The primary goal of EIV is to identify and reduce administrative and subsidy payment errors, fraud, waste and abuse in HUD’s rental assistance programs.

The EIV Income Validation Tool (IVT) provides a validation of tenant reported wages, unemployment compensation and Social Security benefits reported in IMS-PIC via form HUD-50058.

The IVT displays Discrepancies in previously reported amounts of tenant income by comparing the income reported (50058) with the income/benefit information received from the Department of Health and Human Services’ (HHS) National Directory of New Hires (NDNH) & the Social Security Administration (SSA) data sharing agreements.
The IVT was developed in response to an OIG audit that found a large volume of false positives in the EIV Income Discrepancy Report.

The IVT was pilot tested with 12 PHAs between October 2017 and January 2018 and will replace the EIV Income Discrepancy Report and be accessed via the EIV menu.

IVT Pilot Results:
- Reduces false positives in EIV Income Discrepancy Report
- Identifies potential cases of identity theft
- Improves IMS-PIC data quality & reporting accuracy
- Assists PHAs in identifying accurate income code categories
  - Refers to form HUD-50058 Income Codes (16)
- Allows focused review of Wage, Unemployment Compensation, Zero Incomes and Social Security Benefits
PHA transmits household income via form HUD-50058 in IMS-PIC, i.e. $6,000 Annual Household Income.

At Reexamination: Annual Income is computed by adding the Re-examination Quarter Income (NDNH + Unemployment Compensation + SSA Income/Benefits), i.e. $2,000 + Prior Quarter Income from NDNH + Unemployment Compensation + SSA Income/Benefits), i.e. $3,000 = $5,000 multiplied by 2 = $10,000 Annualized Income.

Discrepant Income: Annual NDNH + Unemployment Compensation + SSA I/Benefits – PIC previously reported income (prior 50058) = unreported or misreported household income and a potential improper payment/Income Discrepancy ($10,000 - $6,000 = $4,000).
IVT Features

- **Enhanced Search:** (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:
  - Full-Time Students
  - Live-in Aides
  - Youth Under 18
  - Tenants paying flat rents

- **Permits PHAs** too 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. The IVT, although helpful, does not replace the personal interview or verification process during the reexamination between the PHA and the family.
Drill-down (3 screens)

- 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)

Enhanced Accuracy in transmitting IMS-PIC 50058 data to reduce improper payments and correct other administrative & subsidy payment errors of fraud, waste and abuse in HUD’s rental assistance programs.
Exhibit below displays the various levels and hierarchy of information available in the tool.

These Levels are only available to the Field Office and HQ users.
The user should see the below screen. Select a PHA of interest from the drop down. Click on “Get Report” to view all tenant information for the selected PHA.
Household Member Report

Note: V MLHMZF received more income per NDNH and SSA than the income reported in PIC form HUD 50058

Annualized Income reported by NDNH and SSA for V MLHMZF = 20624+23794 X 2 = $88,836
Unreported Income = 88,836- 37,981 = $50,855
Employment History Report

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).

<table>
<thead>
<tr>
<th>SSN</th>
<th>Member First Name</th>
<th>Member Last Name</th>
<th>Effective Date</th>
<th>Data Extract Date</th>
<th>Annual Income Reported on Form 5005B</th>
<th>Annualized Income Reported by SSA and NDNH</th>
<th>Wage Income (Current Quarter + Prior Quarter)</th>
<th>SSA Income (Current Quarter + Prior Quarter)</th>
<th>Unemployment Benefit (Current Quarter + Prior Quarter)</th>
</tr>
</thead>
<tbody>
<tr>
<td>XXX-XX-4774</td>
<td>V</td>
<td>MLHMZF</td>
<td>9/1/2014</td>
<td>7/18/2017</td>
<td>$37,981.00</td>
<td>$38,836.00</td>
<td>$44,418.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

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).
EIV Resources

- **EIV Field Office Coordinators list:**
  
  
  PHA staff should work with their local EIV Coordinator on any issues/questions that arise about EIV.

- **System issues/questions that cannot be handled by the local EIV Coordinator can be sent to:**
  
  - [EIV_Help@hud.gov](mailto:EIV_Help@hud.gov).
  - Staff from the HDQTRS. REAC EIV team will provide a response.
# EIV Team Team

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rochelle Katz, Program Manager</td>
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<tr>
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<td></td>
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