



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

PRINCIPAL DEPUTY ASSISTANT SECRETARY
FOR PUBLIC AND INDIAN HOUSING

Dear Executive Director,

On February 19, 2025, President Trump issued Executive Order 14218, *Ending Taxpayer Subsidization of Open Borders*, which directs HUD to ensure that taxpayer-funded benefits exclude any ineligible alien. Secretary Turner and I take very seriously our obligation to ensure that taxpayer funding only goes to supporting American citizens and other eligible households. That is why I am writing to you today to remind you of your obligation to take the necessary steps to ensure that assistance only goes to eligible individuals.

As you know, eligibility for federal housing assistance is limited to U.S. citizens and noncitizens who have eligible immigration status. Section 214 of the Housing and Community Development Act of 1980 prohibits HUD from making financial assistance available to ineligible noncitizens.

To ensure that ineligible individuals are not assisted, Public Housing Agencies (PHAs) are required to document and verify the citizenship or eligible immigration status of individuals prior to admission to the Public Housing or Housing Choice Voucher program, and to prorate assistance for any households where ineligible noncitizens reside.¹ PHAs also must notify the Department of Homeland Security (DHS) of anyone the PHA knows is not lawfully present in the United States.

This letter serves to remind you of the current steps that PHAs must take to verify citizenship and immigration status. HUD strongly encourages PHAs to require that families provide proof of citizenship by such means as birth certificates, naturalization certificates, passports, or other documentation. Further, I want to remind you of the requirement to obtain and document Social Security Numbers (SSNs), which is vital to verifying the identity of assisted family members. This letter also reminds PHAs that they must run the Enterprise Income Verification System (EIV) Identity Verification Report monthly and correct deficiencies within 30 calendar days when the report indicates that tenants' identities cannot be confirmed.

If your PHA has any pending verifications on the Immigration Report, HUD expects you to complete verification immediately and update all applicable records. HUD is developing a new report in EIV to provide better insight for PHAs about the necessary verifications for such families and will begin following up with all PHAs with any pending verifications or other discrepancies imminently.

PHAs may be subject to sanctions for failure to use EIV's Identity Verification and Immigration Reports as directed. Noncompliance with SSN disclosure and verification requirements can also lead to assessment of disallowed costs. This letter also reminds you of the current requirements related to calculating prorated assistance for mixed-status households.

¹ HUD is currently working on a rule that would align regulations with the statutory language in Section 214. HUD anticipates that rule to be published in the next 45 days.

PHA Requirements for All Applicants

Documentation of Citizenship or Eligible Immigration Status

The citizenship or eligible immigration status of each family member, regardless of age, must be determined prior to admission to the Public Housing or Housing Choice Voucher program. Likewise, citizenship or eligible immigration status must be determined prior to adding any individual to an existing assisted household. Once citizenship or immigration status documents have been submitted and verified for an individual, such documentation will not need to be collected again.

U.S. citizens or U.S. nationals (or the parent/guardian for family members under age 18) must sign a declaration of their status, under penalty of perjury. PHAs may adopt policies requiring additional documentation to verify U.S. citizenship. HUD strongly encourages PHAs to require that families provide proof of citizenship by such means as birth certificates, naturalization certificates, passports, or other documentation.

Eligible noncitizens (or the parent/guardian for family members under age 18) also must sign a declaration of their status, under penalty of perjury. Eligible noncitizens who are 62 years of age or older must additionally provide proof of their age. Eligible noncitizens under 62 years of age must provide supporting documentation of their immigration status and sign a verification consent form. Supporting documentation consists of documentation accepted by the U.S. Citizenship and Immigration Services (USCIS)—for example, a Form I-551 U.S. Permanent Resident Card.

Family members who do not sign a declaration of their status or provide the required supporting documentation will be considered ineligible for housing assistance. The head of household must sign a statement listing all family members who do not claim to be citizens, nationals, or eligible immigrants, or whose status cannot be confirmed.

Verification of Immigration Status

PHAs must verify eligible immigration status through USCIS. The primary method for verifying eligible immigration status is USCIS's automated system, [Systematic Alien Verification for Entitlements \(SAVE\)](#). PHAs must enroll in SAVE, following instructions on HUD's [EIV webpage](#). Access to SAVE is granted to specific PHA employees, so PHAs are responsible for ensuring they maintain uninterrupted access to SAVE. HUD is actively engaging USCIS to establish protocols to monitor PHA access to ensure that PHAs maintain access to complete their obligations. PHAs may e-mail SAVE.help@uscis.dhs.gov for any issues with SAVE access.

The SAVE system provides the applicant's current immigration status or naturalized, acquired, or U.S.-born United States citizenship information. The PHA must determine whether the applicant's status makes them eligible for assistance consistent with Section 214. PHAs must retain documentation of SAVE verification in tenant files. Appendix A provides a crosswalk of SAVE responses and eligibility for HUD assistance under Section 214.

If SAVE cannot confirm an individual's eligible immigration status, or if the response in SAVE verifies an immigration status that is not eligible for assistance under a Section 214 covered program, then the PHA must submit a request for secondary or additional verification to USCIS

within 10 days of receiving the initial results. The PHA must scan and upload information to USCIS as needed or required to obtain a verification response.

If the secondary or additional verification fails, the PHA must notify the family and inform them of their right to file an appeal with USCIS. If the family wants to exercise their right to file an appeal with USCIS, they must submit a written request to USCIS within 30 days of the notification. USCIS will render a decision to the family and forward a copy to the PHA.

Assistance must be denied when primary and secondary verification do not verify eligible immigration status and the family does not pursue a USCIS appeal or informal hearing rights, or decisions are rendered against the family through a USCIS appeal or informal hearing.

The PHA must not delay, deny, reduce, or terminate assistance because of a delay in the process of determining eligible status, unless the family causes the delay. While the PHA may not admit any individual prior to receiving required documentation, the PHA may elect to provide prorated assistance to the family prior to completing the verification process.

Prorated Assistance for Mixed-Status Families

If one or more members of a family elect not to contend eligible immigration status, and other members of the family establish their citizenship or eligible immigration status, the family may be eligible for continued assistance, temporary deferral of termination of assistance, or prorated assistance. Prorated assistance means the family will receive only a portion of the subsidy for which a fully eligible family would qualify. PHAs must calculate the proration based on the number of members who are citizens or who have eligible immigration status.

HUD regulation requires that if the PHA determines that a family has knowingly permitted an ineligible noncitizen (other than any ineligible noncitizen listed on the lease) to permanently reside in the unit, then the family's lease must be terminated, and the family may not be readmitted for a period of 24 months.

Requirement to Report Individuals Not Lawfully Present in the United States

Section 404 of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (PRWORA) requires HUD and PHAs to notify DHS of any individual that HUD or the PHA knows is not lawfully present in the United States.

When reviewing applicants for assistance, if a PHA formally makes a finding of fact or conclusion of law, supported by a determination from DHS or the Executive Office of Immigration Review (e.g., a Final Order of Deportation), that an individual is not lawfully present in the United States, then the PHA must provide to DHS a report of the person's name, address, and other identifying information that the PHA has. Note that a SAVE response of no service record or verification of an immigration status that makes the individual ineligible for housing assistance is not a finding of fact or conclusion of law that the individual is not lawfully present. At least four times annually, PHAs must provide such information to DHS. If a PHA has knowledge of an individual who is not lawfully present in the United States, they must provide a report to DHS within 45 days after the close of the appropriate calendar year quarter, by sending an e-mail to benefitgrantingletters@uscis.dhs.gov.

Social Security Numbers and Alternate IDs

PHAs must require applicants to disclose and document Social Security Numbers (SSNs) of all family members except ineligible noncitizens, as a condition of admission and continued assistance. Likewise, adding new household members to a family first requires SSN disclosure. When adding a child under age 6 who does not yet have an SSN, the family must disclose and document the SSN for the child within 90 days of their addition to the household.

PHAs must obtain SSN documentation, keep a copy in the household file, record the SSN on line 3n of the form HUD-50058, and transmit the HUD-50058 to HUD.

HUD uses the SSN (along with name and date of birth) to validate a person's identity, obtain employment and income information via computer matching programs with other federal sources, and ensure duplicate assistance is not being paid. HUD uses the EIV Identity Verification report to verify identities. SSNs are validated against the Social Security Administration's (SSA) database. EIV will report the status of the identity verification process, and PHAs must take action to correct the record for anyone whose identity verification fails. If the verification fails and SSA reports that the SSN is not found in their records, the PHA must request the original SSN card and confirm the number. For continued SSN verification failures, PHAs must notify HUD, OIG, or other law enforcement agencies.

PHAs must run the EIV Identity Verification Report monthly and correct deficiencies within 30 calendar days when the report indicates that tenants' identities cannot be confirmed.

In very limited circumstances, PHAs will use an alternate ID (generated by the IMS-PIC Tenant ID Management module) for an individual instead of an SSN:

- Individuals not subject to the SSN disclosure requirement (born on or before 1/31/1948, whose initial eligibility determination was begun before 1/31/2010) (24 CFR 5.216(e)). They could permanently use an alternate ID as their unique identifier.
- Individuals under 6 who do not have an SSN when added to the household (e.g., newborn). They will use an alternate ID for 90-180 days while the SSN is being obtained from SSA (see 24 CFR 5.216(e)(2)(ii), Notice PIH 2018-24). Once the SSN is provided, the PHA will replace the alternate ID with the SSN.
- Individuals who do not contend eligible immigration status and do not disclose an SSN (24 CFR 5.216(a), 5.508).
- Individuals flagged on an Invalid Tenant ID Report or Possible Duplicate Tenant Report in IMS/PIC. Individuals could be flagged due to a tenant or PHA data entry error, SSA record error, or possible duplicate personal data with an individual at another PHA. The PHA may assign them an alternate ID temporarily while the issue is resolved. PHAs must expeditiously resolve these issues, and once SSN documentation is received, PHAs must replace alternate IDs in IMS/PIC within 30 calendar days.

HUD monitors each PHA's Identity Verification Report. PHAs may be subject to sanctions for failure to use EIV's Identity Verification Report as directed. Noncompliance with SSN disclosure and verification requirements can also lead to assessment of disallowed costs.

PHAs will utilize the EIV Immigration Report monthly to monitor their own compliance with immigration verification requirements. The Immigration Report summarizes what the PHA has reported to HUD regarding the citizenship status of each individual in their programs (i.e., how many are citizens, eligible noncitizens, ineligible noncitizens, or pending verification). It also identifies how many individuals have an IMS-PIC-generated alternate ID rather than an SSN. PHAs should use the Immigration Report to ensure they are updating records for individuals whose immigration status was initially pending verification, replacing alternate IDs with SSNs, and confirming compliance with proration requirements for mixed families.

If your PHA has any pending verifications on the Immigration Report, HUD expects you to complete verification immediately and update all applicable records. HUD will begin following up with all PHAs with any pending verifications imminently.

Sincerely,

A handwritten signature in blue ink that reads "Benjamin Hobbs". The signature is written in a cursive style with a large initial "B".

Benjamin R. Hobbs
Principal Deputy Assistant Secretary
Office of Public and Indian Housing

Resources

Refer to the following resources for additional details on the requirements to document and verify citizenship, eligible immigration status, and Social Security numbers:

- Federal Regulation:
 - [24 CFR Part 5 Subpart B – Disclosure and Verification of Social Security Numbers and Employer Identification Numbers; Procedures for Obtaining Income Information](#)
 - [24 CFR Part 5 Subpart E – Restrictions on Assistance to Noncitizens](#)
- [Public Housing Occupancy Guidebook – Eligibility Determination and Denial of Assistance](#)
- [Housing Choice Voucher Program Guidebook – Eligibility Determination and Denial of Assistance](#)
- [65 FR 58301, “Responsibility of Certain Entities to Notify the Immigration and Naturalization Service of Any Alien Who the Entity ‘Knows’ is Not Lawfully Present in the United States”](#)
- [PIH Enterprise Income Verification \(EIV\) System webpage](#)
- [Notice PIH 2018-24, “Verification of Social Security Numbers \(SSNs\), Social Security \(SS\) and Supplemental Security Income \(SSI\) Benefits; and Effective Use of the Enterprise Income Verification \(EIV\) System’s Identity Verification Report”](#)
- [Notice PIH 2023-27, “Implementation Guidance: Sections 102 and 104 of the Housing Opportunity through Modernization Act of 2016 \(HOTMA\),” Attachment J](#)

Appendix A: Crosswalk of SAVE System Responses² and Section 214 Eligibility for HUD Assistance³

SAVE Response	Section 214 Eligibility Status
<ul style="list-style-type: none"> • United States Citizen; • Lawful Permanent Resident (LPR) – Employment Authorized; • Lawful Permanent Resident (LPR) – Employment Authorized Indefinitely; • Conditional Resident – Employment Authorized; • Conditional Resident; • Conditional Entrant – Employment Authorized Indefinitely; • Parolee; • Parolee Indefinite – Not Employment Authorized; • Parolee Indefinite – Temporary Employee Authorized; • Parolee Expires – Not Employment Authorized; • Parolee Expires – Temporary Employment Authorized; • Refugee – Employment Authorized; • Refugee – Employment Authorized – Indefinite; • Asylee – Employment Authorized; • Asylee – Employment Authorized – Indefinite; • Family Unity -Temporary Employment Authorized; • Non-Immigrant Employment Authorized – Indefinite; <ul style="list-style-type: none"> ○ Non-immigrants who are citizens of either the Federated States of Micronesia, the 	<p>Eligible for HUD Assistance</p>

² **These SAVE verification responses indicate Section 214 eligibility or ineligibility.** SAVE recommends that agencies also consider any Class of Admission (COA) code provided, in conjunction with the SAVE status response and immigration document presented, for further information about the individual's immigration status. PHAs should consult the guidance and manuals SAVE provides on understanding SAVE verification responses.

³ HUD assistance is defined as rental assistance in the public housing or housing choice voucher programs.

SAVE Response	Section 214 Eligibility Status
<p style="text-align: center;">Republic of the Marshall Islands, or Palau.</p> <ul style="list-style-type: none"> • Cuban/Haitian Entrant; • No Status – Granted Withholding of Removal – Employment Authorized Indefinitely; • Violence Against Women Act (VAWA) – Self-Petitioner – Temporary Employment Authorized; • VAWA Self-Petitioner; and • VAWA Self-Petitioner – Not Employment Authorized. 	
<ul style="list-style-type: none"> • Non-Immigrant • Non-Immigrant – Temporary Employment Authorized; • Non-Immigrant – Temporary Employment Authorized – Indefinite; • Non-Immigrant – Not Employment Authorized; • Non-Immigrant – Employment Authorized CNMI Only; • Student Status Temporary Authorized; • If Principal – Temporary Employment Authorized; • If Principal or Spouse – Temporary Employment Authorized; • Temporary Resident – Temporary Employment Authorized; • Deferred Action for Childhood Arrivals (DACA) – Employment Authorized; • Temporary Protected Status (TPS) – Employment Authorized; • Application Pending (Form I-589 Asylum); • Application Pending (Form I-485 Adjustment of Status) – Temporary Employment Authorized; • Application Pending; 	<p>Ineligible for HUD Assistance</p>

SAVE Response	Section 214 Eligibility Status
<ul style="list-style-type: none"> • Application Pending – Temporary Employment Authorization; • Application Pending – Not Temporary Employment Authorization; • Deferred Action Status (DAS); • Deferred Action Status (DAS) – Not Employment Authorized; • Deferred Enforced Departure (DED); and • No Status; • No Status – Released on an Order of Supervision – Temporary Employment Authorized; • No Status – Employment Authorized Indefinitely; and • No Status Temporary Employment Authorized. 	
<ul style="list-style-type: none"> • Immigration Enumerator Required – Resubmit with Additional Information; • Institute Additional Verification; • Institute Third Level Verification; • No Record Found with SSA – Resubmit with Additional Information; • Temporary Employment Authorized; • Resubmit Doc; • Verification in Process; • Continue to Process; • Unable to Process; • Null; • Expired Document; • Document Appears to be Altered; and • Document Appears to be Counterfeit. 	<p>More information is required to classify the individual’s immigration status, following up with DHS and/or the individual may be necessary</p>