



Office of Public and Indian Housing (PIH)

Rental Housing Integrity Improvement Project (RHIIIP)

***PIH Enterprise Income Verification
(EIV) System 9.0 Update &
Refinement of Income & Rent Rule***

Presented By

Nicole Faison

September 24, 2009

Agenda

- ▶ Welcome
- ▶ PIH EIV System 9.0 Update
 - What's New as of September 14, 2009
- ▶ New & Improved Deceased Tenants Report
- ▶ New & Improved Identity Verification Report
- ▶ New & Improved Income Report
- ▶ New External Link to SAVE Program
- ▶ New Immigration Report
- ▶ New Debts Owed to PHAs & Terminations
- ▶ PIH EIV System 9.0 Questions & Answers Session

Agenda – Continued

- ▶ Status of the Refinement of Income & Rent Determinations in Public and Assisted Housing Programs
- ▶ Mandated Use of HUD's EIV System
- ▶ Electronic Submission & Retention of Form HUD-50058
- ▶ Disclosure & Verification of SSNs
- ▶ Evidence of Citizenship & Eligible Immigration Status
- ▶ Refinement Rule Questions & Answers Session

Certificate of Completion

- ▶ Available to HUD and PHA staff upon receipt of completed:
 - Training Evaluation form; and
 - Certificate Request form
- ▶ Request up to 20 certificates per request form
- ▶ Only complete and electronic requests via PIH.RHIIP.TA@HUD.GOV by COB 03/31/2010, will be processed
- ▶ You will receive certificate within 6 weeks from email date
- ▶ Please **DO NOT SEND DUPLICATE REQUESTS**

PIH EIV System 9.0

What's New as of September 14, 2009

What's New as of September 14, 2009

- ▶ Improved Deceased Tenants Report
 - Includes date EIV received deceased information
- ▶ **New & Improved Identity Verification Report**
 - Identify households and household members who are:
 - Pending Verification
 - Failed EIV Pre-screening
 - Failed SSA Identity Test
- ▶ Improved Income Report
 - Includes date EIV received SSA-provided information
- ▶ **New & Improved Multiple Subsidy Report**
 - Additional search criteria (by adults or children, or both)

What's New as of September 14, 2009

– Continued

- ▶ Increased availability of income data for MTW PHAs
 - Income data available for families covered under a form HUD-50058 with an effective date within the last 36 months
- ▶ Link to SAVE System within EIV
 - For access information, email SAVE-VIS@HUD.GOV
- ▶ **New Immigration Report**
 - Identify families and household members with PIC-generated Alt IDs or ineligible immigration status
- ▶ **New National repository of debts owed to PHAs & terminations**
 - Identify former tenants who owe a debt or terminated from the program for adverse reason(s)
- ▶ Additional masking of tenant personal identifiers

New as of September 14, 2009

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- Back to Secure Systems
- Back to EV Main Page

Debts Owed to PHAs & Terminations

- Search for Former Tenant
- Debts Owed to PHAs & Terminations Report

Income Information

- By Head of Household
- By Reexamination Month
- New Hires Report

Income Discrepancy Report

- Income Discrepancy Report

Verification Reports

- Existing Tenant Search
- Multiple Subsidy Report
- Identity Verification Report
- Immigration Report
- Deceased Tenants Report

External Links

- USCIS - SAVE System

New!

New!

NEW!

Improved Deceased Tenants Report

Verification Reports >> Deceased Tenants Report >> [Report Selection](#) >> PHA Statistics

Deceased Tenants Report for NY005 New York City HA for Program Type - ALL for Reexamination Month - ALL													
PHA	Total Number Of Households Evaluated	Total Number Of Household Members Evaluated	Households With Deceased Members	% of Households With Deceased Members	# of Single Member Deceased Households	% of Single Member Deceased Households	Deceased Members	Members Deceased Less Than 1 Year		Members Deceased More Than 1 Year		Members Deceased With No Deceased Date	
								Count	%	Count	%	Count	%
NY005 New York City HA	268,857	642,822	3,052	01.14%	1,545	50.62%	3,083	969	31.43%	1,204	39.05%	910	29.52%

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Note: * = Single member deceased household



Deceased Tenants Report as of 07/12/2009

HOH SSN:	5 HOH Name: vwbox gurdh HOH DOB: 11/30/1932			
Member SSN	Member Name	Member DOB	Member Deceased Date	Date Received by EIV
5	vwbox gurdh	11/30/1932	01/23/2008 *	
HOH SSN:	10 HOH Name: bizn Imrozgre HOH DOB: 11/10/1927			
Member SSN	Member Name	Member DOB	Member Deceased Date	Date Received by EIV
10	bizn Imrozgre	11/10/1927	N/A	

New & Improved Identity Verification Report

Failed EIV Pre-Screening **Failed SSA Identity Test** Pending Verification

Failed EIV Pre-Screening Report as of 07/12/2009

Participant Code: FL001 Jacksonville
Program Type: All PIH Programs
Reexamination Month: All
Households that Failed Verification: 220



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HOH SSN 6 HOH Name zmzdzg hrezw HOH DOB 12/27/1972				
Member SSN	Member Name	Member DOB	Failed Verification Description	
.8	mrghfq hroord	12/24/1991	Verification failed - Date of birth matched, but surname did not match with SSA records	
HOH SSN 2 HOH Name vhrmvw loozyzix HOH DOB 09/19/1984				
Member SSN	Member Name	Member DOB	Failed Verification Description	
2	vhrmvw loozyzix	09/19/1984	Verification failed - SS benefits cannot be disclosed due to discrepancy in date of birth 07/14/1986	
HOH SSN 4 HOH Name zwmzdzo ivezx HOH DOB 05/24/1984 Project FL001000036 OAKS AT DURKEEVILLE				
Member SSN	Member Name	Member DOB	Failed Verification Description	
4	bxfzsx ivezx	12/30/2008	Verification failed - SSN not found in SSA records	

4

Improved Income Report

Social Security Benefits

Verification Data		Benefit History	
Payment Status Code:	C - Current payment status (except railroad payment)	Date	Gross Benefit
Date of Current Entitlement:	1/1998	12/2008	\$688.00 Benefits paid
Net Monthly Benefit if Payable:	\$688.00	12/2007	\$650.00 Benefits paid
Payee Name and Address:	zx bzy mlIn uozs vmzo nlloy 83 bvoifx u ofzk	12/2006	\$635.00 Benefits paid
		12/2005	\$615.00 Benefits paid
		12/2004	\$591.00 Benefits paid
		12/2003	\$575.00 Benefits paid
		12/2002	\$564.00 Benefits paid
		3/2002	\$556.00 Benefits paid
		Lump Sum	
		Date	Amount
		10/01/2008	\$0.00
Date Received by EIV: 12/13/2008		NEW!	

Disability	
Disability:	No
On-set Date:	
Date Received by EIV: 12/13/2008	NEW!

New & Improved Multiple Subsidy Report

Verification Reports >> Multiple Subsidy Report >> Report Selection

Multiple Subsidy Report

By Participant Code :

Search within PIH Program only
 Search within PIH and MF Programs

All household members
 Only adult household members
 Only household members under the age of 18



New Immigration Report – Statistics

Verification Reports >> [Report Selection](#) >> PHA Immigration Report

PHA Immigration Report - Household Statistics for Program Type - All for Reexamination Month - All as of 09/14/2009							
PHA	Number of Households (Excluding EOP)	Households with PIC-assigned ALT ID	Percentage of Households with PIC-assigned ALT ID	Households with Ineligible Noncitizens	Percentage of Households with Ineligible Noncitizens	Households with Pending Verification	Percentage of Households with Pending Verification
IL002 Chicago Housing Authority	47,540	495	1.04%	47	0.10%	80	0.17%

PHA Immigration Report - Household Member Statistics for Program Type - All for Reexamination Month - All as of 09/14/2009							
PHA	Number of Household Members (Excluding EOP)	Household Members with PIC-assigned ALT ID	Percentage of Household Members with PIC-assigned ALT ID	Household Members With Ineligible Noncitizens	Percentage of Household Members with Ineligible Noncitizens	Household Members with Pending Verification	Percentage of Household Members with Pending Verification
IL002 Chicago Housing Authority	119,116	534	0.45%	58	0.05%	111	0.09%

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New Immigration Report – Details

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HOH SSN ***.** HOH Name BETTY HOH DOB 01/08/1945			
Member SSN	Member Name	Member DOB	Eligibility Status
***.**-6743	ERICA KIRK	01/03/1997	Pending Verification
HOH SSN ***.** HOH Name ISAAC HOH DOB 07/30/1976			
Member SSN	Member Name	Member DOB	Eligibility Status
H00-15-5759	MIRIAM BROYDE	11/15/2007	Eligible Citizen
HOH SSN ***.** HOH Name GLORY HOH DOB 06/11/1973			
Member SSN	Member Name	Member DOB	Eligibility Status
H00-14-3322	SAMAHDI BENNETT	12/05/2006	Eligible Citizen
HOH SSN ***.** HOH Name TAMMIKA HOH DOB 11/30/1977			
Member SSN	Member Name	Member DOB	Eligibility Status
H00-05-2465	JAZMANI TORRES	08/12/2003	Eligible Citizen

- Use this report to follow up with families:
1. To obtain SSNs; and
 2. Pending verification of immigration status

Debts Owed to PHAs & Terminations Module

Debts Owed to PHAs & Terminations Module

- ▶ Available to PHAs on 09/25/09
- ▶ National repository of families that:
 - Owe a debt to any PHA nationwide; and/or
 - Were terminated from a PIH program for adverse reason(s)
- ▶ EIV imports EOP information from PIC
- ▶ Only 50058s dated within the last 15 months will be imported (daily)
- ▶ Information is entered into EIV by the PHA after EOP
 - Amount owed; and/or
 - Adverse termination reason(s)
 - Bankruptcy status

Debts Owed to PHAs & Terminations Module – Continued

- ▶ Existing EIV users with the following roles will be able to search for former tenants and view the Debts Owed to PHAs & Terminations report for your assigned PHA(s) and programs:
 - PHA Occupancy Specialist – Voucher
 - PHA Occupancy Specialist – Public Housing
 - PHA Occupancy Specialist – Applications Processor
 - HUD OIG
 - HHQ/HUB/FO/TARC Occupancy Specialist
- ▶ No further action required to access this new EIV feature

Debts Owed to PHAs & Terminations Module – Continued

- ▶ Only PHAs may enter, update and delete former tenant debt and termination information
 - Until OMB approval, PHAs are not required to provide HUD with this information.
 - PHAs voluntarily provide this information
- ▶ The PHA Executive Director or designee must identify which staff will be authorized to enter, update and delete debt owed and termination information
- ▶ HUD has created two new roles to allow PHA users to enter, update and delete information:
 - Program Administrator – Public Housing
 - Program Administrator – Voucher

Debts Owed to PHAs & Terminations Module – Continued

- ▶ PHA User Administrators must electronically request the assignment of these new roles to designated users:
 - Program Administrator – Public Housing
 - Program Administrator – Voucher
- ▶ EIV users must complete a new EIV Access Authorization form and submit to the EIV Coordinator in local HUD office for approval of the requested new role

User Administration: New Roles for Debts Owed to PHAs & Terminations

User Administration - By Roles/By Users

User Profile Details

Selected User

User ID:	M
User Name:	Horace
Office Code:	DC001
Participant Code:	DC001

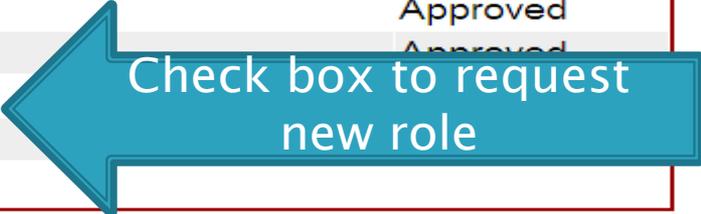
List of Roles

Action	Role	Status
<input type="checkbox"/>	PHA DHAP Assistance	
<input type="checkbox"/>	PHA Occupancy - Application Processor	
<input checked="" type="checkbox"/>	PHA Occupancy - Public Housing	Approved
<input checked="" type="checkbox"/>	PHA Occupancy - Voucher	Approved
<input checked="" type="checkbox"/>	PHA Security Administrator	Approved
<input checked="" type="checkbox"/>	PHA User Administrator	Approved
<input type="checkbox"/>	Program Administrator - Public Housing	
<input type="checkbox"/>	Program Administrator - Voucher	

Update

Revoke All

<< Back



Check box to request new role

Debts Owed to PHAs & Terminations Module – Continued

▶ Responsibilities of the Program

Administrator:

- Delete families from the master list of EOPs who do not owe a debt or have not been terminated for an adverse reason
- Enter debt owed and termination information within a reasonable time frame (90 days from EOP date)
- Ensure that information entered is complete and accurate
- Upon notice and confirmation of erroneous information, delete information

Debts Owed to PHAs & Terminations

Search for Former Tenant Information

Notice to Tenants and Applicants

- ▶ HUD has created a standardized notice for tenants and applicants
- ▶ Notice is pending OMB approval and is not mandatory until the notice displays a valid OMB control number and expiration date
- ▶ Notice provides information on the collection of debt and adverse termination information:
 - What information is collected
 - How the information will be used
 - Individual's right to dispute incorrect information
- ▶ PHAs should provide this notice to all applicants and participants (at next reexam) & all tenant termination notices
- ▶ HUD published an updated System of Records Notice regarding the collection & use of debt and termination information in the Federal Register on 09/01/09

Search for Former Tenant

- ▶ Prior to admission, PHA should query each adult household member's SSN to determine if a PHA has reported a debt or adverse termination
- ▶ Simply double click on the *Search for Former Tenant* link under the **Debts Owed to PHAs & Termination** header on the left navigation panel
- ▶ Enter the 9-digit SSN and click *Get Information*

Search for Former Tenant – Continued

- ▶ The system will display either a
 - Negative result; or
 - Positive result
- ▶ **Negative result** means that a PHA has not reported an adverse termination and/or debt owed
- ▶ **Positive result** means that a PHA has reported an adverse termination and/or debt owed
- ▶ PHAs should maintain search results in family file

Search for Former Tenant Record

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- Back to Secure Systems
- Back to EVM Main Page

Debts Owed to PHAs & Terminations

- Search for Former Tenant
- Debts Owed to PHAs & Terminations Report

Income Information

- By Head of Household
- By Reexamination Month
- New Hires Report

Income Discrepancy Report

- Income Discrepancy Report

Verification Reports

- Existing Tenant Search
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- Deceased Tenants Report

External Links

- USCIS - SAVE System

Double Click Here

Search for Former Tenant Record – Continued

Debts Owed to PHAs & Terminations >> Search Former Tenant

Search for Former Tenant - Enter HOH SSN and click on Get Information button

Enter HOH Social Security Number - -

Negative Results for Former Tenant Information

Print

No Data found for SSN: *****-**-9625**

Confidential Privacy Act Data. Civil and Criminal penalties apply to misuse of this data.

Report Generated By - M00XXX FIRST - M00336 LAST - uiv

Positive Results for Former Tenant Information

Debts Owed to PHAs & Terminations >> [Search former Tenant](#) >> Former Tenant

[Printer-Friendly Version](#)

Debt Owed to PHA/Program Termination for Household of ofzk u bvoifx			
Date of Initial Entry	08/01/2009	Date of Update	07/30/2009
Updated By:	M00337		
PHA Code:	CA014	Program Type:	Section 8
PHA Name:	County of San Mateo Housing Authority	Project	
PHA Address:			
PHA Telephone Number:	(650) 802-3361	PHA Fax Number:	(650) 802-3373
Former Tenant Address:	vmzo nlloy 83 HALF MOON BAY,CA 94019		
Date of Termination:	01/11/2009	Bankruptcy:	No
Debt Owed to PHA:	\$25,000		
Reason for Termination:	Failure to pay retroactive rent*, Failure to pay rent*, Failure to pay other charges*		
Head of Household: ofzk u bvoifx			
Social Security Number:	***.**-4800	Date of Birth	XXXX/1935

Positive Results for Former Tenant Information – Continued

Household Members						
Member SSN	Member First Name	Member Last Name	Date of Birth	Age	Relationship	Identity Verification Status
***.**-4800	ofzk	bvoifx	XX/XX/1935	73	Head	

Notice to ofzk u bvoifx:

This debt owed and/or termination information was reported by the above-listed Public Housing Agency (PHA). The PHA's name, address, and telephone numbers are listed above. You should contact the PHA in writing if you disagree with the reported information. Inform the PHA why you dispute the information and provide any documentation that supports your dispute. Your filing of bankruptcy will not result in the removal of debt owed or termination information from HUD's Enterprise Income Verification (EIV) system. However, if you have included this debt in your bankruptcy filing and/or this debt has been discharged by the bankruptcy court, your record will be updated to include the bankruptcy indicator. The PHA will notify you of its action regarding your dispute. If the PHA determines that the disputed information is incorrect, the PHA will update or delete the record. If the PHA determines that the disputed information is correct, the PHA will provide an explanation as to why the information is correct.

Important Information:

- Upon your request, the PHA must give you the information that pertains to you and maintained in HUD's EIV system.
- All PHAs that administer the Public Housing and Housing Choice Voucher (HCV) programs have access to debts owed and termination information of all former program participants.
- If you tell the PHA that your record contains inaccurate information, the PHA must promptly investigate the matter and inform you in writing the outcome of their investigation.
- The PHA must correct or, as the case may be, delete inaccurate debt owed or termination information contained in the EIV system.
- Debt owed and/or termination information will be maintained in EIV for a period of ten (10) years from the end of participation date.
- Your future request (application) for HUD rental assistance may be denied for a period of up to ten years from the date you moved out of an assisted unit or were terminated from a housing program.

Confidential Privacy Act Data. Civil and Criminal penalties apply to misuse of this data.

Report Generated By - M00XXX FIRST - M00336 LAST - uiv

PHA Action Based on Positive Result

- ▶ Provide the family with a copy of the Debts Owed & Termination report
- ▶ The family may not be admitted into the program until the debt is paid in full to the PHA that is owed the outstanding amount
- ▶ For adverse terminations:
 - Deny admission in accordance with PHA and/or HUD policy

Debts Owed to PHAs & Terminations

Enter/Update/Delete Information

Debts Owed to PHAs & Terminations Module

- ▶ Debt owed and termination information is available only if the PHA enters the information
- ▶ Until OMB approves HUD's information collection request, PHAs are voluntarily providing this information
- ▶ PHAs must ensure that information entered into EIV is accurate
- ▶ PHAs may enter information for former tenants who have left the program within the last 15 months.
- ▶ EIV is updated daily with new EOP families

PHA Notice Page

Debts Owed to PHAs & Terminations >> Enter Information >> Notice Page

OMB No.
Expires:

Public Housing Agencies (PHAs) are not required to enter information unless a current and valid approved OMB control number is displayed at the top of this page.

You are about to enter debt and termination information on a former tenant. You may not take this action until you have done the following:

1. Notified the individual(s) of the debt owed to the PHA; and
2. Provided the individual(s) with at least 60 days to present evidence that all or part of such debt is not owed or legally enforceable; and
3. Considered any evidence presented by the individual(s) and determined that the amount of the debt owed to the PHA is owed and legally enforceable.

When you click the **Continue** button below, you certify and agree to the following:

1. The information that you enter is complete and accurate to the best of your knowledge and you have supporting documentation to support the information entered into the system
2. Any information determined to be inaccurate will be updated or deleted within 30 days of notification and verification of disputed inaccurate information.

System Entry Limitations

A record may be modified 3 times.
The entry of the debt owed amount is limited to a maximum of \$500,000.00.

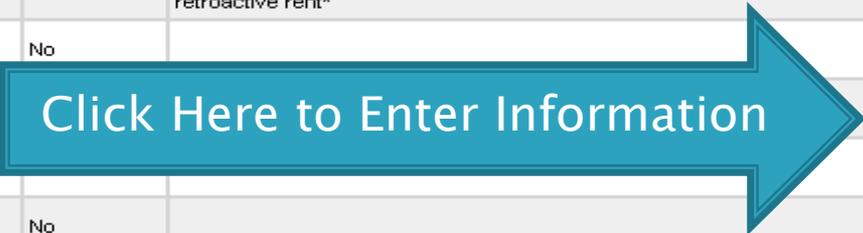
Continue

Enter Former Tenant Information

- ▶ If applicable, enter the following information:
 - Amount of debt owed (\$0.01 – \$500,000) as of EOP date
 - Bankruptcy indicator: check the checkbox if you have received a copy of court order for Chapter 7 or 11 bankruptcy filing
 - Reason for termination (select applicable reasons)
- ▶ Click the ***Submit*** and ***OK*** button to confirm your entry
- ▶ The information will then become apart of the national repository of Debts Owed to PHAs and Terminations

Enter Former Tenant Information - Continued

Tenant data for PHA: CA014 County of San Mateo Housing Authority						
HOH SSN	HOH Name	Debt Owed to PHA	Bankruptcy	Reason for Termination	Edit	Delete
4800	bvoifx, ofzk, u	\$25,000.00	Yes	Failure to pay other charges*, Failure to pay retroactive rent*, Failure to pay rent*	Edit	Delete
3036	pxrnllxn, bsglllw,	\$12,345.67	No	Failure to pay other charges*, Failure to complete annual reexam	Edit	Delete
3586	mlhwizsxi, vxboz,	\$0.00	Yes	Criminal activity - Violent	Edit	Delete
0205	mlp, rلز,	\$500,000.01	No	Failure to pay other charges*	Edit	Delete
5719	avmvrq, ilmzvov, v	\$0.00	No	Criminal activity-Sex Offender	Edit	Delete
0731	vfxhz, lnivoortf, k	\$0.00	No	Criminal activity - Drugs	Edit	Delete
6861	wwvi, zpri, e	\$700,000.00	No	Criminal activity - Other, Criminal activity - Violent, Criminal activity-Sex Offender, Criminal activity - Drugs, Failure to complete annual reexam, Failure to pay other charges*, Failure to pay rent*, Failure to pay retroactive rent*	Edit	Delete
4411	nzszi, vmrivsgzp,	\$0.00	No		Enter Information	Delete
1945	hrezw, voovghv,	\$0.00			Enter Information	Delete
8194	mzsvvw, vrhov, z	\$0.00			Enter Information	Delete
1291	oovnvt, sgvyzarov, q	\$0.00	No		Enter Information	Delete
8212	shrzy, biizs,	\$0.00	No		Enter Information	Delete
7915	mdliy, flobizn,	\$0.00	No		Enter Information	Delete



Enter Former Tenant Information - Continued

Debts Owed to PHAs & Terminations >> Enter Information >> [Report Selection](#) >> [List Page](#) >> Edit Information

Enter/Update Information for: 4411	
HOH SSN:	***-**-4411
HOH Name:	nzszt, vmrivsgzp,
Debt Owed:	\$ <input type="text"/>
Bankrupt:	<input type="checkbox"/>
Reasons for Termination: (hold down ctrl to select multiple)	<div style="border: 1px solid gray; padding: 5px;"><ul style="list-style-type: none">Failure to pay retroactive rent*Failure to pay rent*Failure to pay other charges*Failure to complete annual reexamCriminal activity - DrugsCriminal activity - Sex OffenderCriminal activity - ViolentCriminal activity - OtherLease violations</div>
(*)= You must enter a debt amount greater than 0.	
<input type="button" value="Submit"/> <input type="button" value="Reset"/> <input type="button" value="Cancel"/>	

Confidential Privacy Act Data. Civil and Criminal penalties apply to misuse of this data.

Update Former Tenant Information

- ▶ PHAs should ensure that entered information is accurate
- ▶ The PHA may modify a tenant record only 3 times
- ▶ To correct previously entered information:
 - Click on the *Edit* button next to the HOH's name; and
 - Edit the applicable data fields and click the *Submit* and *OK* button to confirm your entry
- ▶ If a former tenant is making payments on an outstanding debt, the PHA should NOT modify the debt owed amount
- ▶ EIV will include a repayment agreement indicator with the April 2010 release

Update Former Tenant Information - Continued

Tenant data for PHA: CA014 County of San Mateo Housing Authority						
HOH SSN	HOH Name	Debt Owed to PHA	Bankruptcy	Reason for Termination	Edit	Delete
4800	bvoifx, ofzk, u	\$25,000.00	Yes	Failure to pay other charges*, Failure to pay retroactive rent*, Failure to pay rent*	Edit	Delete
3036	pxrnllxn, bsglllw,	\$12,345.67	No	Failure to pay other charges*, Failure to complete annual reexam	Edit	Delete
3586	mlhwizsxi, vxboz,	\$0.00	Yes	Criminal activity - Violent	Edit	Delete
0205	mlp, rلز,	\$500,000.01	No	Failure to pay other charges*	Edit	Delete
5719	avmvrq, ilmzvov, v	\$0.00			Edit	Delete
0731	vfxhz, lnivoortf, k	\$0.00			Edit	Delete
6861	wwvi, zpri, e	\$700,000.00	No	Criminal activity - Other, Criminal activity - Violent, Criminal activity-Sex Offender, Criminal activity - Drugs, Failure to complete annual reexam, Failure to pay other charges*, Failure to pay rent*, Failure to pay retroactive rent*	Edit	Delete
4411	nzszt, vmrivsgzp,	\$0.00	No		Enter Information	Delete
1945	hrezw, voovghv,	\$0.00	No		Enter Information	Delete
8194	mzsvvw, vrhov, z	\$0.00	No		Enter Information	Delete
1291	oovnvt, sgvyzarov, q	\$0.00	No		Enter Information	Delete
8212	shrzy, biizs,	\$0.00	No		Enter Information	Delete
7915	mdliy, flobizn,	\$0.00	No		Enter Information	Delete

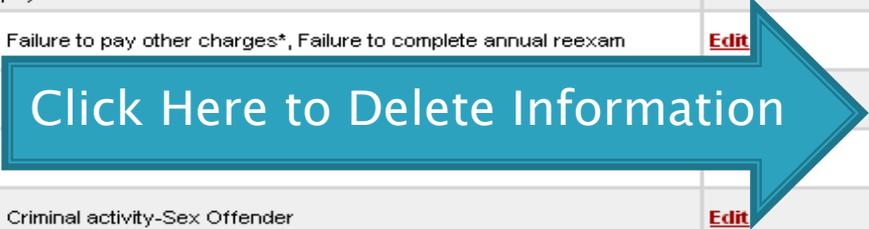


Click Here to Edit Information

Delete Former Tenant Information

- ▶ The delete function is available for:
 - Deletion of families who do not owe a debt or left the program in good standing
 - Deletion of families who have paid an outstanding debt in full
- ▶ The family is permanently removed from the master list of EOP families
- ▶ When you click on the *Delete* link, the system will prompt you to confirm your desire to delete the family

Delete Former Tenant Information - Continued

Tenant data for PHA: CA014 County of San Mateo Housing Authority						
HOH SSN	HOH Name	Debt Owed to PHA	Bankruptcy	Reason for Termination	Edit	Delete
4800	bvoifx, ofzk, u	\$25,000.00	Yes	Failure to pay other charges*, Failure to pay retroactive rent*, Failure to pay rent*	Edit	Delete
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4411	nzszt, vmrivsgzp,	\$0.00	No		Enter Information	Delete
1945	hrezw, voovghv,	\$0.00	No		Enter Information	Delete
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8212	shrzy, biizs,	\$0.00	No		Enter Information	Delete
7915	mdliy, flobizn,	\$0.00	No		Enter Information	Delete

PIH EIV System

Resources

PIH EIV Training Information

- ▶ Training information is available at:
 - Training materials and guidance:
 - <http://www.hud.gov/offices/pih/programs/ph/rhiip/training.cfm>; and
 - Prior PIH Webcasts:
 - <http://www.hud.gov/webcasts/archives/iv.cfm>

Subscribing to PIH RHIIP Mailing List

- ▶ Go to:
<http://www.hud.gov/subscribe/maillinglist.cfm>
- ▶ Simply, double-click on the PIH-RHIIP link and follow the instructions.
- ▶ You will be of the first to receive the greatest and latest from PIH 😊

New PIH RHIIP/EIV Mailbox

- ▶ HUD Headquarters will answer your inquiries related to PIH RHIIP/EIV issues
- ▶ Send inquiries to: PIH.RHIIP.TA@HUD.GOV, with a copy to your local HUD office
- ▶ Information your inquiry should include:
 - PHA Code
 - If related to EIV access (that cannot be resolved by local HUD office): your user ID and name
 - If related to specific tenant: HOH first & last name and the last 4 digits of the HOH's SSN
 - **NEVER** send via e-mail, full SSNs or screen shots that contain full SSNs

Visit HUD's Web Page For More Information on EIV

<http://www.hud.gov/offices/pih/programs/ph/rhiip/uivnewsflash.cfm>

<http://www.hud.gov/offices/pih/programs/ph/rhiip/training.cfm>

www.hud.gov/offices/pih/programs/ph/rhiip/uiv.cfm



<http://www.hud.gov/subscribe/maillinglist.cfm>

Email Questions: PIH.RHIIP.TA@hud.gov

For Help with the PIH EIV System

**Contact the EIV Coordinator at your
local HUD Office**

**Additional Assistance is available
after contacting your
local HUD Office at:**

Email: PIH.RHIIP.TA@HUD.GOV

PIH EIV System 9.0 Update

Questions & Answers Session

Final Rule: Refinement of Income & Rent Determinations

Status

Status of Refinement of Income & Rent Rule

- ▶ Delayed until January 31, 2010
 - Federal Register Notice published 08/28/09
- ▶ HUD will publish modifications to rule and allow a 30-day comment period
- ▶ Modified version of the rule is scheduled to become effective 01/31/2010
- ▶ Guidance on SSN and Citizenship/Immigration verification is being provided today and in near future via PIH Notice

Provisions of the Refinement of Income & Rent Rule

- ▶ Mandated use of EIV
- ▶ Electronic submission of form HUD-50058
- ▶ Disclosure and verification of SSNs for everyone, regardless of age; EXCEPT
 - Individuals who do not contend eligible immigration status
 - Individuals who have previously disclosed a valid SSN
- ▶ Evidence of citizenship and immigration status

Mandated Use of EIV

New Regulation 24 CFR 5.233

Mandated Use of EIV

- ▶ Effective 01 / 31 / 2010, all PHAs are required to use EIV
- ▶ Failure to use EIV may result in sanctions
- ▶ PHAs should ensure that staff responsible for conducting annual and interim reexams have access to EIV and consult EIV during all mandatory reexams to:
 - Minimize tenant fraud
 - Minimize income and rent errors
 - Minimize tenant reporting errors
 - Minimize subsidy overpayments
- ▶ For PIH EIV system access, PHAs should contact their local HUD office for assistance

Electronic Submission & Retention of the 50058

Modified 24 CFR 908.101

Electronic Submission & Retention of Form HUD-50058

- ▶ PHAs are required to retain, at a minimum, the last 3 years of form HUD-50058 (including FSS addendum) and supporting documents
 - Applies to MTW PHAs
- ▶ For EOPs: retain the form HUD-50058 and supporting documents for a minimum period of 3 years from the EOP date
- ▶ PHAs may maintain these records electronically.

SSN Disclosure & Verification

Modified 24 CFR 5.216–218

Disclosure of SSNs

- ▶ All applicants and participants, including each household member is required to disclose his/her assigned SSN
 - Effective 01/31/2010, children under the age of 6 are required to disclose their SSN
- ▶ Individuals who do not contend eligible immigration status will NOT have a SSN to disclose
 - If otherwise eligible to participate in the program, the family should be admitted into the program or continue receiving assistance
- ▶ Tenants who have previously disclosed a valid SSN do not need to redisclose and provide evidence of their SSN

Verification of SSNs

- ▶ HUD validates All reported SSNs with SSA
- ▶ Applicants and participants will need to submit one of the following documents to confirm their assigned SSN:
 - A SSN card
 - An original document from a federal or state government agency which contains the individual's name and SSN, along with other identifying information of the individual (i.e. address, date of birth, etc.)
- ▶ Referral for applicants & participants:
 - Information regarding SSN cards is available at www.socialsecurity.gov or (800) 772-1213
 - Use form SS-5 to request a new or replacement SSN card

Time Frame to Submit Documents

- ▶ Applicants:
 - Within 90 days of admission date
- ▶ Participants:
 - Next annual or interim reexam
 - Within 90 days of PHA request date
- ▶ PHAs may grant an additional 90-day period, if there are unforeseen circumstances beyond the family's control that prevent the family from complying with the SSN requirements

Penalties for Failure to Disclose or Submit Documentation of SSN

- ▶ Applicants
 - Denial of assistance
 - No admission into program
 - After 90-day period (or 2nd 90-day extension period), the PHA may remove family from the waiting list
- ▶ Participants
 - Termination of assistance
 - Termination of tenancy
 - Termination of assistance and tenancy
- ▶ If non-compliance is due to unforeseen circumstances beyond the control of the family, no adverse action shall be taken, upon receipt of acceptable documentation of circumstances

Evidence of Citizenship/ Immigration Status

24 CFR 5.508

Evidence of Citizenship & Immigration Status

- ▶ PHAs are required to determine the citizenship and immigration status of each individual to determine the family's eligibility for:
 - Full assistance; or
 - Prorated assistance
- ▶ There are four categories of citizenship/immigration status:
 - Eligible citizen
 - Eligible noncitizen
 - Ineligible noncitizen
 - Pending verification

Evidence of Eligible Citizenship Status

- ▶ Acceptable documentation of eligible citizenship status is one of the following documents:
 - U.S. Passport (unexpired)
 - U.S. Birth Certificate
 - Certificate of Citizenship
 - Naturalization Certificate
- ▶ The citizenship status code (line 3i on form HUD-50058) should be listed as eligible citizen

Evidence of Eligible Immigration Status

- ▶ A noncitizen must have permanent residence or refugee/asylee status to be eligible for assistance
- ▶ Acceptable documentation of **eligible immigration status** is one of the following documents:
 - **Permanent Residents:** Permanent Resident Card (Form I-551) – also known as the “Green Card”
 - **Asylees:** Asylum Approval Notice **and** Employment Authorization Document (EAD) or Arrival-Departure Record (Form I-94), along with government-issued ID card with photo
 - **Refugees:** Refugee Approval Notice and Employment Authorization Document (EAD)
- ▶ The citizenship status code (line 3i on form HUD-50058) should be listed as **eligible noncitizen**
- ▶ Note: documents must be current and unexpired

Declaration of Ineligible Immigration Status

- ▶ In accordance with 24 CFR 5.508(e), an individual may contend not to have eligible immigration status
- ▶ The family must identify in writing which family members do not contend to have eligible immigration status
- ▶ The citizenship status code (line 3i on form HUD-50058) should be listed as ineligible noncitizen
- ▶ A single member household without eligible citizenship or immigration status is not eligible for assistance & may not be admitted into the program

Pending Verification of Immigration Status

- ▶ The citizenship status code (line 3i on form HUD-50058) should be listed as **pending verification** if:
 - The primary (via SAVE) & secondary (manual verification request to DHS) verification of any immigration documents that were timely submitted has not been completed
 - An appeal by the individual with DHS is pending

Refinement Rule

Questions & Answers Session