

Chapter 11

REEXAMINATIONS

ADDING NEW SECTION 11-I.D. STREAMLINED ANNUAL REEXAMINATIONS [24 CFR 982.516(b)]

HUD permits the SCHA to streamline the income determination process for families that receive at least 90 percent of income from fixed sources.

While third-party verification of all income sources must be obtained during the intake process and every three years thereafter, in the intervening years, the SCHA may determine income from fixed sources by applying a verified cost of living adjustment (COLA) or rate of interest. The SCHA may, however, obtain third-party verification of all income, regardless of the source. Further, upon request of the family, the SCHA must perform third-party verification of all income sources.

Fixed sources of income include Social Security and SSI benefits, pensions, annuities, disability or death benefits, and other sources of income subject to a COLA or rate of interest. The determination of fixed income may be streamlined even if the family also receives income from other non-fixed sources.

The SCHA will streamline the annual reexamination process for families that receive at least 90 percent of income from a fixed-source by applying the verified COLA or interest rate to fixed-income sources.

If verification of the COLA or rate of interest is not available, the SCHA will use third-party verification of all income amounts.

In the case of a family with at least 90 percent of the family's unadjusted income from a fixed source, the SCHA will not adjust the non-fixed income.

Third-party verification of all income sources will be obtained during the intake process and at least once every three years thereafter.