

Subject: RHIIP Listserv #135 - Final Rule on Income & Rent Determination Requirements; RHIIP Tip (Extremely Low-income Requirements)
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Date: Thu, 29 Jan 2009 09:53:28 -0500
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Resent: "Correct date is January 27, 2009"

RHIIP Listserv Posting #135

Thursday, January 29, 2009

Welcome to the MULTIFAMILY HOUSING RENTAL HOUSING INTEGRITY IMPROVEMENT PROJECT (RHIIP) LISTSERV that brings you up-to-date RHIIP related publications, news, information and occupancy tips in an effort to help reduce errors in rent determinations and subsidy calculations.

It's Here!

The Refinement of Income and Rent Determination Requirements in Public and Assisted Housing Programs Final Rule Published

The Refinement of Income and Rent Determination Requirements in Public and Assisted Housing Programs Final Rule was published in the Federal Register on January 27, 2009, and can be found at <http://edocket.access.gpo.gov/2009/pdf/E9-1248.pdf>. The main changes are as follows:

The final rule requires **all** individuals applying for or participating in HUD's rental assistance programs to have a valid social security number. All social security numbers for an applicant's household must be verified using appropriate documentation before the household may be admitted into the project. For current tenants, all social security numbers must be provided and verified at the next interim or regularly scheduled recertification. All efforts should be made to ensure current tenants and those on the waiting list are aware of this new requirement that will take effect on March 30, 2009.

The final rule has also revised the definition of annual income. Instead of using anticipated income, owners and management agents (O/As) will use actual past income and will have the discretion to use projected future income under certain circumstances in order to calculate annual income. This change will also take effect on March 30, 2009.

Beginning on March 30, 2009, O/As will be required to obtain verification of a signed declaration of U.S. citizenship or U.S. nationality.

The final rule also makes the use of HUD's Enterprise Income Verification (EIV) system mandatory for multifamily O/As as of September 30, 2009. Those O/As who do not currently have access to the EIV system should obtain access as soon as possible and become familiar with using the system. Information on applying for access to the EIV system for Multifamily users is available at: <http://www.hud.gov/offices/hsg/mfh/rhiip/eiv/eivhome.cfm>.

RHIIP TIP: Extremely Low-Income Targeting Requirements for Section 8 Units

When an extremely low-income applicant is needed to achieve income targeting requirements, and the next applicant on the waiting list has income above the extremely low-income limit, that applicant must be returned to the waiting list. When returned to the waiting list, a notation must be made indicating why this applicant was returned to the list rather than housed or withdrawn.

For more information on extremely low-income targeting, please refer to Chapter 4, Paragraph 4-15.D of HUD Handbook 4350.3 REV-1 *Occupancy Requirements of Subsidized Multifamily Housing Programs*.

Please encourage others to sign-up for the Listserv, so they too can receive current RHIIP related information from HUD <http://www.hud.gov/subscribe/maillinglist.cfm>.

You can view the RHIIP Tips Archives, under "Listserv-Multifamily RHIIP Tips" at <http://www.hud.gov/offices/hsg/mfh/rhiip/mfhrhiip.cfm>

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