

Pennington County Housing & Redevelopment Commission

Section 8 Insider

April 2010-June 2010

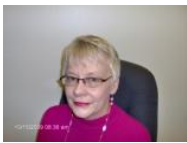
Section 8 Staff



Sharon
Program Supervisor



Don
Inspector



Susan
Special Projects
Caseworker



Cindy
Caseworker



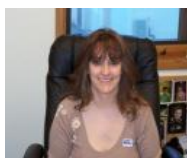
Sheila
Caseworker



Joey
Caseworker



Connie
Caseworker



Marcy
Caseworker

Training Completed.....

All of our staff attended training on the Enterprise Income Verification (EIV) system in October and January.

Susan attended training on the new computer system for the Shelter Plus Care Program.

What you should know about EIV

The Enterprise Income Verification system (EIV) is a web-based computer system that contains employment and income information of individuals who participate in HUD rental assistance programs. All Public Housing Agencies, (PHAs) are required to use HUD's EIV system. This information is obtained from PHAs, the Social Security Administration, Health and Human Services, and the State Workforce Agency.

The information is used primary to:

1. Confirm name, date of birth, and Social Security numbers.
2. Verify reported income sources and amounts.
3. Confirm participation in only one HUD rental assistance program.
4. Confirm any outstanding debt to any PHA.
5. Confirm any negative status if the participant moves out of a subsidized unit (in the past).
6. Follow up with the participant, other adult household members, or listed emergency contacts regarding deceased household members.

Overall, the purpose of EIV is to identify and prevent fraud within HUD rental assistance programs, so that limited taxpayer's dollars can assist as many eligible families as possible.

All participants are required to sign a consent form in order for HUD or the PHA to obtain this information.

Please visit our website at www.pchrc.com for future quarterly issues.

New Utility Allowances

With the recent rate increase granted to Black Hills Power and Light, Pennington Co. Housing has revised the utility allowances to reflect this increase. Effective May 1, 2010, the average allowance for basic electricity for a two bedroom unit is \$49. Basic electricity is for items plugged into the wall and lights. Additional allowance is given for electric cooking, heating, and hot water. The case workers figure the utility allowance based on charts developed to accurately reflect actual utility costs for the specific unit type and size.

News From SD Housing Development Authority...

The next **Statewide Homeless Summit** is scheduled for June 8th and 9th, 2010 at Cedar Shores Resort in Chamberlain. The keynote speaker will be Donna M. Beegle, Ed.D. She is a highly experienced national public speaker discussion leader, trainer, and the author of [See Poverty, Be the Difference](#), a resource book for professionals who work with people in poverty. She will be conducting a "Poverty 101" workshop. There is no registration fee for this conference.

Charges outside the contract rent ...

Just a reminder—the landlord or owner may not charge or accept, from the family or from any other source, any payment for rent of the unit in addition to the "rent to owner" as specified on the HAP Contract. If the tenant is responsible to pay utilities, then the utilities must be in the tenant's name and paid directly to the utility company by the tenant. The landlord or owner cannot keep the utilities in their own name and collect utility fees from the tenant. The owner may not charge the tenant extra amounts for items customarily included in rent to owner in the locality, or provided at no additional cost to unsubsidized tenants in the premises.

Inspector's Notes...

Spring is a good time to check the window and door screens to be sure they are not torn or bent.

It's been a long, long winter! Wishing you all a happy spring!