EIV System
Income Validation Tool (IVT)

Real Estate Assessment Center

IVT

- Identifies potential fraud, waste and abuse in HUD's rental assistance programs
- Helps reduce administrative and subsidy payment errors
- Provides validation of tenant reported
  - Wages
  - Unemployment Compensation
  - Social Security Benefits
- Displays discrepancies in previously reported tenant income (Form HUD-50058) and income reported by HHS and SSA

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USE OF THE IVT MAY RESULT IN

- Reduction of false positives in tenant reported income
- Identifying potential cases of identity theft
- Improvement of IMS-PIC data quality & reporting accuracy
- Assisting PHAs to identify accurate income codes (refers to Form HUD-50058 Income Codes (7b))
- Identifying potential fraud, waste and abuse in HUD's rental assistance programs
- The reduction of administrative and subsidy payment errors
- Providing validation of tenant reported Income

IVT PROVIDES

- Wages from current and prior quarter
- Social Security Benefits from current and prior quarter
- Unemployment Benefits from current and prior quarter
- Employment Start and End dates
- Employer Name and Address
- Discrepant Quarters highlighted in Red
- Data Extract Date – when the data was pulled
- Effective Date of the family's latest Form HUD-50058

IVT Features

Enhanced Search Displays:

- (1) Name, (2) Last 4 of SSN, (3) DOB, (4) Development Name and (5) Development Code.

Excludes Income for individuals coded on form HUD-50058 as:

- Full-Time Students
- Live-in Aides
- Youth Under 18
- Tenants paying flat rents

Searches can be executed using an (H) ID for Head of Household only. These are secondary methods for searching users that do not have an SSN.

IVT Features
Continued

- **Permits PHAs t**o quickly identify instances of discrepant income that can be questioned during regular Annual and/or Interim Reexaminations that may result in underreported or misreported tenant income.
- **Provides Enhanced Accuracy** by addressing the high number of false positives within Income Data

The IVT, although helpful, does not replace the personal interview or verification process during the reexamination between the PHA and the family.

IVT Features
Continued

Drill-down (3 screens)

- (1) Head of Household Report
- (2) Household Members Report
- (3) Employment Income & History Report

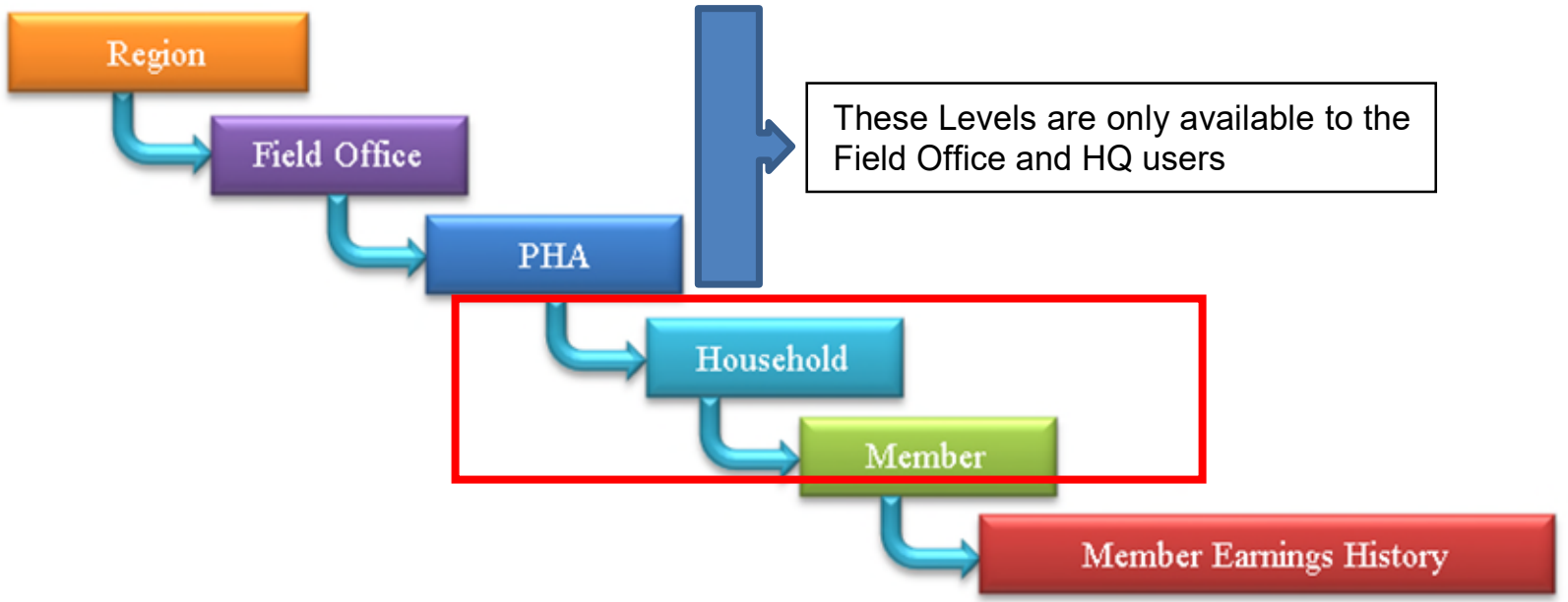
Ability to filter:

- Program: (Public Housing, Voucher, All)
- Discrepant Income Amount = $2400 (greater than or equal to)

$2400 is the default Discrepancy Income Amount and can be adjusted by the PHA.

IVT Levels of Access

Exhibit below displays the various levels and hierarchy of information available in the tool.

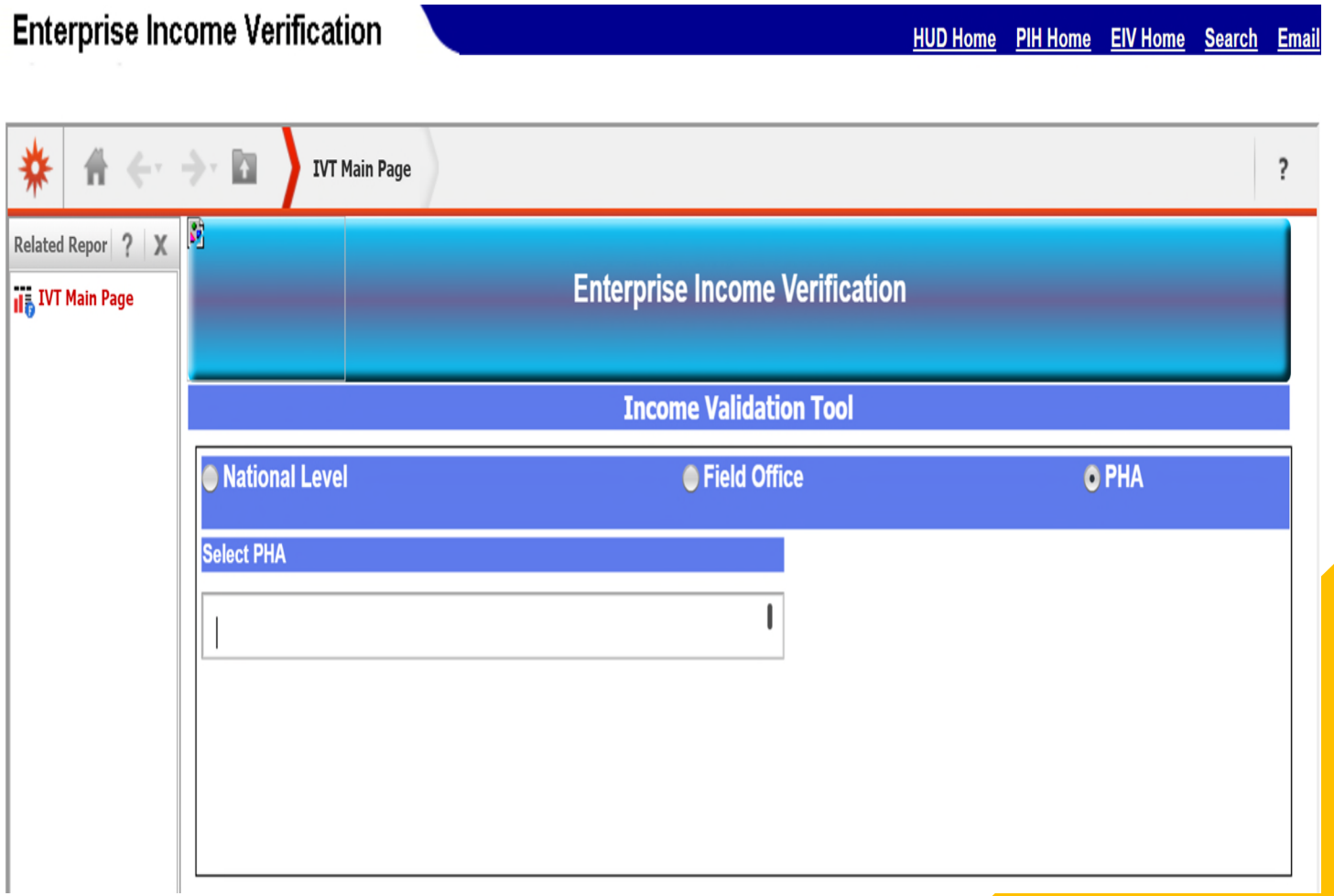


How to Access the IVT

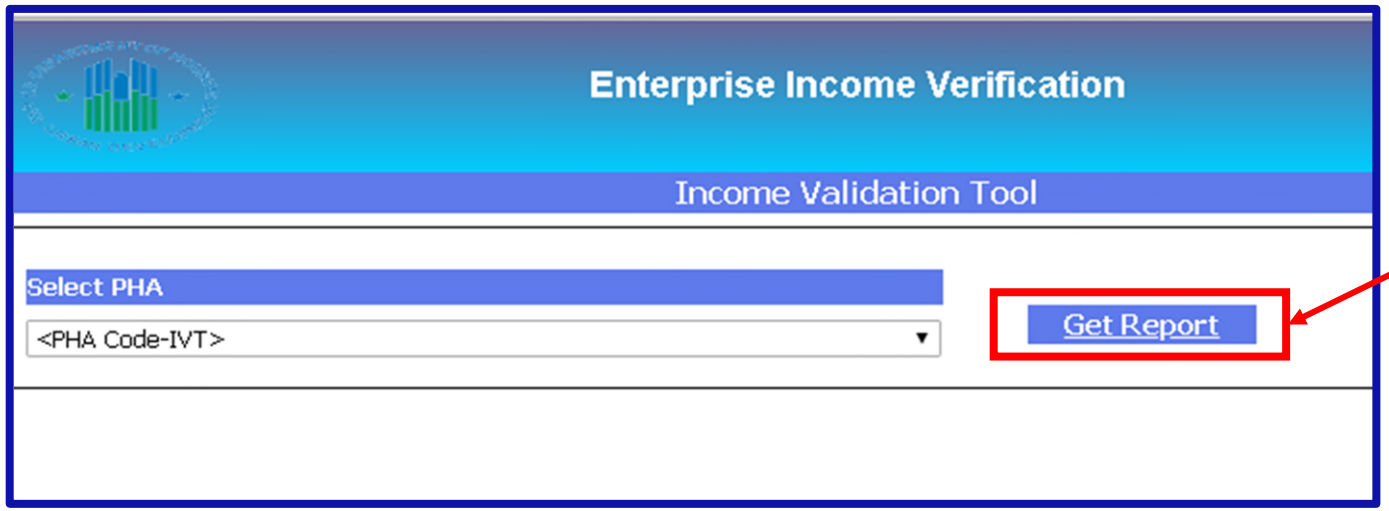
- PHA Users with the following assigned EIV roles can access the IVT:
  - **PHA Occupancy – Voucher**
  - **PHA Occupancy – Public Housing**
- **Click** on **the *Income Validation Tool* link** from EIV's left navigation panel

Click on **Income Validation Tool** link

Income Verification Tool (IVT) Main Page



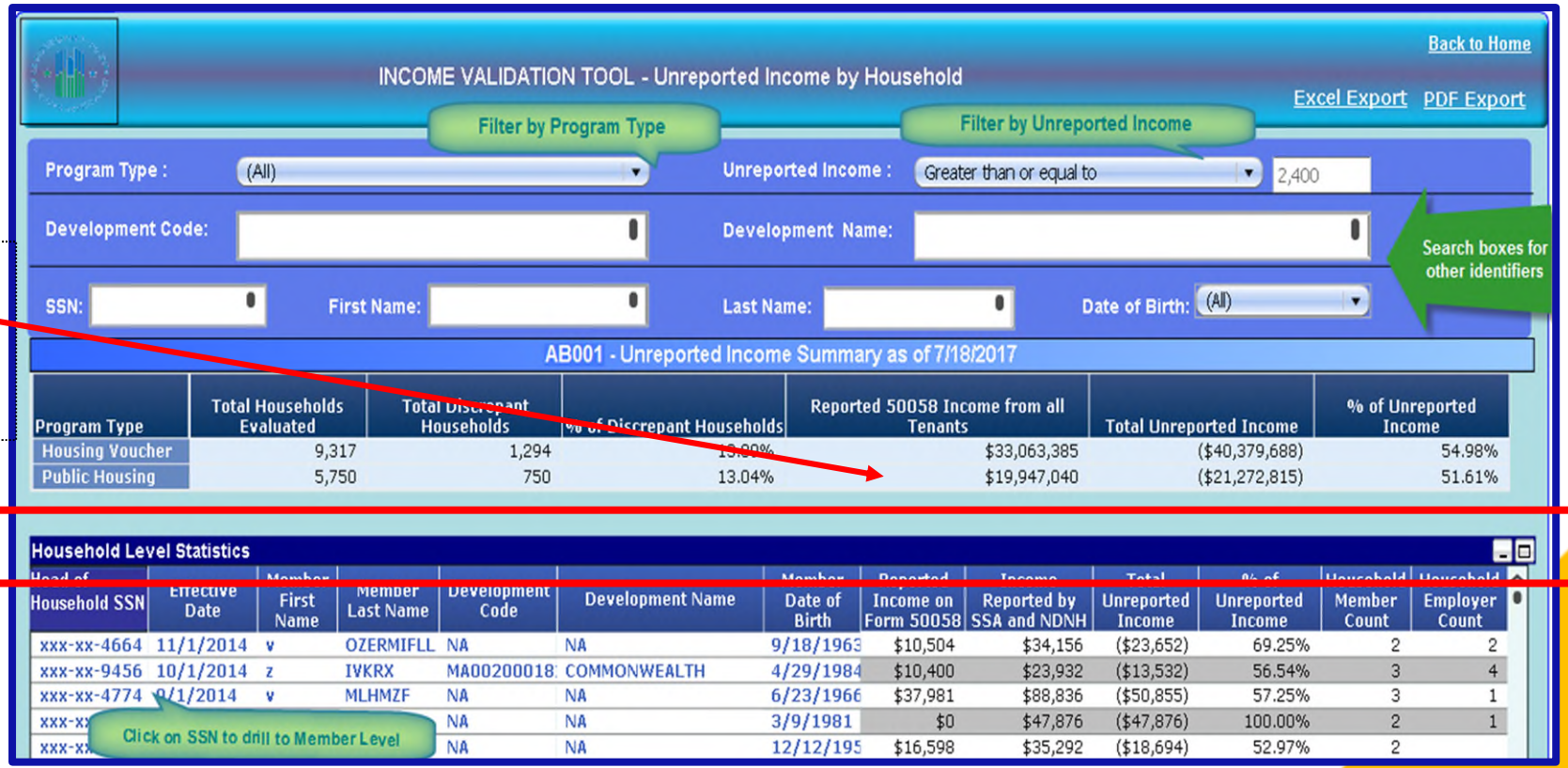
What Does the IVT Tool Look Like?



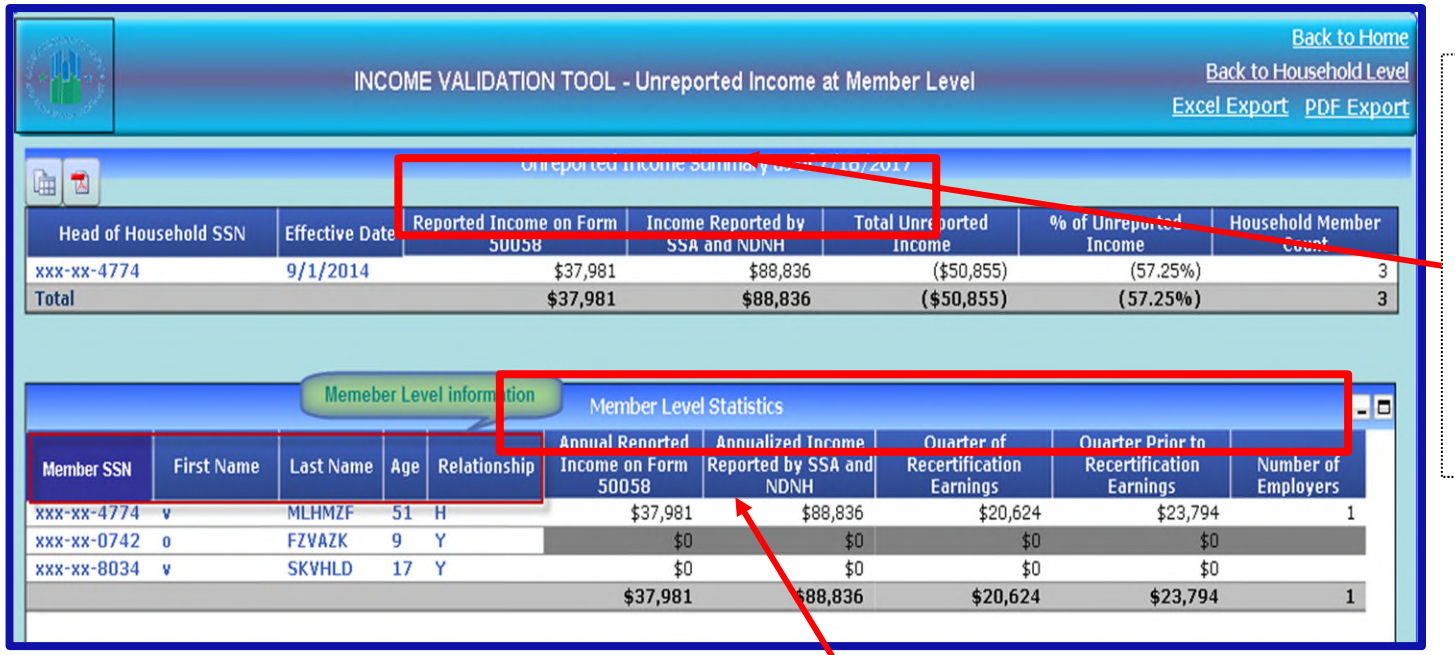
- Select a PHA from the drop down.
- Click on “Get Report” to view all tenant information for the selected PHA

Unreported Income by Household Head of Household Report

Household data is **displayed here.**



Unreported Income at Member Level Household Member Report

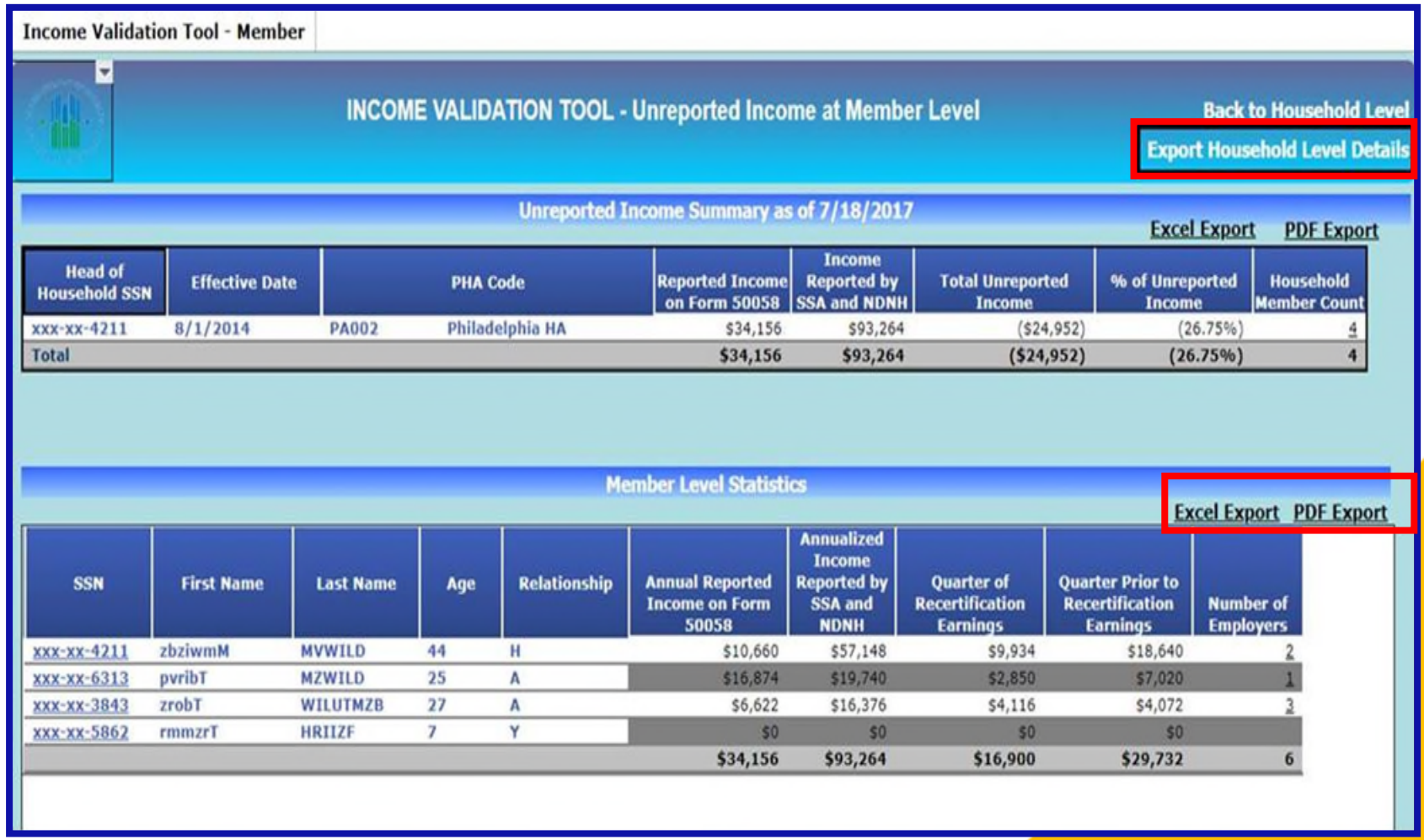


V MLHMZF received more income per NDNH and SSA than the income reported on Form HUD-50058

Annualized Income reported by NDNH and SSA for V MLHMZF = $20,624+$23,794 x 2 = $88,836 Unreported income = $88,836- $37,981 = $50,855

IVT Enhancements

- Users can export Household Level Details from the Member Level Dashboard
- A 'New' PDF Print Button will be displayed in the Top Right Corner
- Users can still export to Excel or PDF
- The Household Level Report Screen will display all household members and income information



Income Validation Tool - Member

INCOME VALIDATION TOOL - Unreported Income at Member Level

Back to Household Level

Export Household Level Details

Unreported Income Summary as of 7/18/2017

Excel Export PDF Export

Head of Household SSN	Effective Date	PHA Code		Reported Income on Form 50058	Income Reported by SSA and NDNH	Total Unreported Income	% of Unreported Income	Household Member Count
xxx-xx-4211	8/1/2014	PA002	Philadelphia HA	$34,156	$93,264	($24,952)	(26.75%)	4
Total				$34,156	$93,264	($24,952)	(26.75%)	4

Member Level Statistics

Excel Export PDF Export

SSN	First Name	Last Name	Age	Relationship	Annual Reported Income on Form 50058	Annualized Income Reported by SSA and NDNH	Quarter of Recertification Earnings	Quarter Prior to Recertification Earnings	Number of Employers
xxx-xx-4211	zbziwmM	MVWILD	44	H	$10,660	$57,148	$9,934	$18,640	2
xxx-xx-6313	pvribT	MZWILD	25	A	$16,874	$19,740	$2,850	$7,020	1
xxx-xx-3843	zrobT	WILUTMZB	27	A	$6,622	$16,376	$4,116	$4,072	3
xxx-xx-5862	rmmzrT	HRIIZF	7	Y	$0	$0	$0	$0	
					$34,156	$93,264	$16,900	$29,732	6

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Unreported Income at Employer Level

Wage Income

Income calculated using the last two quarters of data

INCOME VALIDATION TOOL - Unreported Income at Employer Level

Back to Household Level | Back to Member Level | Excel Export | PDF Export

Member Earnings History as of 7/18/2017

SSN	Member First Name	Member Last Name	Effective Date	Data Extract Date	Annual Income Reported on Form 50058	Annualized Income Reported by SSA and NDNH	Wage Income (Current Quarter + Prior Quarter)	SSA Income (Current Quarter + Prior Quarter)	Unemployment Benefit (Current Quarter + Prior Quarter)
xxx-xx-4774	v	MLHMZF	9/1/2014	7/18/2017	$37,981.00	$88,836.00	$44,418.00	$0.00	$0.00

Wage Income | Social Security Income | Unemployment Benefit

Wage Income

Pay Start Date	Pay End Date	Employee First Name	Employee Last Name	Employer Name	Employer Address	City	State	Zip Code	Income Amount
4/1/2014	6/30/2014	IZEJMZVIL	ZYUZMF	ITSTETUZE IKVSYUIV IKETUSD	7 BH TU ZYTUBOYL 545	BOSTON	MA	61120	$23,794.00
1/1/2014	3/31/2014	IZEJMZVIL	ZYUZMF	ITSTETUZE IKVSYUIV IKETUSD	7 BH TU ZYTUBOYL 545	BOSTON	MA	61120	$8,607.00
10/1/2013	12/31/2013	IZEJMZVIL	ZYUZMF	ITSTETUZE IKVSYUIV IKETUSD	7 BH TU ZYTUBOYL 545	BOSTON	MA	61120	$9,942.00
7/1/2013	9/30/2013	IZEJMZVIL	ZYUZMF	ITSTETUZE IKVSYUIV IKETUSD	7 BH TU ZYTUBOYL 545	BOSTON	MA	61120	$7,507.00

Number of employers from the Household Member Report equal the count of employers for the Reexamination quarter and the previous quarter (i.e. 7/1/2014 and 4/1/2014 quarters).

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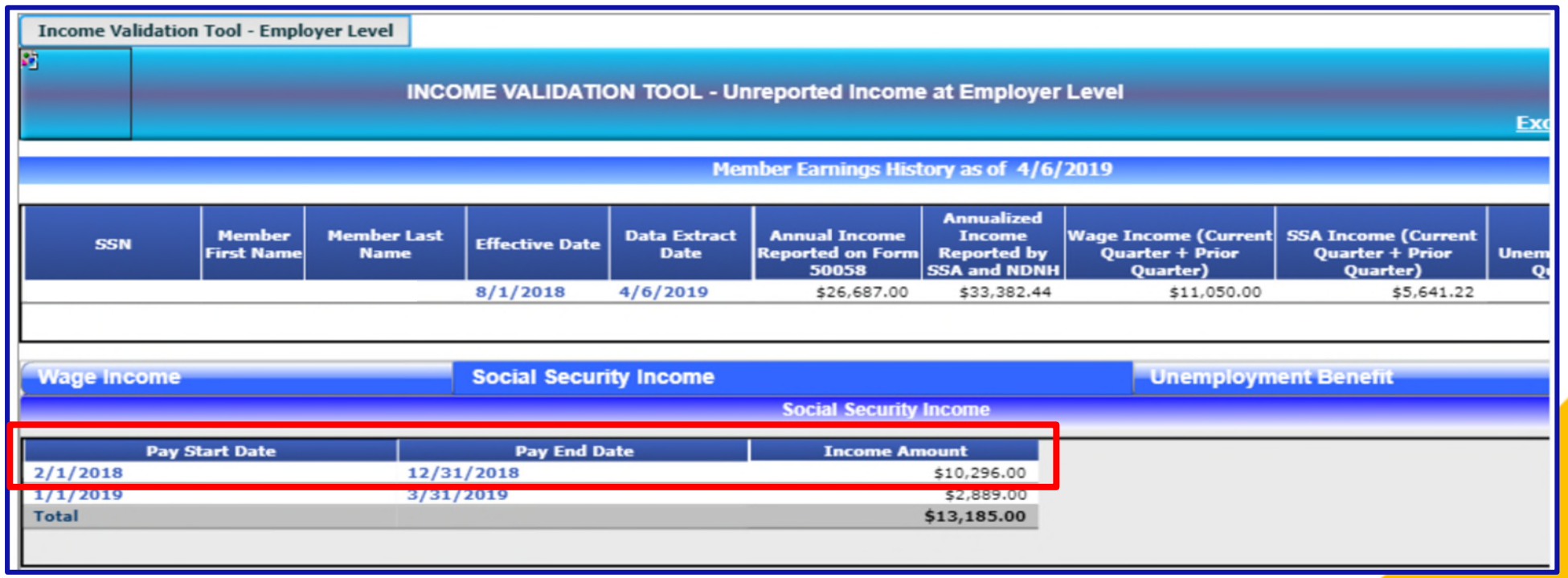
Unreported Income at Employer Level

Social Security Income



Income Validation Tool - Employer Level

INCOME VALIDATION TOOL - Unreported Income at Employer Level

Member Earnings History as of 4/6/2019

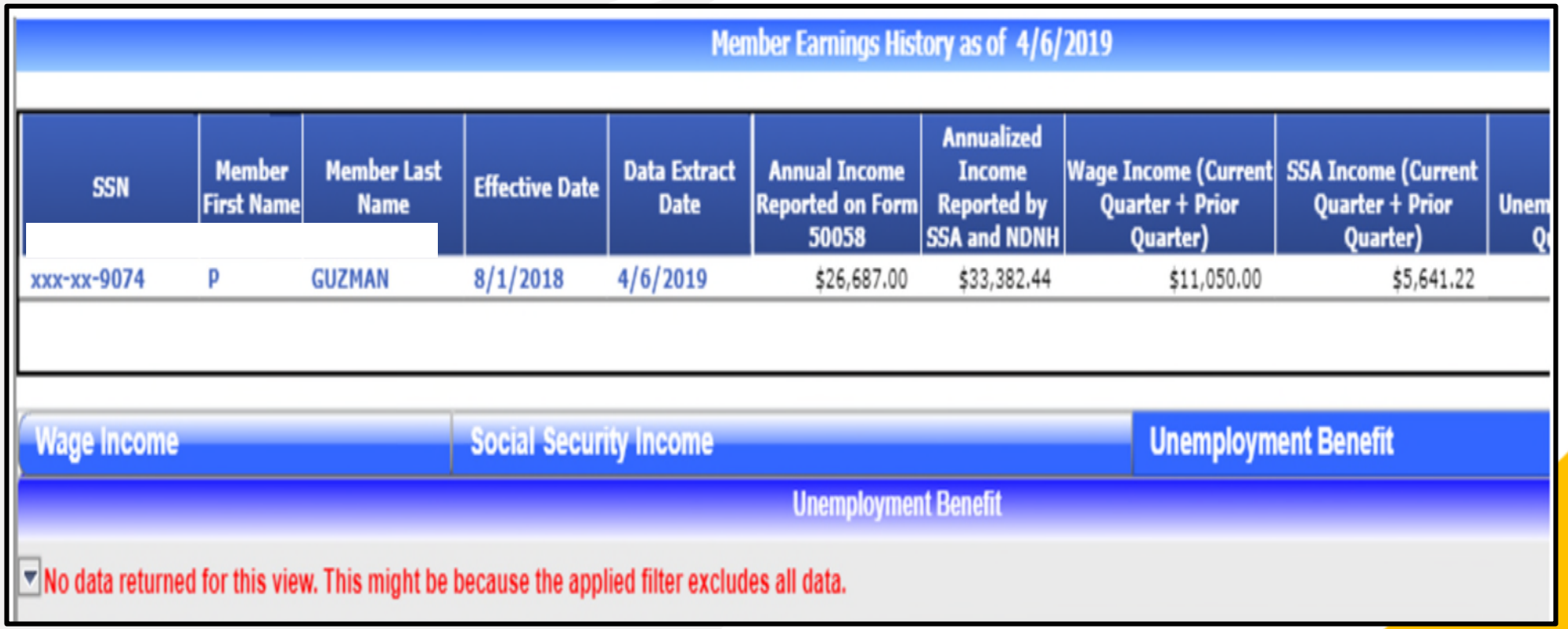
SSN	Member First Name	Member Last Name	Effective Date	Data Extract Date	Annual Income Reported on Form 50058	Annualized Income Reported by SSA and NDNH	Wage Income (Current Quarter + Prior Quarter)	SSA Income (Current Quarter + Prior Quarter)	Unem Q
			8/1/2018	4/6/2019	$26,687.00	$33,382.44	$11,050.00	$5,641.22	

Wage Income | Social Security Income | Unemployment Benefit

Social Security Income

Pay Start Date	Pay End Date	Income Amount
2/1/2018	12/31/2018	$10,296.00
1/1/2019	3/31/2019	$2,889.00
Total		$13,185.00

Unreported Income at Employer Level
Member Earnings History - Unemployment Benefit



Member Earnings History as of 4/6/2019

SSN	Member First Name	Member Last Name	Effective Date	Data Extract Date	Annual Income Reported on Form 50058	Annualized Income Reported by SSA and NDNH	Wage Income (Current Quarter + Prior Quarter)	SSA Income (Current Quarter + Prior Quarter)	Unem Q
xxx-xx-9074	P	GUZMAN	8/1/2018	4/6/2019	$26,687.00	$33,382.44	$11,050.00	$5,641.22	

Wage Income | Social Security Income | Unemployment Benefit

Unemployment Benefit

No data returned for this view. This might be because the applied filter excludes all data.