

COMPLIANCE CORNER, Update

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The U.S. Department of Housing and Urban Development certainly issued more than a fair share of new housing regulations for 2010. Among those with a great deal of significance, were the Social Security number requirements and the mandatory use of the Enterprise Income Verification system.

The new regulations require the disclosure of social security numbers by **all** individuals applying for or participating in HUD's rental assistance programs. Those of you that had to meet this new requirement this year, also found out you had to provide your social security card in order for the property to make a photocopy to keep in your file. Failure to comply with the social security number ruling, results in "no admission to property" for applicants and "termination of assistance" for residents.

The Enterprise Income Verification System, more commonly referred to as the EIV System, is a web-based computer system containing employment and income information on individuals participating in HUD's rental assistance programs. This information assists HUD in making sure "the right benefits go to the right persons".

Some of our staff members have applied and are specially trained and certified to access this system. Other staff members are not allowed access to the system. Our goal is to accurately charge you the correct amount of rent and also determine the accurate amount to bill HUD for your subsidy share. In using this system, we also are able to determine:

- If a resident has used a false social security number,
- Failed to report or under reported the income of a spouse or other household member and,
- If someone within the household is also receiving rental assistance at another property.

I am fairly confident that you, the resident, get tired of being advised, if you fail to comply with "this" particular rule or "that" particular regulation you will have your assistance terminated and/or your tenancy terminated.

It may be interesting to you, that if we, as housing providers, fail to use the EIV system regularly and consistently as prescribed by HUD, we can be penalized in several ways, including up to losing the right to continue to be housing providers!

All the regulations have created a more equal footing for both applicants/tenants and housing providers to be as compliant as humanly possible.

The rumor mill leads me to believe our primary Occupancy Manual issued by HUD and used to determine all occupancy issues is due for a rewrite to be issued perhaps in early 2011. Again you will be asked to comply with the old and new regulations. We, in turn, are being closely monitored and evaluated that we are implementing everything required in a timely fashion. You can see we are all in this together and compliance is what HUD is looking to occur from all of us.