

To: Owners and Agents of Section 8 Housing
From: Idaho Housing and Finance Association (IHFA) Compliance Department
Date: February 12, 2009
Re: EIV Usage and Compliance

On January 27, 2009 HUD published the *Refinement of Income and Rent Determination Requirements in Public and Assisted Housing Final Rule*. A copy of the Federal Register notice can be obtained at: http://www.ihfa.org/ihfa_communications.asp. In this rule, among other things, HUD has mandated that the use of HUD's Enterprise Income Verification (EIV) System will be mandatory effective **September 30, 2009*** for all Section 8 projects. Idaho Housing and Finance Association (IHFA) is required to monitor the use of this system during the Management and Operations Review (MOR) process. ***Please note that as of February 11, 2009, there is a potential that implementation could be delayed an additional 60 days. Please see Federal Register located at: <http://edocket.access.gpo.gov/2009/pdf/E9-3004.pdf>***

If you currently have EIV access, you will need to audit your systems and ensure that you have the proper security and policies/procedures in place, and that your users that have access are current and intentional. You also need to ensure that the required certification/re-certification, and security training documentation is available for review by IHFA auditors at MOR.

If you do not have current access, you will be required to obtain access and begin using the system at a minimum for annual re-certifications no later than September 30, 2009. IHFA understands that this will create an additional burden for owners and agents. We have provided you some helpful web links below:

Information on the EIV System can be located on the HUD web site at:
<http://www.hud.gov/offices/hsg/mfh/rhiip/eiv/eivhome.cfm>.

Mary Ross of Ross Business Development, a consultant to the affordable housing industry, has created some sample forms that may be helpful to you and can be found at:
<http://www.rbdnow.com/eiv>. This web link also includes abbreviated set up instructions explaining how to set up EIV called EIV Quick Start.

Additionally, the Idaho Affordable Housing Management Association's Annual Conference scheduled for May 18-20, 2009 in Boise is scheduled to include training on the EIV System. You can find out additional details about the conference at: www.IdahoAHMA.org or by calling (208) 947-8592.

IHFA will be co-sponsoring EIV workshops around the State in the coming months. Please stay tuned for additional information. IHFA encourages everyone to review their EIV status and ensure that they are meeting the requirements in order to avoid findings/observations at MOR. If you have any questions or concerns regarding EIV please feel free to contact your compliance auditor by phone or e-mail or call us at (208) 331-4707.

IHFA Compliance Department