



HDLI MESSENGER

A monthly electronic publication of the
Housing and Development Law Institute
JULY 2005 EDITION

WHAT'S HAPPENING AT HDLI?

SAVE THE DATE: HDLI's 2005 Fall Conference in Chicago, ILL entitled "**ACCOMPLISHING YOUR OPERATIONAL AND DEVELOPMENT GOALS WITH DECREASING OR NO HUD FUNDING: Important Legal Issues and Solutions**" will take place on **MONDAY, October 10, 2005**. (Note it's not the usual Tuesday this year). More details in the coming weeks.

ON-SITE CUSTOMIZED FAIR HOUSING TRAINING! No traveling necessary! Contact HDLI at (202) 289-3400 for more details on fair housing training on-site at your agency. **Attached is our detailed informational flyer.**

ORDER HDLI's latest edition of the INDEX TO HUD REGULATIONS today! An order form is attached.

TWO IMPORTANT NOTICES FROM HUD:

*Changes to HUD Occupancy Handbook

*New Resident Records System

HUD Occupancy Handbook Revised

70 FR 41926 (7/20/05) announces long-awaited changes to HUD's Occupancy Handbook. A copy of the entire revised handbook as proposed - HUD Handbook 4350.3 REV-1, CHG-2 - is available online until August 2nd at the HUD Web site, <http://www.HUD.gov/offices/hsg/hsgmulti.cfm>. Comments are due by August 9th. Chapter-by-chapter changes are detailed, albeit scantily, on a HUD transmittal. Examples of changes/clarifications are:

*Screening criteria for other applicants must be applied to live-in aides and other new additions to a household (§4-7 B.5);

*Verifications are now good for 120 days (§5-17 B.1);

*Owners don't have to perform interim recertifications for tenants paying market rate unless the tenant requests (§7-11 G);

*Four Model Leases (Appendix 4).

The EIV

70 FR 41780 (7/20/05), originated by HUD's Chief Information Officer, describes HUD's new system of PIH-required record keeping - the Enterprise Income Verification (EIV) system f/k/a the "Upfront Income Verification (UIV) system. As you probably know, EIV is designed to identify households that may have under-reported their household's annual income. EIV data is derived from the PIC system and information received from state SWICAs, SSA and other federal agencies, and private vendors. The EIV database is available to PHAs with PIC IDs and eventually will be made available to Section 8 landlords, management agents, and even academic researchers. Among other things, the EIV has a household member identity verification feature. After a PHA enters family composition and income information into the PIC system, EIV validates each identity. If an identity cannot be verified the system will require the PHA to confirm and/or correct it. EIV will remove unverified household member records from computer matching request files.