Chapter 7

VERIFICATION

INTRODUCTION
The RCRHA must verify all information that is used to establish the family’s eligibility and level of assistance and is required to obtain the family’s consent to collect the information. Applicants and program participants must cooperate with the verification process as a condition of receiving assistance. The RCRHA must not pass on the cost of verification to the family.

The RCRHA will follow the verification guidance provided by HUD in PIH Notice 2004-01 Verification Guidance and any subsequent guidance issued by HUD. This chapter summarizes those requirements and provides supplementary RCRHA policies.

Part I describes the general verification process. More detailed requirements related to individual factors are provided in subsequent parts including family information (Part II), income and assets (Part III), and mandatory deductions (Part IV).

Verification policies, rules and procedures will be modified as needed to accommodate persons with disabilities. All information obtained through the verification process will be handled in accordance with the records management policies of the RCRHA.

PART I. GENERAL VERIFICATION REQUIREMENTS

A. FAMILY CONSENT TO RELEASE OF INFORMATION [24 CFR 982.516 AND 982.551, 24 CFR 5.230]

The family must supply any information that the RCRHA or HUD determines is necessary to the administration of the program and must consent to RCRHA verification of that information [24 CFR 982.551].

Consent Forms
It is required that all adult applicants and participants sign form HUD-9886, Authorization for Release of Information. The purpose of form HUD-9886 is to facilitate automated data collection and computer matching from specific sources and provides the family's consent only for the specific purposes listed on the form. HUD and the RCRHA may collect information from State Wage Information Collection Agencies (SWICAs) and current and former employers of adult family members. HUD is authorized to collect information directly from the Internal Revenue Service (IRS) and the Social Security Administration (SSA). Adult family members must sign other consent forms as needed to collect information relevant to the family’s eligibility and level of assistance.
Penalties for Failing to Consent [24 CFR 5.232]

If any family member who is required to sign a consent form fails to do so, the RCRHA will deny admission to applicants and terminate assistance of participants. The family may request an informal review (applicants) or informal hearing (participants) in accordance with RCRHA procedures.

B. OVERVIEW OF VERIFICATION REQUIREMENTS

HUD’s Verification Hierarchy

HUD authorizes the RCRHA to use five methods to verify family information and specifies the circumstances in which each method will be used. In general HUD requires the RCRHA to use the most reliable form of verification that is available and to document the reasons when the RCRHA uses a lesser form of verification.

RCRHA Policy

In order of priority, the forms of verification that the RCRHA will use are:

- Enterprise Income Verification (EIV) whenever available
- Third-party Written Verification
- Third-party Oral Verification
- Review of Documents
- Self-Certification

Each of the verification methods is discussed in subsequent sections below. The tables at the end of this chapter contain an excerpt from the notice that provides guidance with respect to how each method may be used.

Requirements for Acceptable Documents

RCRHA Policy

Any documents used for verification must be the original (not photocopies) and generally must be dated within 60 calendar days of the date they are provided to the RCRHA. The documents must not be damaged, altered or in any way illegible.

The RCRHA will accept documents dated within 60 days from the date of the interview if the document represents the most recent scheduled report from a source. For example, if the holder of a pension annuity provides semi-annual reports, the RCRHA would accept the most recent report.

Print-outs from web pages are considered original documents.

The RCRHA staff member who views the original document must make a photocopy, annotate the copy with the name of the person who provided the document and the date the original was viewed, and sign the copy.
Any family self-certifications must be made in a format acceptable to the RCRHA and must be signed in the presence of a RCRHA representative.

**File Documentation**

The RCRHA must document in the file how the figures used in income and rent calculations were determined. All verification attempts, information obtained, and decisions reached during the verification process will be recorded in the family’s file in sufficient detail to demonstrate that the RCRHA has followed all of the verification policies set forth in this plan. The record should be sufficient to enable a staff member or HUD reviewer to understand the process followed and conclusions reached.

**C. ENTERPRISE INCOME VERIFICATION (EIV)**

Enterprise income verification (EIV) refers to the RCRHA’s use of the verification tools available from independent sources that maintain computerized information about earnings and benefits. EIV will be used to the extent that these systems are available to the RCRHA.

**RCRHA Policy**

The RCRHA will inform all applicants and participants of its use of the following EIV resources during the admission and reexamination process:

- HUD’s EIV System
- Other 3rd Party Computer Matching

The RCRHA must restrict access to and safeguard EIV data in accordance with HUD guidance on security procedures, as issued and made available by HUD.

There may be legitimate differences between the information provided by the family and EIV-generated information. In case of disputes, no adverse action can be taken against a family until the RCRHA has independently verified the EIV information and the family has been granted an opportunity to contest any adverse findings through the informal review/hearing process of the RCRHA if requested.

**Definition of Substantial Difference**

EIV information is used differently depending upon whether there is a *substantial difference* between information provided by the family and the EIV information. In "HUD Guidelines for Projecting Annual Income When EIV Data is Available" [HUD website, April 2004], HUD recommends using $200 per month as the threshold for a substantial difference. The RCRHA will therefore use $200 per month as the threshold for a substantial difference.

See Chapter 6 for the RCRHA’s policy on the use of EIV to project annual income and for the RCRHA’s threshold for substantial difference.
When No Substantial Difference Exists

If EIV information does not differ substantially from family information, the EIV documentation may serve as third-party written verification.

When a Substantial Difference Exists

When there is a substantial difference between the information provided by the EIV source and the family, the RCRHA must request another form of third-party written verification and use any other verification methods (in priority order) to reconcile the difference(s).

Use of HUD’s Enterprise Income Verification (EIV) System

HUD’s EIV system contains data showing earned income, unemployment benefits, Social Security and SSI benefits for participant families. HUD requires the RCRHA to use the EIV system when available. The following policies will apply when the RCRHA has access to HUD’s EIV system.

The EIV system contains two main components: tenant income data reports and “exceeds threshold” reports.

*Enterprise Income Verification (EIV) Reports*

The data shown on EIV reports is updated quarterly. Data may be between 3 and 6 months old at the time reports are generated.

*RCRHA Policy*

- The RCRHA will obtain EIV reports for annual reexaminations on a monthly basis. Reports will be generated as part of the regular intake and reexamination process.
- EIV reports will be compared to family-provided information as part of the annual reexamination process. EIV reports may be used in the calculation of annual income, as described in Chapter 6.I.C. EIV reports may also be used to meet the regulatory requirement for third party verification, as described above. Policies for resolving discrepancies between EIV reports and family-provided information will be resolved as described in Chapter 6.I.C. and in this chapter.
- EIV reports will be used in interim reexaminations when it is necessary to verify and calculate earned income, unemployment benefits, Social Security and/or SSI benefits.
- EIV reports will be retained in participant files with the applicable annual or interim reexamination documents.
- When the RCRHA determines through EIV reports and third party verification that a family has concealed or under-reported income, corrective action will be taken pursuant to the policies in Chapter 14, Program Integrity.
**Exceeds Threshold Reports (ETRs)**

The ETR is a tool for identifying families who may have concealed or under-reported income. Data in the ETR represents income for past reporting periods and may be between 6 months and 30 months old at the time ETRs are generated.

Families who have not concealed or under-reported income may appear on the ETR in some circumstances, such as loss of a job or addition of new family members.

**RCRHA Policy**

The RCRHA will generate and review ETRs on a monthly basis. The ETR threshold percentage will be adjusted as necessary based on the findings in the ETRs.

In reviewing ETRs, the RCRHA will begin with the largest discrepancies.

When the RCRHA determines that a participant appearing on the ETR has not concealed or under-reported income, the participant’s name will be placed on a list of “false positive” reviews. To avoid multiple reviews in this situation, participants appearing on this list will be eliminated from ETR processing until a subsequent interim or annual reexamination has been completed.

When it appears that a family may have concealed or under-reported income, the RCRHA will request third-party written verification of the income in question.

When the RCRHA determines through ETR review and third party verification that a family has concealed or under-reported income, corrective action will be taken pursuant to the policies in Chapter 14, Program Integrity.

**EIV Identity Verification**

The EIV system verifies tenant identities against SSA records. These records are compared to PIC data for a match on Social Security Number, name, and date of birth.

When identity verification for a participant fails, a message will be displayed within the EIV system and no income information will be displayed.

**RCRHA Policy**

The RCRHA will identify participants whose identity verification has failed as part of the annual reexamination process.

The RCRHA will attempt to resolve PIC/SSA discrepancies by reviewing file documents. When the RCRHA determines that discrepancies exist due to RCRHA errors such as spelling errors or incorrect birth dates, the errors will be corrected promptly.
D. THIRD-PARTY WRITTEN AND ORAL VERIFICATION

Reasonable Effort and Timing

Unless third-party verification is not required as described below, HUD requires the RCRHA to make at least two unsuccessful attempts to obtain third-party verification before using another form of verification [VG, p. 15].

RCRHA Policy

The RCRHA will diligently seek third-party verification using a combination of written and oral requests to verification sources. Information received orally from third parties may be used either to clarify information provided in writing by the third party or as independent verification when written third-party verification is not received in a timely fashion.

The RCRHA may mail, fax, e-mail, or hand deliver third-party written verification requests and will accept third-party responses using any of these methods. The RCRHA will send a written request for verification to each required source within 5 business days of securing a family’s authorization for the release of the information and give the source 10 business days to respond in writing. If a response has not been received by the 11th business day, the RCRHA will request third-party oral verification.

The RCRHA will make a minimum of two attempts, one of which may be oral, to obtain third-party verification. A record of each attempt to contact the third-party source (including no-answer calls) and all contacts with the source will be documented in the file. Regarding third-party oral verification, RCRHA staff will record in the family’s file the name and title of the person contacted, the date and time of the conversation (or attempt), the telephone number used, and the facts provided.

When any source responds verbally to the initial written request for verification the RCRHA will accept the verbal response as oral verification but will also request that the source complete and return any verification forms that were provided.

If a third party agrees to confirm in writing the information provided orally, the RCRHA will wait no more than 5 business days for the information to be provided. If the information is not provided by the 6th business day, the RCRHA will use any information provided orally in combination with reviewing family-provided documents.

When Third-Party Information is Late

When third-party verification has been requested and the timeframes for submission have been exceeded, the RCRHA will use the information from documents on a provisional basis. If the RCRHA later receives third-party verification that differs from the amounts used in income and rent determinations and it is past the deadline for processing the reexamination, the RCRHA will conduct an interim reexamination to adjust the figures used for the reexamination, regardless of the RCRHA’s interim reexamination policy.
When Third-Party Verification is Not Required

**Primary Documents**

Third-party verification is not required when legal documents are the primary source, such as a birth certificate or other legal documentation of birth.

**Certain Assets and Expenses**

The RCRHA will accept a self-certification from a family as verification of assets disposed of for less than fair market value [HCV GB, p. 5-28].

The RCRHA will determine that third-party verification is not available if the asset or expense involves an insignificant amount, making it not cost-effective or reasonable to obtain third-party verification [VG, p. 15].

**RCRHA Policy**

The RCRHA will use review of documents in lieu of requesting third-party verification when the market value of an individual asset or an expense is less than $500 annually and the family has original documents that support the declared amount.

**Certain Income, Asset and Expense Sources**

The RCRHA will determine that third-party verification is not available when it is known that an income source does not have the ability to provide written or oral third-party verification [VG, p. 15]. For example, the RCRHA will rely upon review of documents when the RCRHA determines that a third party's privacy rules prohibit the source from disclosing information.

**RCRHA Policy**

The RCRHA also will determine that third-party verification is not available when there is a service charge for verifying an asset or expense and the family has original documents that provide the necessary information.

If the family cannot provide original documents, the RCRHA will pay the service charge required to obtain third-party verification, unless it is not cost effective in which case a self-certification will be acceptable as the only means of verification. The cost of verification will not be passed on to the family.

The cost of postage and envelopes to obtain third-party verification of income, assets, and expenses is not an unreasonable cost [VG, p. 18].

**E. REVIEW OF DOCUMENTS**

**Using Review of Documents as Verification**

**RCRHA Policy**

If the RCRHA has determined that third-party verification is not available or not required, the RCRHA will use documents provided by the family as verification.

The RCRHA may also review documents when necessary to help clarify information provided by third parties. In such cases the RCRHA will document in the file how the
RCRHA arrived at a final conclusion about the income or expense to include in its calculations.

**F. SELF-CERTIFICATION**

**RCRHA Policy**

When information cannot be verified by a third party or by review of documents, family members will be required to submit self-certifications attesting to the accuracy of the information they have provided to the RCRHA.

The RCRHA may require a family to certify that a family member does not receive a particular type of income or benefit.

The self-certification must be made in a format acceptable to the RCRHA and must be signed by the family member whose information or status is being verified. All self-certifications must be signed in the presence of a RCRHA representative or RCRHA notary public.

**PART II. VERIFYING FAMILY INFORMATION**

**G. VERIFICATION OF LEGAL IDENTITY**

**RCRHA Policy**

The RCRHA will require families to furnish verification of legal identity for each household member.

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<thead>
<tr>
<th>Verification of Legal Identity for Adults</th>
<th>Verification of Legal Identity for Children</th>
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<tbody>
<tr>
<td>Certificate of birth, naturalization papers</td>
<td>Certificate of birth</td>
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<tr>
<td>Church issued baptismal certificate</td>
<td>Adoption papers</td>
</tr>
<tr>
<td>Current, valid driver's license or Department of Motor Vehicles</td>
<td>Custody agreement</td>
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<tr>
<td>identification card</td>
<td>Health and Human Services ID</td>
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<tr>
<td>U.S. military discharge (DD 214)</td>
<td>School records</td>
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<tr>
<td>U.S. passport</td>
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<td>Employer identification card</td>
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If a document submitted by a family is illegible or otherwise questionable, more than one of these documents may be required.
If none of these documents can be provided and at the RCRHA’s discretion, a third party who knows the person may attest to the person’s identity. The certification must be provided in a format acceptable to the RCRHA and be signed in the presence of a RCRHA representative or RCRHA notary public.

Legal identity will be verified on an as needed basis.

H. SOCIAL SECURITY NUMBERS [24 CFR 5.216]

For every family member, the family must provide documentation of a valid social security number (SSN), or a self-certification stating that no SSN has been issued. The self-certification must be executed personally by any family member 18 or older, or by a parent or guardian for a minor.

RCRHA Policy

The RCRHA requires review of the original, however, RCRHA will also accept the following documents as evidence if the SSN is provided on the document:

- Driver’s license
- Other identification card issued by a federal, state, or local agency, a medical insurance company or provider, or employer or trade union
- Payroll stubs
- Benefit award letters from government agencies; retirement benefit letters; life insurance policies
- Court records (real estate, tax notices, marriage and divorce, judgment or bankruptcy records)

If the family reports an SSN but cannot provide acceptable documentation of the number, the RCRHA will require a self-certification stating that documentation of the SSN cannot be provided at this time. The RCRHA will require documentation of the SSN within 60 calendar days from the date of the family member’s self-certification mentioned above. If the family is an applicant, assistance cannot be provided until proper documentation of the SSN is provided.

RCRHA Policy

The RCRHA will instruct the family to obtain a duplicate card from the local Social Security Administration (SSA) office.

For individuals who are at least 62 years of age and are unable to submit the required documentation of their SSN within the initial 60-day period, the RCRHA will grant an additional 60 calendar days to provide documentation.

Social Security Numbers must be verified only once during continuously-assisted occupancy.

If any family member obtains an SSN after admission to the program, the new SSN must be disclosed at the next regularly scheduled reexamination. In addition, if a child reaches the age of
6 and has no SSN, the parent or guardian must execute a self-certification stating that the child has no SSN at the next regularly scheduled reexamination.

The social security numbers of household members, such as live-in aids, must be verified for the purpose of conducting criminal background checks.

I. DOCUMENTATION OF AGE
A birth certificate or other official record of birth is the preferred form of age verification for all family members. For elderly family members an original document that provides evidence of the receipt of social security retirement benefits is acceptable.

RCRHA Policy
If an official record of birth or evidence of social security retirement benefits cannot be provided, the RCRHA will require the family to submit other documents that support the reported age of the family member (e.g., school records, driver's license if birth year is recorded) and to provide a self-certification.

Age must be verified only once during continuously-assisted occupancy.

J. FAMILY RELATIONSHIPS
Applicants and program participants are required to identify the relationship of each household member to the head of household. Definitions of the primary household relationships are provided in the Eligibility chapter.

RCRHA Policy
Family relationships are verified only to the extent necessary to determine a family’s eligibility and level of assistance. Certification by the head of household normally is sufficient verification of family relationships.

Marriage
RCRHA Policy
Certification by the head of household is normally sufficient verification. If the RCRHA has reasonable doubts about a marital relationship, the RCRHA will require the family to document the marriage.

A marriage certificate generally is required to verify that a couple is married.

Separation or Divorce
RCRHA Policy
Certification by the head of household is normally sufficient verification. If the RCRHA has reasonable doubts about a separation or divorce, the RCRHA will require the family to document the divorce, or separation.

A certified copy of a divorce decree, signed by a court officer, is required to document that a couple is divorced.

A copy of a court-ordered maintenance or other court record is required to document a separation.

If no court document is available, documentation from a community-based agency will be accepted.

**Absence of Adult Member**

**RCRHA Policy**

If an adult member who was formerly a member of the household is reported to be permanently absent, the family must provide evidence to support that the person is no longer a member of the family (e.g., documentation of another address at which the person resides such as a lease or utility bill).

**Foster Children and Foster Adults**

**RCRHA Policy**

Third-party verification from the state or local government agency responsible for the placement of the individual with the family is required.

**K. VERIFICATION OF STUDENT STATUS**

**RCRHA Policy**

The RCRHA requires families to provide information about the student status of all students who are 18 years of age or older. This information will be verified only if:

- The family claims full-time student status for an adult other than the head, spouse, or co-head, or
- The family claims a child care deduction to enable a family member to further his or her education.
- The family claims an income exclusion because the student is receiving earned income and only the first $480 is included as income.
L. DOCUMENTATION OF DISABILITY

The RCRHA must verify the existence of a disability in order to allow certain income disallowances and deductions from income. The RCRHA is not permitted to inquire about the nature or extent of a person’s disability [24 CFR 100.202(c)]. The RCRHA may not inquire about a person’s diagnosis or details of treatment for a disability or medical condition. If the RCRHA receives a verification document that provides such information, the RCRHA will not place this information in the tenant file. Under no circumstances will the RCRHA request a participant’s medical record(s). For more information on health care privacy laws, see the Department of Health and Human Services’ website at www.os.dhhs.gov.

The above cited regulation does not prohibit the following inquiries, provided these inquiries are made of all applicants, whether or not they are persons with disabilities [VG, p. 24]:

- Inquiry into an applicant’s ability to meet the requirements of ownership or tenancy
- Inquiry to determine whether an applicant is qualified for a dwelling available only to persons with disabilities or to persons with a particular type of disability
- Inquiry to determine whether an applicant for a dwelling is qualified for a priority available to persons with disabilities or to persons with a particular type of disability
- Inquiring whether an applicant for a dwelling is a current illegal abuser or addict of a controlled substance
- Inquiring whether an applicant has been convicted of the illegal manufacture or distribution of a controlled substance

Family Members Receiving SSA Disability Benefits

Verification of the receipt of disability benefits from the Social Security Administration (SSA) is sufficient verification of disability for the purpose of qualifying for waiting list preferences (if applicable) or certain income disallowances and deductions [VG, p. 23].

RCRHA Policy

For family members claiming disability who receive disability benefits from the SSA, the RCRHA will attempt to obtain information about disability benefits through the HUD Enterprise Income Verification (EIV) system when it is available. If documentation from HUD’s EIV System is not available, the RCRHA will request a current (dated within the last 60 days) SSA benefit verification letter from each family member claiming disability status. If the family is unable to provide the document(s), the RCRHA will ask the family to request a benefit verification letter by either calling SSA at 1-800-772-1213, or by requesting it from www.ssa.gov. Once the applicant or participant receives the benefit verification letter they will be required to provide it to the RCRHA.
Family Members Not Receiving SSA Disability Benefits

Receipt of veteran’s disability benefits, worker’s compensation, or other non-SSA benefits based on the individual’s claimed disability are not sufficient verification that the individual meets HUD’s definition of disability in 24 CFR 5.603.

RCRHA Policy

For family members claiming disability who do not receive disability benefits from the SSA, a knowledgeable professional must provide third-party verification that the family member meets the HUD definition of disability. See the Eligibility chapter for the HUD definition of disability. The knowledgeable professional will verify whether the family member does or does not meet the HUD definition.

M. CITIZENSHIP OR ELIGIBLE IMMIGRATION STATUS [24 CFR 5.508]

Overview

Housing assistance is not available to persons who are not citizens, nationals, or eligible immigrants. Prorated assistance is provided for "mixed families" containing both eligible and ineligible persons. A detailed discussion of eligibility requirements is in the Eligibility chapter. This verifications chapter discusses HUD and RCRHA verification requirements related to citizenship status.

The family must provide a certification that identifies each family member as a U.S. citizen, a U.S. national, an eligible noncitizen or an ineligible noncitizen and submit the documents discussed below for each family member. Once eligibility to receive assistance has been verified for an individual it need not be collected or verified again during continuously-assisted occupancy. Verification of non-citizens having temporary status will need to be re-verified prior to the expiration date. [24 CFR 5.508(g)(5)]

U.S. Citizens and Nationals

HUD requires a declaration for each family member who claims to be a U.S. citizen or national. The declaration must be signed personally by any family member 18 or older and by a guardian for minors.

The RCRHA may request verification of the declaration by requiring presentation of a birth certificate, United States passport or other appropriate documentation.

RCRHA Policy

Family members who claim U.S. citizenship or national status will be required to provide additional documentation such as a birth certificate.
Eligible Immigrants

Documents Required

All family members claiming eligible immigration status must declare their status in the same manner as U.S. citizens and nationals.

The documentation required for eligible non-citizens varies depending upon factors such as the date the person entered the U.S., the conditions under which eligible immigration status has been granted, age, and the date on which the family began receiving HUD-funded assistance. Exhibit 7-2 at the end of this chapter summarizes documents family members must provide.

RCRHA Verification [HCV GB, pp. 5-3 and 5-7]

For family members age 62 or older who claim to be eligible immigrants, proof of age is required in the manner described in 7-II.C. of this plan. No further verification of eligible immigration status is required.

For family members under the age of 62 who claim to be eligible immigrants, the RCRHA must verify immigration status with the United States Citizenship and Immigration Services (USCIS). The RCRHA will follow all USCIS protocols for verification of eligible immigration status.

N. VERIFICATION OF HCV PREFERENCE STATUS

Not Applicable to the RCRHA.

PART III. VERIFYING INCOME AND ASSETS

Chapter 6, Part I of this plan describes in detail the types of income that are included and excluded and how assets and income from assets are handled. Any assets and income reported by the family must be verified. This part provides RCRHA policies that supplement the general verification procedures specified in Part I of this chapter.

O. EARNED INCOME

Tips

RCRHA Policy

Unless tip income is included in a family member’s W-2 by the employer, persons who work in industries where tips are standard will be required to sign a certified estimate of tips received for the prior year and tips anticipated to be received in the coming year.
P. BUSINESS AND SELF-EMPLOYMENT INCOME
RCRHA Policy

Business owners and self-employed persons will be required to provide:

- An audited financial statement for the previous fiscal year if an audit was conducted. If an audit was not conducted, a statement of income and expenses must be submitted and the business owner or self-employed person must certify to its accuracy.
- All schedules completed for filing federal and local taxes in the preceding year.
- If accelerated depreciation was used on the tax return or financial statement, an accountant's calculation of depreciation expense, computed using straight-line depreciation rules.

The RCRHA will provide a format for any person who is unable to provide such a statement to record income and expenses for the coming year. The business owner/self-employed person will be required to submit the information requested and to certify to its accuracy at all future reexaminations.

At any reexamination the RCRHA may request documents that support submitted financial statements such as manifests, appointment books, cash books, or bank statements.

If a family member has been self-employed less than three (3) months, the RCRHA will accept the family member's certified estimate of income and schedule an interim reexamination in three (3) months. If the family member has been self-employed for three (3) to twelve (12) months the RCRHA will require the family to provide documentation of income and expenses for this period and use that information to project income.

Q. PERIODIC PAYMENTS AND PAYMENTS IN LIEU OF EARNINGS
Social Security/SSI Benefits
RCRHA Policy

To verify the SS/SSI benefits of applicants, the RCRHA will request a current (dated within the last 60 days) SSA benefit verification letter from each family member that receives social security benefits. If the family is unable to provide the document(s), the RCRHA will ask the family to request a benefit verification letter by either calling SSA at 1-800-772-1213, or by requesting it from www.ssa.gov. Once the applicant has received the benefit verification letter they will be required to provide it to the RCRHA.

To verify the SS/SSI benefits of participants, the RCRHA will obtain information about social security/SSI benefits through the HUD EIV System. If benefit information is not available in HUD systems, the RCRHA will request a current SSA benefit verification letter from each family member that receives social security benefits. If the family is
unable to provide the document(s) the RCRHA will ask the family to request a benefit verification letter by either calling SSA at 1-800-772-1213, or by requesting it from www.ssa.gov. Once the participant has received the benefit verification letter they will be required to provide it to the RCRHA.

R. ALIMONY OR CHILD SUPPORT

RCRHA Policy

The way the RCRHA will seek verification for alimony and child support differs depending on whether the family declares that it receives regular payments.

If the family declares that it receives regular payments, verification will be sought in the following order.

If payments are made through a state or local entity, the RCRHA will request a record of payments for the past 12 months and request that the entity disclose any known information about the likelihood of future payments.

Verification of Child Support payments may be obtained electronically from the Child Support enforcement web site. The RCRHA must have the participants case number and along with entering the case number the last four digits of the participants Social Security number must be entered. This is only for court support payments in North Carolina.

Third-party verification from the person paying the support

Copy of a separation or settlement agreement or a divorce decree stating amount and type of support and payment schedules

Copy of the latest check and/or payment stubs

Family's self-certification of amount received and of the likelihood of support payments being received in the future, or that support payments are not being received.

If the family declares that it receives irregular or no payments, in addition to the verification process listed above, the family must provide evidence that it has taken all reasonable efforts to collect amounts due. This may include:

A statement from any agency responsible for enforcing payment that shows the family has requested enforcement and is cooperating with all enforcement efforts

If the family has made independent efforts at collection, a written statement from the attorney or other collection entity that has assisted the family in these efforts

Note: Families are not required to undertake independent enforcement action.
S. ASSETS AND INCOME FROM ASSETS

Assets Disposed of for Less than Fair Market Value

The family must certify whether any assets have been disposed of for less than fair market value in the preceding two years. The RCRHA needs to verify only those certifications that warrant documentation [HCV GB, p. 5-28].

RCRHA Policy

The RCRHA will verify the value of assets disposed of only if:

1. The RCRHA does not already have a reasonable estimation of its value from previously collected information, or
2. The amount reported by the family in the certification appears obviously in error.

Example 1: An elderly participant reported a $10,000 certificate of deposit at the last annual reexamination and the RCRHA verified this amount. Now the person reports that she has given this $10,000 to her son. The RCRHA has a reasonable estimate of the value of the asset; therefore, re-verification of the value of the asset is not necessary.

Example 2: A family member has disposed of its 1/4 share of real property located in a desirable area and has valued her share at approximately 5,000. Based upon market conditions, this declaration does not seem realistic. Therefore, the RCRHA will verify the value of this asset.

T. NET INCOME FROM RENTAL PROPERTY

RCRHA Policy

The family must provide:

1. A current executed lease for the property that shows the rental amount or certification from the current tenant
2. A self-certification from the family members engaged in the rental of property providing an estimate of expenses for the coming year and the most recent IRS Form 1040 with Schedule E (Rental Income). If schedule E was not prepared, the RCRHA will require the family members involved in the rental of property to provide a self-certification of income and expenses for the previous year and may request documentation to support the statement including: tax statements, insurance invoices, bills for reasonable maintenance and utilities, and bank statements or amortization schedules showing monthly interest expense.
W. RETIREMENT ACCOUNTS

RCRHA Policy

When third-party verification is not available the type of original document that will be accepted depends upon the family member’s retirement status.

Before retirement, the RCRHA will accept an original document from the entity holding the account with a date that shows it is the most recently scheduled statement for the account but in no case earlier than 6 months from the effective date of the examination.

Upon retirement, the RCRHA will accept an original document from the entity holding the account that reflects any distributions of the account balance, any lump sums taken and any regular payments.

After retirement, the RCRHA will accept an original document from the entity holding the account dated no earlier than 12 months before that reflects any distributions of the account balance, any lump sums taken and any regular payments.

X. INCOME FROM EXCLUDED SOURCES

A detailed discussion of excluded income is provided in Chapter 6, Part I.

The RCRHA must obtain verification for income exclusions only if, without verification, the RCRHA would not be able to determine whether the income is to be excluded. For example: If a family’s 16 year old has a job at a fast food restaurant, the RCRHA will confirm that RCRHA records verify the child’s age but will not send a verification request to the restaurant. However, if a family claims the earned income disallowance for a source of income, both the source and the income must be verified.

RCRHA Policy

The RCRHA will reconcile differences in amounts reported by the third party and the family only when the excluded amount is used to calculate the family share (as is the case with the earned income disallowance). In all other cases, the RCRHA will report the amount to be excluded as indicated on documents provided by the family.

Y. ZERO ANNUAL INCOME STATUS

Families claiming to have no annual income will be required to execute verification forms or RCRHA executes an EIV search to determine that certain forms of income such as unemployment benefits, TANF, SSI, etc. are not being received by the household.
PART IV. VERIFYING MANDATORY DEDUCTIONS

Z. DEPENDENT AND ELDERLY/DISABLED HOUSEHOLD DEDUCTIONS

The dependent and elderly/disabled family deductions require only that the RCRHA verify that the family members identified as dependents or elderly/disabled persons meet the statutory definitions. No further verifications are required.

Dependent Deduction

See Chapter 6 (6-II.B.) for a full discussion of this deduction. The RCRHA will verify that:

- Any person under the age of 18 for whom the dependent deduction is claimed is not the head, spouse, or cohead of the family and is not a foster child
- Any person age 18 or older for whom the dependent deduction is claimed is not a foster adult or live-in aide, and is a person with a disability or a full time student

Elderly/Disabled Family Deduction

See Eligibility chapter for a definition of elderly and disabled families and Chapter 6 (6-II.C.) for a discussion of the deduction. The RCRHA will verify that the head, spouse, or cohead is 62 years of age or older or a person with disabilities.

AA. MEDICAL EXPENSE DEDUCTION

Policies related to medical expenses are found in 6-II.D. The amount of the deduction will be verified following the standard verification procedures described in Part I.

Amount of Expense

RCRHA Policy

The RCRHA will provide a third-party verification form directly to the medical provider requesting the needed information.

Medical expenses will be verified through:

- Third-party verification form signed by the provider, when possible
- If third-party is not possible, copies of cancelled checks used to make medical expense payments and/or printouts or receipts from the source will be used. In this case the RCRHA will make a best effort to determine what expenses from the past are likely to continue to occur in the future. The RCRHA will also accept evidence of monthly payments or total payments that will be due for medical expenses during the upcoming 12 months.
If third-party or document review is not possible, written family certification as to costs anticipated to be incurred during the upcoming 12 months.

In addition, the RCRHA must verify that:

- The household is eligible for the deduction.
- The costs to be deducted are qualified medical expenses.
- The expenses are not paid for or reimbursed by any other source.
- Costs incurred in past years are counted only once.

**Eligible Household**

The medical expense deduction is permitted only for households in which the head, spouse, or cohead is at least 62, or a person with disabilities. The RCRHA will verify that the family meets the definition of an elderly or disabled family provided in the Eligibility chapter and as described in Chapter 7 (7-IV.A.) of this plan.

**Qualified Expenses**

To be eligible for the medical expenses deduction, the costs must qualify as medical expenses. See Chapter 6 for the RCRHA’s policy on what counts as a medical expense.

**Unreimbursed Expenses**

To be eligible for the medical expenses deduction, the costs must not be reimbursed by another source.

**RCRHA Policy**

The family will be required to certify that the medical expenses are not paid or reimbursed to the family from any source.

**Expenses Incurred in Past Years**

**RCRHA Policy**

When anticipated costs are related to on-going payment of medical bills incurred in past years, the RCRHA will verify:

- The anticipated repayment schedule
- The amounts paid in the past, and
- Whether the amounts to be repaid have been deducted from the family’s annual income in past years
BB. DISABILITY ASSISTANCE EXPENSES

Policies related to disability assistance expenses are found in 6-II.E. The amount of the deduction will be verified following the standard verification procedures described in Part I.

Amount of Expense

Attendant Care

RCRHA Policy

The RCRHA will provide a third-party verification form directly to the care provider requesting the needed information.

Expenses for attendant care will be verified through:

- Third-party verification form signed by the provider, when possible
- If third-party is not possible, copies of cancelled checks used to make attendant care payments and/or receipts from care source
- If third-party or document review is not possible, written family certification as to costs anticipated to be incurred for the upcoming 12 months

Auxiliary Apparatus

RCRHA Policy

Expenses for auxiliary apparatus will be verified through:

- Third-party verification of anticipated purchase costs of auxiliary apparatus
- If third-party is not possible, billing statements for purchase of auxiliary apparatus, or other evidence of monthly payments or total payments that will be due for the apparatus during the upcoming 12 months
- If third-party or document review is not possible, written family certification of estimated apparatus costs for the upcoming 12 months

In addition, the RCRHA must verify that:

- The family member for whom the expense is incurred is a person with disabilities (as described in 7-II.F above).
- The expense permits a family member, or members, to work (as described in 6-II.E.).
- The expense is not reimbursed from another source (as described in 6-II.E.).
- The expense does not exceed the amount of the earned income of the individual freed for work.
Family Member is a Person with Disabilities

To be eligible for the disability assistance expense deduction, the costs must be incurred for attendant care or auxiliary apparatus expense associated with a person with disabilities. The RCRHA will verify that the expense is incurred for a person with disabilities (See 7-II.F.).

Family Member(s) Permitted to Work

The RCRHA must verify that the expenses claimed actually enable a family member, or members, (including the person with disabilities) to work.

RCRHA Policy

The RCRHA will seek third-party verification from a Rehabilitation Agency or knowledgeable medical professional indicating that the person with disabilities requires attendant care or an auxiliary apparatus to be employed, or that the attendant care or auxiliary apparatus enables another family member, or members, to work (See 6-II.E.).

If third-party and document review verification has been attempted and is either unavailable or proves unsuccessful, the family must certify that the disability assistance expense frees a family member, or members (possibly including the family member receiving the assistance), to work.

Unreimbursed Expenses

To be eligible for the disability expenses deduction, the costs must not be reimbursed by another source.

RCRHA Policy

An attendant care provider will be asked to certify that, to the best of the provider’s knowledge, the expenses are not paid by or reimbursed to the family from any source.

The family will be required to certify that attendant care or auxiliary apparatus expenses are not paid by or reimbursed to the family from any source.

CC. CHILD CARE EXPENSES

Policies related to child care expenses are found in Chapter 6 (6-II.F). The amount of the deduction will be verified following the standard verification procedures described in Part I of this chapter. In addition, the RCRHA must verify that:

- The child is eligible for care.
- The costs claimed are not reimbursed.
- The costs enable a family member to pursue an eligible activity.
The costs are for an allowable type of child care.

- The costs are reasonable if seeking employment or furthering education.

**Eligible Child**

To be eligible for the child care deduction, the costs must be incurred for the care of a child under the age of 13. The RCRHA will verify that the child being cared for (including foster children) is under the age of 13 (See 7-II.C.).

**Unreimbursed Expense**

To be eligible for the child care deduction, the costs must not be reimbursed by another source.

**RCRHA Policy**

The child care provider will be asked to certify that, to the best of the provider’s knowledge, the child care expenses are not paid by or reimbursed to the family from any source.

The family will be required to certify that the child care expenses are not paid by or reimbursed to the family from any source.

**Pursuing an Eligible Activity**

The RCRHA must verify that the family member(s) that the family has identified as being enabled to seek work, pursue education, or be gainfully employed, are actually pursuing those activities.

**RCRHA Policy**

*Information to be Gathered*

The RCRHA will verify information about how the schedule for the claimed activity relates to the hours of care provided, the time required for transportation, the time required for study (for students), the relationship of the family member(s) to the child, and any special needs of the child that might help determine which family member is enabled to pursue an eligible activity.

*Seeking Work*

Whenever possible the RCRHA will use documentation from a state or local agency that monitors work-related requirements (e.g., welfare or unemployment). In such cases the RCRHA will request verification from the agency of the member’s job seeking efforts to date and require the family to submit to the RCRHA any reports provided to the other agency.

In the event third-party verification is not available, the RCRHA will provide the family with a form on which the family member must record job search efforts. The RCRHA
will review this information at each subsequent reexamination for which this deduction is claimed.

**Furthering Education**

The RCRHA will ask that the academic or vocational educational institution verify that the person permitted to further his or her education by the child care is enrolled and provide information about the timing of classes for which the person is registered.

**Gainful Employment**

The RCRHA will seek verification from the employer of the work schedule of the person who is permitted to work by the child care. In cases in which two or more family members could be permitted to work, the work schedules for all relevant family members may be verified.

### Allowable Type of Child Care

The type of care to be provided is determined by the family, but must fall within certain guidelines, as discussed in Chapter 6.

**RCRHA Policy**

The RCRHA will verify that the type of child care selected by the family is allowable, as described in Chapter 6 (6-II.F).

The RCRHA will verify that the fees paid to the child care provider cover only child care costs (e.g., no housekeeping services or personal services) and are paid only for the care of an eligible child (e.g., prorate costs if some of the care is provided for ineligible family members).

The RCRHA will verify the child care provider is not a family member residing in the household. Verification will be made through the head of household’s declaration of family members who are expected to reside in the unit.

### Reasonableness of Expenses

Only reasonable child care costs can be deducted for seeking employment or furthering education.

**RCRHA Policy**

The actual costs the family incurs will be compared with the RCRHA’s established standards of reasonableness for the type of care in the locality to ensure that the costs are reasonable. RCRHA will use local welfare agency guidelines.

If the family presents a justification for costs that exceed typical costs in the area, the RCRHA will request additional documentation, as required, to support a determination that the higher cost is appropriate.
<table>
<thead>
<tr>
<th>Income Type</th>
<th>Enterprise Income Verification Level 5</th>
<th>Written Third Party Level 4</th>
<th>Oral Third Party Level 3</th>
<th>Document Review Level 2</th>
<th>Tenant Declaration Level 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wages/Salaries</td>
<td>Use of computer matching agreements with a State Wage Information Collection Agency (SWICA) to obtain wage information electronically, by mail or fax or in person.</td>
<td>The RCRHA mails, faxes, or e-mails a verification form directly to the independent sources to obtain wage information.</td>
<td>In the event the independent source does not respond to the RCRHA’s written request for information, the RCRHA may contact the independent source by phone or make an in person visit to obtain the requested information.</td>
<td>When neither form of third party verification can be obtained, the RCRHA may accept original documents such as consecutive pay stubs (HUD recommends the RCRHA review at least three months of pay stubs, if employed by the same employer for three months or more), W-2 forms, etc. from the tenant.</td>
<td>The RCRHA may accept a notarized statement or affidavit from the tenant that declares the family’s total annual income from earnings.</td>
</tr>
<tr>
<td></td>
<td>Agreements with private vendor agencies, such as The Work Number or ChoicePoint to obtain wage and salary information.</td>
<td>The RCRHA may have the tenant sign a Request for Earnings Statement from the SSA to confirm past earnings. The RCRHA mails the form to SSA and the statement will be sent to the address the RCRHA specifies on the form.</td>
<td>Note: The RCRHA must document in the tenant file, the reason third party verification was not available.</td>
<td>Note: The RCRHA must document in the tenant file, the reason third party verification was not available.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Use of HUD systems, when available.</td>
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</tbody>
</table>
Verification of Employment Income: The RCRHA should always obtain as much information as possible about the employment, such as start date (new employment), termination date (previous employment), pay frequency, pay rate, anticipated pay increases in the next twelve months, year-to-date earnings, bonuses, overtime, company name, address and telephone number, name and position of the person completing the employment verification form.

Effective Date of Employment: The RCRHA should always confirm start and termination dates of employment.

| Self-Employment | Not Available | The RCRHA mails or faxes a verification form directly to sources identified by the family to obtain income information. Resident should still complete 9886 form. | The RCRHA may call the source to obtain income information. | The RCRHA may accept any documents (i.e. tax returns, invoices and letters from customers) provided by the tenant to verify self-employment income. | The RCRHA may accept a notarized statement or affidavit from the tenant that declares the family’s total annual income from self-employment. | Note: The RCRHA must document in the tenant file, the reason third party verification was not available. |
### Verification of Self-Employment Income

Typically, it is a challenge for RCRHA to obtain third party verification of self-employment income. When third party verification is not available, the RCRHA should always request a notarized tenant declaration that includes a perjury statement.

### Social Security Benefits and Supplemental Security Income (SSI) Benefits

<table>
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<tr>
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</table>

- **Use HUD EIV to obtain current benefit history and discrepancy reports.**
  
  (Not Available in some areas because SSA makes this data available through EIV. SSA encourages RCRHA to use EIV.)

- **The RCRHA mails or faxes a verification form directly to the local SSA office to obtain Social Security benefit information.**
  
  (Not Available in some areas because SSA makes this data available through EIV. SSA encourages RCRHA to use EIV.)

- **The RCRHA may call SSA, with the tenant on the line, to obtain current benefit amount.**
  
  (Note: The RCRHA must document in the tenant file, the reason third party verification was not available.)

- **The RCRHA may accept an original SSA Notice from the tenant.**
  
  (Note: The RCRHA must document in the tenant file, the reason third party verification was not available.)

- **The RCRHA may accept a notarized statement or affidavit from the tenant that declares monthly Social Security benefits.**
  
  (Note: The RCRHA must document in the tenant file, the reason third party verification was not available.)
<table>
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<tr>
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</thead>
<tbody>
<tr>
<td>Welfare Benefits</td>
<td>Use of Computer Matching Agreements with the local Social Services Agency to obtain current benefit amount electronically, by mail, fax, or in person.</td>
<td>The RCRHA mails, faxes, or e-mails a verification form directly to the local Social Services Agency to obtain welfare benefit information.</td>
<td>The RCRHA may call the local Social Services Agency to obtain current benefit amount.</td>
<td>The RCRHA may review an original award notice or printout from the local Social Services Agency provided by the tenant.</td>
<td>The RCRHA may accept a notarized statement or affidavit from the tenant that declares monthly welfare benefits.</td>
</tr>
</tbody>
</table>

**Note:** The RCRHA must document in the tenant file, the reason third party verification was not available.

**Note:** The RCRHA must document in the tenant file, the reason third party verification was not available.
Roanoke-Chowan Regional Housing Authority
Adopted by Commission:
Last Revision:

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<tbody>
<tr>
<td>Child Support</td>
<td>Use of agreement with the local Child Support Enforcement Agency to obtain current child support amount and payment status electronically, by mail or fax or in person.</td>
<td>The RCRHA mails, faxes, or e-mails a verification form directly to the local Child Support Enforcement Agency or child support payer to obtain current child support amount and payment status.</td>
<td>The RCRHA may call the local Child Support Enforcement Agency or child support payer to obtain current child support amount and payment status.</td>
<td>The RCRHA may review an original court order, notice or printout from the local Child Support Enforcement Agency provided by the tenant to verify current child support amount and payment status.</td>
<td>The RCRHA may accept a notarized statement or affidavit from the tenant that declares current child support amount and payment status.</td>
</tr>
</tbody>
</table>

**Note:** The RCRHA must document in the tenant file, the reason third party verification was not available.
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<tbody>
<tr>
<td>Unemployment Benefits</td>
<td>Use of computer matching agreements with a State Wage Information Collection Agency to obtain unemployment compensation electronically, by mail or fax or in person. Use of HUD systems, when available.</td>
<td>The RCRHA mails, faxes, or e-mails a verification form directly to the State Wage Information Collection Agency to obtain unemployment compensation information.</td>
<td>The RCRHA may call the State Wage Information Collection Agency to obtain current benefit amount.</td>
<td>The RCRHA may review an original benefit notice or unemployment check stub, or printout from the local State Wage Information Collection Agency provided by the tenant.</td>
<td>The RCRHA may accept a notarized statement or affidavit from the tenant that declares unemployment benefits. Note: The RCRHA must document in the tenant file, the reason third party verification was not available.</td>
</tr>
<tr>
<td>Income Type</td>
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<tr>
<td>Pensions</td>
<td>Use of computer matching agreements with a Federal, State, or Local Government Agency to obtain pension information electronically, by mail or fax or in person.</td>
<td>The RCRHA mails, faxes, or e-mails a verification form directly to the pension provider to obtain pension information.</td>
<td>The RCRHA may call the pension provider to obtain current benefit amount.</td>
<td>The RCRHA may review an original benefit notice from the pension provider provided by the tenant.</td>
<td>The RCRHA may accept a notarized statement or affidavit from the tenant that declares monthly pension amounts.</td>
</tr>
</tbody>
</table>

**Note:** The RCRHA must document in the tenant file, the reason third party verification was not available.

**Note:** The RCRHA must document in the tenant file, the reason third party verification was not available.
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</thead>
<tbody>
<tr>
<td>Assets</td>
<td>Use of cooperative agreements with sources to obtain asset and asset income information electronically, by mail or fax or in person.</td>
<td>The RCRHA mails, faxes, or emails a verification form directly to the source to obtain asset and asset income information.</td>
<td>The RCRHA may call the source to obtain asset and asset income information.</td>
<td>The RCRHA may review original documents provided by the tenant.</td>
<td>The RCRHA may accept a notarized statement or affidavit from the tenant that declares assets and asset income.</td>
</tr>
</tbody>
</table>

**Note:** The RCRHA must document in the tenant file, the reason third party verification was not available.
### Admission and Continued Occupancy

#### Income Type

<table>
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<tr>
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</tr>
</thead>
</table>

#### Comments

- **Note:** The independent source completes the form and returns the form directly to the RCRHA.
- The tenant should not hand carry documents to or from the independent source.

The RCRHA should use this verification method as a last resort, when all other verification methods are not possible or have been unsuccessful.

- **Notarized statement should include a perjury penalty statement.**

---

**Note:** RCRHA will not pass verification costs along to the participant.

**Note:** In cases where the RCRHA cannot reliably project annual income, the RCRHA may elect to complete regular interim reexaminations.
EXHIBIT 7-2: SUMMARY OF DOCUMENTATION REQUIREMENTS
FOR NONCITIZENS [PH GB, pp. 5-9 and 5-10]

- All noncitizens claiming eligible status must sign a declaration of eligible immigrant status on a form acceptable to the RCRHA.
- Except for persons 62 or older, all noncitizens must sign a verification consent form.
- Additional documents are required based upon the person’s status.

Elderly Noncitizens
- A person 62 years of age or older who claims eligible immigration status also must provide proof of age such as birth certificate, passport, or documents showing receipt of SS old-age benefits.

All other Noncitizens
- Noncitizens that claim eligible immigration status also must present the applicable USCIS document. Acceptable USCIS documents are listed below.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Acceptable Documents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Form I-551 Alien Registration Receipt Card (for permanent resident aliens)</td>
<td>Form I-94 Arrival-Departure Record with no annotation accompanied by:</td>
</tr>
<tr>
<td>Form I-94 Arrival-Departure Record annotated with one of the following:</td>
<td>- A final court decision granting asylum (but only if no appeal is taken);</td>
</tr>
<tr>
<td>- “Admitted as a Refugee Pursuant to Section 207”</td>
<td>- A letter from a USCIS asylum officer granting asylum (if application is filed on or after 10/1/90) or from a USCIS district director granting asylum (application filed before 10/1/90);</td>
</tr>
<tr>
<td>- “Section 208” or “Asylum”</td>
<td>- A court decision granting withholding of deportation; or</td>
</tr>
<tr>
<td>- “Section 243(h)” or “Deportation stayed by Attorney General”</td>
<td>- A letter from an asylum officer granting withholding or deportation (if application filed on or after 10/1/90).</td>
</tr>
<tr>
<td>- “Paroled Pursuant to Section 221 (d)(5) of the USCIS”</td>
<td>Form I-688B Employment Authorization Card annotated “Provision of Law 274a. 12(11)” or “Provision of Law 274a.12”.</td>
</tr>
<tr>
<td>Form I-688 Temporary Resident Card annotated “Section 245A” or Section 210”</td>
<td></td>
</tr>
<tr>
<td>A receipt issued by the USCIS indicating that an application for issuance of a replacement document in one of the above listed categories has been made and the applicant’s entitlement to the document has been verified; or</td>
<td></td>
</tr>
<tr>
<td>Other acceptable evidence. If other documents are determined by the USCIS to constitute acceptable evidence of eligible immigration status, they will be announced by notice published in the Federal Register</td>
<td></td>
</tr>
</tbody>
</table>