



Housing Choice Voucher E-Newsletter

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<http://www.hud.gov/offices/pih/programs/hcv/>

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New Information Added to PIH Notice on Over Subsidization

HUD published Notice PIH 2010-51, "Over Subsidization in the Housing Choice Voucher Program," on December 30, 2010. This Notice extends and revises PIH 2009-22.

In 2007, the Office of the Inspector General issued a report that found an over subsidization in the Housing Choice Voucher program because of vouchers being issued for incorrect household sizes. To address this issue, HUD issued PIH 2009-22 to provide guidance about how live-in aides are classified relative to household size, other reasonable accommodation issues, and how data related to this issue were to be entered into the PIH Information Center (PIC).

New information in PIH 2010-51 includes an explanation of the subsidy standards related to live-in aides and their public housing agency (PHA)-approved family members. Only one additional bedroom may be approved for a live-in aide. Although a live-in aide may have other family members live in the assisted unit – upon approval of the PHA – no additional bedrooms may be approved for these family members. In addition, the PHA can only approve of the live-in aide's family members if no housing quality standards (HQS) are violated and that there are no more than two people per bedroom or living/sleeping space in the unit (See Section 2.C).

This Notice also added information on how data related to live-in aides are to be entered into PIC. Live-in aides and their family members, if any, should be entered in section 3h of the report. They are coded as L (Section 3).

To read Notice PIH 2010-51: <http://bit.ly/hxdj01>

Housing Choice Voucher Articles in *Cityscape*

Readers of the Housing Choice Voucher newsletter may be interested in two articles published in the most recent HUD *Cityscape*. *Cityscape* is published three times a year by HUD's Office of Policy Development and Research (PD&R). These refereed papers explore aspects of the Housing Choice Voucher Program. "The Prospects for Guiding Housing Choice Voucher Households to High-Opportunity Neighborhoods" examines census block groups across the nation to explore issues in the expansion of the Moving to Opportunity program. "Measuring Neighborhood Quality with Survey Data: A Bayesian Approach" measures and compares subjective neighborhood quality data from two sources: the 2002 American Housing Survey and HUD's Customer Satisfaction Survey of Housing Choice Voucher program households.

The articles in Cityscape reflect the views of the article authors and do not necessarily reflect the views of HUD.

For more: <http://www.huduser.org/portal/periodicals/cityscape.html>



PIH Notices

PIH 2010-49, “Protecting Tenants at Foreclosure Act – Guidance on New Tenant Protections,” issued December 28, 2010. This Notice extends PIH 2009-52.

PIH Notice 2010-50, “Effective Use of the Enterprise Income Verification (EIV) System’s Deceased Tenants Report to Reduce Subsidy Payments & Administrative Errors,” issued December 30, 2010. This Notice revises PIH 2010-09 regarding procedures for PHAs to implement to ensure they are submitting the most accurate data available to PIC as relates to deceased household members. See the article “Revised Guidance on Use of Enterprise Income Verification System’s Deceased Tenants Report” in this newsletter.

PIH Notice 2010-51, “Over Subsidization in the Housing Choice Voucher Program,” issued December 30, 2010. This Notice clarifies existing guidance related to the categorization of live-in aides, other reasonable accommodation issues, and adds guidance related to the corresponding data entry into the PIC that was previously issued in PIH 2009-22. See the article “New Information Added to PIH Notice on Over Subsidization” in this newsletter.

To view the Notice: <http://www.hud.gov/offices/pih/publications/notices/>

Revised Guidance on Use of Enterprise Income Verification System’s Deceased Tenants Report

On December 30, 2010, HUD issued Notice PIH 2010-50, “Effective Use of Enterprise Income Verification (EIV) System’s Deceased Tenants Report to Reduce Subsidy Payment and Administrative Errors.” This Notice revises some of the formal guidance PHAs have received on how to use the deceased tenants report in the EIV system to reduce subsidy payment and administrative errors.

Use of the EIV system to reduce subsidy payment and administrative errors has been a requirement for PHAs effective January 31, 2010, in accordance with 24 CFR 5.233(a)(2)(ii).

Notice 2010-50 modifies PIH 2010-9. It adds in reference to PIH 2010-15 (See Section 7). PIH 2010-15 provides the requirements that PHAs must follow in protecting personally identifiable information such as social security numbers. Additionally, the Notice removes the reference in 2010-9 that stated that PHAs needed to tell live-in aides to leave the unit by the end of the month (Section 8).

In accordance with PIH 2010-25, this Notice reminds PHAs that an updated form HUD 50058 is due to PIC no later than 60 days from the effective date of action recorded on line 2b, which is the confirmed date of death (Section 14).

Finally, this Notice clarifies timeframes for the removal of personal belongings where the deceased was the sole household member. While there is no requirement, HUD recommends allowing at least 14 consecutive days after date of notification. However, if State or local law requires a shorter or a longer timeframe, the PHA is required to adhere to the State or local timeframe. Also, if the deceased paid rent for the month in which the death occurs, then personal belongings must be removed by the end of that month or 14 days whichever is longer—unless State or local law require otherwise. This section applies only to public housing (Section 15).

To read Notice PIH 2010-50: <http://www.hud.gov/offices/pih/publications/notices/10/pih2010-50.pdf>

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