP contract under Section 8 of the 1937 Act (42 U.S.C. 1437f);
 - 2.) The owner committed fraud, bribery or any other corrupt or criminal act in connection with any federal housing program;
 - 3.) The owner has engaged in any drug-related criminal activity or any violent criminal activity;
 - 4.) The owner has a history or practice of non-compliance with the HQS for units leased under the tenant-based program, 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 or practice of failing to terminate tenancy of tenants of units assisted under Section 8 or any other federally assisted housing program for activity engaged in by the tenant, any member of the household that:
 - a) Threatens the right to peaceful enjoyment of the premises by other residents;
 - b) Threatens the health or safety of other residents, of employees of the PHA, or of owner employees or other persons engaged in management of the housing.