

Housing Justice Network (HJN) Training  
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## Voucher Program Overview

### Key Components of Voucher Program

- **Number of Units:**

National numbers: 2.2 million available (1.9million in use).  
53% Caucasian and 44%, African-American; 18% Hispanic (may be either African-American or Caucasian); average tenant payment \$270; 18% are elderly and 82% non-elderly families.

Information such as the above is available Nationally, by State, Public Housing Agency (PHA) and development in the Resident Characteristics Report (RCR) at <http://pic.hud.gov/pic/RCRPublic/rcrmain.asp>

Local numbers: The number of Voucher units available by PHA is included in the RCR  
In addition, information on the number of families/units served is included in the PHA plan, which is available locally and is also posted on the HUD web site for each PHA. See below for how to access the PHA plan. On the Center on Budget Policy and Priorities (CBPP) web site, there is information about the number of authorized vouchers by PHA. See <http://www.cbpp.org/housing-factsheets.htm>
- **How Program Works: Subsidy Mechanism**

HUD signs Annual Contributions Contracts (ACC) with a local PHA. In recent years, the formula for allocating voucher funds has varied. For 2008, the formula is based upon voucher leasing and costs for the most recent 12 month period plus an inflation factor. There is a bar on the number of units that HUD will pay for and that is the number of authorized units for the PHA. PHAs also receive an administrative fee which is determined by formula. Pub. L. No. 110-161 (Dec. 26, 2007). If the PHA has Net Restricted Assets (housing assistance payment (HAP) reserves), it may retain up to 7% of the HAP renewal funding for 2007.
- **Ownership**

Tenants receive a Voucher from a PHA and find a willing landlord. That landlord is typically a private landlord with no other federal assistance. However, it is possible that the landlord does receive other federal assistance, such as tax credits or Section 236, etc.
- **Who's Involved and What are Their Roles?**

HUD provides the funds, the PHA administers the program locally, the tenant finds a willing landlord who agrees to accept the Voucher. The PHA determines if the unit meets the Housing Quality Standards (HQS), whether the rent charged for the unit is reasonable and if lease contains required addendum.

  - Public Housing Agency (PHA) administers the Voucher program. A PHA is
    - Created by local state enabling legislation.
    - Governed by Board of Commissioners.
      - Tenant or other program participant must be on Board. 42 U.S.C.A. § 1437(b) (West 2008).
    - The jurisdiction of a PHA can be statewide, countywide or citywide, or other geographical or political area.

- **Key Regulatory Features**

- Federal statute, regulations and forms.
  - Statute: 42 U.S.C.A. § 1437f(o) (West 2008).
  - Regulations: 24 C.F.R. § 982 (2008) (comprehensive regulations for the voucher program).
  - 24 C.F.R. Part 5 (2008) (General HUD Program Requirements which may also be applicable to other low income housing programs).
  - 24 C.F.R. part 985 (2008) (Section 8 Management Assessment Program (SEMAP)).
  - 24 C.F.R. part 983 (2008) (Project-based Voucher program).
  - HUD, Voucher Program Guidebook Housing Choice, 7420.10G (April 2001), available at [www.hudclips.org](http://www.hudclips.org) (click on Guidebooks), and <http://www.hud.gov/offices/pih/programs/hcv/forms/guidebook.cfm>
  - HUD Notices, available at [www.hudclips.org](http://www.hudclips.org).
  - HUD form 52520 Consolidated Annual Contributions Contract (12/97) (ACC for Voucher program), available at [www.hudclips.org](http://www.hudclips.org).
  - HUD form 52641 Housing Assistance Payments Contract (HAP Contract) Section 8 Tenant-Based Assistance Housing Choice Voucher Program (1/2007) (contract between PHA and the landlord), available at [www.hudclips.org](http://www.hudclips.org) in eleven languages.
  - Part C of HAP Contract [HUD form 52641]: Tenancy Addendum Housing Assistance Payments Contract (HAP Contract) Section 8 Tenant-Based Assistance Housing Choice Voucher Program (1/2007) (lease addendum between landlord and Voucher participant), available at [www.hudclips.org](http://www.hudclips.org) in eleven languages.
- Locally developed rules, policies and contracts.
  - Administrative Plan, 24 C.F.R. § 982.54 (2008); this document is sometimes attached to the PHA Annual Plan.
  - PHA 5-year and annual plan is developed locally and should be available locally. HUD also posts the PHA plans on the HUD web site. <http://www.hud.gov/offices/pih/pha/>.
  - In addition to the Lease Addendum mentioned above, the tenant may also sign the landlord's lease.

- **Finding Out Where this Housing Is Located in Your Community**

A key feature of the Voucher program is housing choice and portability of the Voucher. A family may use a Voucher in any area within the jurisdiction of the initial issuing PHA (housing choice) or in the jurisdiction of another PHA (*portability*). 24 C.F.R. § 982.353 (2008). Many Vouchers are used in high poverty census tracts and areas of high minority concentration. HUD evaluates PHAs on whether they have expanded housing opportunities for participants by encouraging the use of the program in areas outside of minority and poverty concentration. 24 C.F.R. § 982.3(g) and (h) (2008). Due to prior funding problems, a PHA may try and restrict housing choice and/or portability. But such restrictions are generally illegal and HUD is making greater efforts to limit the discretion of PHAs. See Notice PIH 2006-32.

Vouchers may be issued for any bedroom size unit depending on the size and needs of the family.

- **Tips for Determining What Kind of Housing Is Involved**

- Tenant was given a Voucher by the PHA.

- Tenant had to find the unit and a willing landlord.
- PHA conducts annual rent recertification.
- Landlord is most often a private landlord without any other federal assistance.
- **Getting Information:**
  - Statutes, Regulations, Handbooks, HUD Notices and forms as noted throughout this outline.
  - NHLP Manual, *HUD Housing Programs: Tenants' Rights* (3d ed. 2004 and 2006-2007 Supp.).
  - NHLP *Housing Law Bulletin*, published 10 months a year.
  - NHLP Website, <[www.nhlp.org](http://www.nhlp.org)>, packets and info on the Voucher program
  - NHLP maintains list-serves which HJN members may join.
  - National Low Income Housing Coalition weekly Memo to Members.
  - Other partners.
    - National Training and Information Center, <http://www.ntic-us.org/>.
    - ENPHRONT (Everywhere and Now Public Housing Residents Organizing Nationally Together).
    - Center for Budget Policy and Priorities <http://www.cbpp.org/>.
    - National Low Income Housing Coalition <http://www.nlihc.org/>.
    - Bazelon Center for Mental Health Law (housing resource for individuals with mental disabilities), <http://www.bazelon.org/housing.html>.
- **Related Subprograms or Set-Asides for Special Uses**
  - There are many types of Voucher programs that are targeted to families with special needs, such as Welfare to Work, Family Unification, Mainstream, Designated Housing, Enhanced Vouchers and VASH (Veteran Affairs Supportive Housing). With the exception of Enhanced Vouchers and VASH, PHAs apply for these special programs by responding to Notice of Funding Availability (NOFA) announcements. See <http://www.hud.gov/offices/adm/grants/fundsavail.cfm> for prior NOFAs. The PHA annual plan should list the special Voucher programs administered by the local PHA. If a PHA does not continue to use the vouchers for the intended targeted families the vouchers may be forfeited. HUD Notice PIH 2005-5 New Freedom Initiative.
  - At the local level, the PHA may opt to have a Voucher home ownership program, permitting Voucher payments to enable a family to purchase a home. 42 U.S.C.A. § 1437f(y) (West 2008), 24 C.F.R. § 982.625 et seq. (2008).
  - A PHA may also opt to have a project-based Voucher program (Voucher is attached to the unit, but tenant may move after first year; owner may lose the benefits of the Voucher contract if unit is not re-rented to another Voucher family within specified time). 42 U.S.C.A. § 1437f(o)(13) (West 2008); 24 C.F.R. part 983 (2008).
  - Some PHAs are required to have a Voucher Family Self-Sufficiency (FSS) program; other PHAs have opted to have one or expanded the mandatory one. 24 C.F.R. § 984 (2008); 42 U.S.C.A. § 1437u (West 2008).

## **MAJOR APPLICANT AND TENANT ISSUES FOR VOUCHER PROGRAM**

### ● **ADMISSIONS**

The admission process for a Voucher applicant is divided between the PHA and a landlord. The PHA creates a wait list, conducts eligibility review and screens for certain criminal history and may do more extensive screening. The landlord may also screen the Voucher tenant. Landlords are

subject to the same rules as all other private landlords. In general, there are no special rules governing the landlord regarding the admission of a Voucher tenant, except that certain federally assisted landlords may not discriminate against Voucher holders.

- **Waiting list:**
  - PHA maintains a list of applicants.
  - PHA announces in the PHA annual plan if the waiting list is open or will be opened in the coming year.
  - List for Voucher applicants may be combined with Public Housing and/or Section 8 moderate rehabilitation program lists.
  - How lists are created is determined locally. Lists may be developed through lottery process whereby when list is opened, and for example, 18,000 applicants apply a wait list of 3,000 is created by lottery.
  
- **Eligibility:**
  - Income: Very low income (50% of Area Median Income (AMI)).
  - Targeting: 75% of all new admissions must be families with Extremely Low Incomes (ELI) (30% of AMI). 42 U.S.C.A. § 1437n(b) (West 2008).
  - The AMI and 50% and 30% of AMI for each jurisdiction is available at <http://huduser.org/datasets/il.html>.
  - Restrictions on Assistance to Non-Citizens: In general a family must have one member of the household who is a citizen or who has eligible immigration status under one of the categories set forth in 42 U.S.C.A. § 1436a(a) (West 2008). If any members of the household are not citizens or lack eligible immigration status, the assistance for the family is prorated. *Id.*; 24 C.F.R. §§ 5.500–5.528 (2008).
  - New restrictions on Section 8 eligibility of higher education students who are less than 24 if unmarried, non-veterans or without dependent children: Pub. L. No. 109-115, § 327, 119 Stat. 2936 (2005) (codified at 42 U.S.C.A. § 1437f; 24 C.F.R. § 5.612, Fed. Reg. 77,742 (Dec. 30, 2005) and 71 Fed. Reg. 18,146 (Apr. 10, 2006).
  
- **Preferences**

PHAs may adopt local preferences for applicants. The preferences may include preferences for families whose head of household and/or other adults are working (which must include families whose head of household is elderly or disabled), residency preferences, and preferences for victims of domestic violence and families who are homeless or threatened with homelessness. 42 U.S.C.A. § 1437f(o)(6)(A) (West 2008); 24 C.F.R. § 982.207 (2008). These preferences should be included in the PHA annual plan. The PHA may have no preferences and accept applicants in the order received so long as the targeting objectives are met.
  
- **Screening**
  - Standards: PHA may not discriminate because members of family are unwed mothers, recipients of welfare or have children born out of wedlock. 24 C.F.R. § 982.202(b)(3) (2008). Local policies are contained in the Section 8 Administrative Plan.

- Criminal activity: PHAs must screen and reject applicants for certain criminal behavior including: if any household member has been evicted from federally assisted housing within past 3 years for drug related criminal activity (except that an applicant may demonstrate rehabilitation or changed circumstances), if an applicant is currently engaged in illegal use of a drug, if any household member has ever been convicted of methamphetamine production on the premises of federally assisted housing and if any member is a registered lifetime sex offender. 24 C.F.R. § 982.553 (2008); 42 U.S.C.A. §§ 13,661 (3 yrs. for eviction) 13,663 (sex offender), 1437n(f) (methamphetamine).
  - Criminal activity: PHA may also establish standards which would deny eligibility to an applicant who has engaged in other criminal activity or abused alcohol which may threaten the health and safety of others. 24 C.F.R. §§ 982.553(a)(2) and (3) (2008). Many PHAs do not conduct the discretionary screening. 42 U.S.C.A. § 1437f(o)(6)(B) (West 2 008). Landlord is responsible for such screening, if any.
  - Poor tenant history: PHA not required to screen for this, but local rules may so provide so long as the above standards are followed.
  - Poor rent-paying history or bad credit: Same as poor tenant history.
- **Procedural Protections**
    - Applicants must be notified of the reasons for rejection by the PHA and that they are entitled to an informal review. 24 C.F.R. § 982.552 and 982.554 (2008); *Baldwin v. Hous. Auth. Camden NJ*, 278 F.Supp.2d 365 (D.N.J. 2003)
- **RENTS**
    - **Generally:**
      - In 2001, HUD estimated that 60% of tenants pay an incorrect rent, with 24% paying too much. See HUD Notice PIH 2001–15, Improving Income Integrity in Public and Assisted Housing (May 2, 2001); HUD reported that between 2000 and 2003, it reduced gross improper payments by 50 percent. It estimated that the gross overpayments in 2000 were \$3,216 million and the gross improper payments in 2003 were \$1,610 million. Significantly, HUD concentrated on reducing the HUD overpayments, which were reduced by 58 percent (2,594 million to 1,087 million); whereas the HUD under payments on behalf of tenants (i.e., tenants over payments) were only reduced by 17 percent (622 million to 519 million). HUD, Performance and Accountability Report, FY 2004, P. 1-24,
      - Rent contributions for Voucher residents are a function of their required statutory contribution, and the amount by which the actual unit rent exceeds (if at all) the local payment standard (see discussion below). Statutory contributions are based upon a percentage of a tenant’s adjusted income or gross income, with tenants generally paying the higher of 30% of adjusted income or 10% of gross. 42 U.S.C.A. § 1437f(o)(2)(A) (West 2008). In a few jurisdictions, there is also a “welfare rent.” Tenants may be subject to a minimum rent (see discussion below).
    - **Payment Standard**
      - The payment standard is the maximum subsidy that a PHA will pay on behalf of a family. PHAs usually set the payment standard between 90% and 110% of the Fair Market Rent. (FMR). Information on the level of payment standard is in

the PHA plan. HUD annually publishes the FMR in the Federal Register, *see, e.g.*, 73 Fed. Reg. 56,638 (Sept. 29, 2008) -- Fair Market Rents for the Housing Choice Voucher Program for FY 2009; *see also* <http://huduser.org/datasets/pdrdatas.html> (data on FMRs). PHAs may seek HUD approval to increase the payment standard to an amount up to and above 120% of the FMR. HUD has in the past suggested to PHAs that they may set payment standard below 90%, if necessary to reduce program costs. HUD Notice PIH 2005-9.

- PHAs may also seek to increase the payment standard to accommodate a family with members who are disabled. 24 C.F.R. § 982.503 (2008).
- **Annual Income and Exclusions**
  - To determine the amount of the tenant's contribution, a PHA determines for each family adjusted annual income.
  - Annual income includes all income that the family anticipates that it will receive in the coming year. There are many exclusions, deductions and disallowances from anticipated income. Some of these exclusions include the Earned Income Disregard/disallowance (EID), which is available only to disabled members of a Voucher household; income from full-time students who are not the head of household, income for foster care, income of live-in aides, deferred lump sum additions to family income due to the delayed start of SSI or social security payments, etc. 24 C.F.R. § 5.609 (2008).
- **Adjusted Income after Deductions**
  - The standard mandatory deductions include:
    - \$480 for each dependent,
    - \$400 for each elderly or disabled family,
    - For each elderly or disabled family, unreimbursed medical and reasonable attendant care or auxiliary apparatus that exceeds 3% of annual income, and
    - Child care expenses that allow a family member to work. 42 U.S.C.A. § 1437a(a)(5) (West 2008); 24 C.F.R. § 5.611 (2008).
  - If a resident loses welfare due to sanctions because of fraud or failure to comply with economic self-sufficiency program, tenant rent will not be adjusted and the lost welfare income will be imputed for purposes of setting the tenant's contribution for rent. 24 C.F.R. § 5.615 (2008); 42 U.S.C.A. § 1437j(d) (West 2008).
  - 1990 deductions for child or spousal support never supported by an appropriation. 42 U.S.C.A. § 1437a(b)(5)(A)(v) and (vi).
- **Minimum Rent and hardship exemptions**

A PHA may decide to charge no minimum rent or a minimum rent of up to \$50 per month. If a PHA decides to charge a minimum rent, it must be set forth in the PHA annual plan. Any tenant who pays a minimum rent is eligible for a hardship exemption, if the tenant is threatened with eviction for failure to pay the minimum rent or there is a reduction in income due to a change in family circumstances. If the family qualifies for the hardship exemption, the minimum rent is suspended for 90 days and the tenant may not be evicted during that period for nonpayment of rent. The tenant may have to repay the minimum rent with a reasonable repayment agreement. 24 C.F.R. § 5.630 (2008); 42 U.S.C.A. § 1437a(a)(3) (West 2008).

- **Utility Allowance**  
Residents who pay their own utilities are entitled to an allowance for the consumption of a reasonable level of utilities by an energy conservative household. This allowance is deducted from the tenant portion of the rent. 24 C.F.R. § 5.603 (2008) (definition of utility allowance). If tenant income is so low that the allowance is greater than the tenant portion of the rent, the family is entitled to a utility reimbursement, or the PHA may pay the reimbursement directly to the utility company. However, voucher recipients are only entitled to a utility reimbursement if the payment standard exceeds the rent to the owner. 24 C.F.R. §§ 5.632 and 982.514(b) (2008). Thus, in the Voucher program, increasing the allowance will only help those tenants with current gross rents that are less than the local payment standard, unless the payment standard is also increased.
  
- **Recertification**
  - Annual recertification required for all families.
  - PHA may decide when, how and if to require interim rent recertification when tenant income increases.
  - Interim recertification required if family reports decrease in income, exception is for loss of certain welfare income. 24 C.F.R. § 982.516 (2008); 42 U.S.C.A. § 1437f(o)(5) (West 2008).
  
- **Ability to challenge rent level**  
Informal hearing 24 C.F.R. § 982.555 (2008).
  
- **Other rent issues**
  - Tenant rent for a new unit or initial participation in the program *cannot* exceed 40% of income. 24 C.F.R. § 982.508 (2008); 42 U.S.C.A. § 1437f(o)(3) (West 2008).
  - PHAs must review the rent to be charged by the landlord to determine if it is reasonable. If it is not reasonable, the PHA may decline to enter into a HAP contract with the landlord. 42 U.S.C.A. § 1437f(o)(10) (West 2008). Rent reasonableness determinations may be made at anytime even during the term of the contract. 24 C.F.R. § 982.507 (2008); HUD Notice PIH 2005–9.
  
- **INFORMAL HEARING**
  - Tenant may request an informal hearing for certain acts of the PHA including rent and income determinations and proposed termination of the Voucher. 24 C.F.R. § 982.555 (2008). See above for informal review for denial of admissions.
  
- **EVICCTIONS AND TERMINATIONS**
  - **Notice (content and term):**
    - Midterm evictions: written notice must specify the grounds, at or before commencement of eviction; HUD rule states notice can be satisfied by the judicial complaint, 24 C.F.R. §982.310(e); term of notice set by state law.
    - End-of-term evictions: no federal requirements; state law may require notice of specified length for termination at lease expiration.
  
  - **Lease Term:**
    - PHA may set initial lease term for one year or less. 42 U.S.C.A. § 1437f(o)(7) (West 2008); 24 C.F.R. § 982.309 (2008).

- PHA must make voucher payments to landlord until court order of eviction. 24 C.F.R. § 892.311(b) (2008).
- **Good cause required at end of lease term?**
  - Not required by statute or regulation.
  - Some leases or local law may require good cause for all terminations of tenancy, even end-of-term or month-to-month.
  - Because voucher may be combined with other federally subsidized housing, the good cause requirements of those programs may also apply.
  - If no-cause notice served at end of lease term, need to advise tenant of subsidy termination risk if assert procedural defense and owner serves new for-cause notice.
- **Good cause required during lease term:** 24 C.F.R. §982.310(a) (serious or repeated violation of lease; violation of applicable laws imposing tenant obligations; “other good cause”). However, owner can’t use “other good cause” (defined at 24 C.F.R. §982.310(d)) during the *initial* lease term. 24 C.F.R. §982.310(d)(2) (tenant may enter into successive “initial” leases). *PHA nonpayment of assistance payment to owner is not good cause for termination.* 24 C.F.R. §982.310(b).
  - Good cause includes drug-related activity *on or near* (on premises if offender is “other person under control”) or criminal activity that threatens health and safety of the premises. 24 C.F.R. §982.310©.
  - Owner has discretion to consider all circumstances. 24 C.F.R. §982.310(h).
- Note practical significance of when proposed termination occurs, if not at precise end of lease term.
- PHA obligated to make voucher payments on behalf of tenant until evicted. 24 C.F.R. § 982.311(b).
- **State or local law** may impose additional requirements.
- **Required proof by landlord:** preponderance of evidence that breach occurred.
- **Pre-judicial administrative review?** None.
- **Section 8 Voucher terminations:**
  - Grounds: eviction for serious lease violation (not just having committed the alleged violation), 982.552(b)(2) (termination *required*, also for immigration status or failure to submit consent forms); many other grounds *authorized* (e.g., violation of family obligations such as failure to supply required information, causing HQS breach, not allowing PHA inspection, failing to give PHA notice of move, not using unit as sole residence, committing fraud or drug-related or threatening criminal activity or alcohol abuse; also owing money to PHA, breach of repayment agreement, breach of FSS contract, threatened or actual abusive behavior to PHA staff ). 24 C.F.R. §982.552(c)(1), incorporating family obligations at 982.551.
  - PHA has discretion to consider all circumstances. §982.552(c)(2).
  - Notice and hearing protections for Voucher termination: 24 C.F.R. §982.555.
  - Unique issues.
    - PHA abatement or termination of HAP for owner violation of HQS.
    - Tenant seeks a hearing when moving and no contract between tenant and landlord is in effect.



- **OTHER CURRENT IMPORTANT ISSUES**

- PHA has discretion over many program features, influence through PHA Plan process, local PHA Board or RAB. 42 U.S.C.A. § 1437c-1; 24 C.F.R. part 903.
- Voucher funding: In 2004 HUD changed the formula for determining the amount of Voucher funds for annually renewing a PHAs' vouchers. HUD Notice PIH 2004-7 (April 22, 2004) (providing renewal funding to PHAs on the basis of authorized number of units in use and actual per unit costs as of August 1, 2003, plus an Annual Adjustment Factor, which may be less than current actual average costs.) In 2005 the formula changed again with PHAs receiving a lump sum determined on the number of units under lease as of a fixed time in 2004, plus an annual adjustment. This process was repeated for 2006. As a result of these changes and the retreat from the policy of funding all vouchers authorized at actual costs, some PHAs face funding shortfalls and/or overleasing problems with inadequate reserves to cover them. These problems resulted in PHAs' suspending issuance of vouchers, reducing payment standards or rents, termination of vouchers, or other harmful actions. In 2007 and 2008 the voucher funding formula was changed to address the problems, PHAs are funded based upon number of vouchers leased up times in the prior 12 months times the cost of those vouchers, plus an inflation factor. This is a much better formula. In 2008, the reserves of PHAs were reduced to 7% of the HAP renewal funding for 2007.
- Full utilization of vouchers
- Significant legislative proposals made in 2007 and 2008 (Section Eight Voucher Reform Act (SEVRA)) include, changes in the definition of income for purposes of setting rent and frequency of rent redeterminations, changes in the manner for which the funding for the voucher program is determined at the local level and changes in the determination regarding HQS.
- Proposals (SEVRA) have been made to increase the number of PHAs eligible for Moving to Work status (renamed Housing Initiatives Program (HIP) and HIP lite)(currently there are 24 MTW PHAs, for more information see <http://www.hud.gov/offices/pih/programs/ph/mtw/>) (MTW PHAs may waive most U.S. Housing Act statutory provisions);
- In 2008, Congress enacted legislation to streamline the PHA plan process for small PHAs. (HERA). The PHA Plan Template has been revised, but not yet implemented pending revisions to comply with VAWA. In addition, HUD published proposed rules to streamline the PHA Plan process.
- Implementation of Violence Against Women Act (VAWA), which precludes denying admission, terminating subsidy or eviction because of domestic violence. 42 U.S.C.A. § 1437f(o)(7)(D); information on PHA's implementation of VAWA must be in the PHA Plan. 42 U.S.C.A. § 1437c-1(d)(13).
- New statutory provisions regarding PBV and tax credit developments,

### Voucher Admissions and Terminations

<b>Mandatory - Termination</b>	<b>Mandatory - Denial of Admission</b>	<b>Discretionary - Termination</b>	<b>Discretionary Denial of Admission</b>
evicted from §8 housing choice. apt. for serious violation of lease [24 CFR 982.552(b)(2)]	3 years from date of eviction from federally assisted housing for drug-related criminal activity (with some mitigation) [553(a)(1)(I)]	evicted from federally assisted housing in last 5 years (for any reason) [552(c)(1)(ii)]	same
PHA standards: violated family obligations not to engage in drug-related criminal activity [553(b)(1)(iii)] and not to engage in violent criminal activity [553(b)(2)]		violation of 24 CFR §982.551 family obligation including * commission of serious lease violation * commission of repeated lease violation * engage in drug-related or violent criminal activity or alcohol abuse that threatens other residents or immediate vicinity [552(c)(1)(I)]	family behavior or suitability for tenancy (only if stated in PHA's Section 8 Admin. Plan) [552(e)]
PHA standards: currently engaged in illegal use of a drug [553(b)(1)(i)(A)]	PHA standards: currently engaging in illegal use of a drug [553(a)(1)(ii)(A)]	engaged in §553 criminal activity [552(c)(1)(xi)]	currently engaged in or during a reasonable time before admission * drug-related crim activity * violent criminal activity * other criminal activity which may threaten residents, residing in immediate vicinity, landlord, or PHA staff [553(a)(2)(ii)(A)(1)-(4)]
PHA standards: PHA determines that pattern of illegal drug use interferes with other residents [553(b)(1)(i)(B)]	PHA standards: reasonable belief that illegal drug use/pattern may threaten other residents [553(a)(1)(ii)(B)]		

<b>Mandatory - Termination</b>	<b>Mandatory - Denial of Admission</b>	<b>Discretionary - Termination</b>	<b>Discretionary Denial of Admission</b>
convicted of mfr of methamphetamine on premises in federally assisted housing [553(b)(1)(ii)]	convicted of mfr of methamphetamine on premises in federally assisted housing [553(a)(1)(ii)(c)]		
PHA standards: abuse/pattern of abuse of alcohol may threaten other residents [553(b)(3)]	PHA standards: abuse/pattern of abuse of alcohol may threaten other residents [553(a)(3)]	engaged in §553 alcohol abuse [552(c)(1)(xi)]	same
	PHA standards: subject to lifetime registration under state sex offender registration program [553(a)(2)(i)]	any PHA terminated § 8 [552(c)(1)(iii)]	same
fails to sign and submit consent form [552(b)(3)]	consent forms - same [552(b)(3)]	committed fraud, bribery, etc. in connection with any federal housing program [552(c)(1)(iv)]	same
fails to establish citizenship or elig. immig. status for at least one member [552(b)(4)]	immigration - same [552(b)(4)]	currently owes money to any PHA in connection with § 8 or federal public housing [552(c)(1)(v) and (vi)]	same
		breaches a repayment agreement with PHA [552(c)(1)(vii)]	same
		engaged in or threatened abusive or violent behavior towards PHA staff [552(c)(1)(ix)]	same
		breaches FSS contract without good cause [552(c)(1)(viii)]	same

<b>Mandatory - Termination</b>	<b>Mandatory - Denial of Admission</b>	<b>Discretionary - Termination</b>	<b>Discretionary Denial of Admission</b>
		wilfully and persistently fails to fulfill W2W obligation [552(c)(1)(x)]	same

Voucher Admissions and Termination Chart Prepared by GBLS 11/24/02

