



THE ELDER EDWARD BUCKNER MIRACLE VILLAGE COMPLEX

1208 Birmingham Street

Tallahassee, FL 32304

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"Affordable Housing Community for Seniors"



Welcome to the Elder Edward Buckner, D. D. Miracle Village Complex known to the community as "The Village." The Management and staff obtain the fullest degree of friendly and cooperative relations with the tenants, families and community organizations creating our motto of "Teamwork Makes the Dream Work".

Miracle Village is a 44-unit complex built to provide spacious one-bedroom apartments to those 62 years old and older in need of housing and who can meet the HUD eligibility guidelines for as it related to 202 PRAC. Under HUD regulations, tenants will commit 30 percent of their adjusted income for rent and HUD will subsidize the remaining percentage.

Mission Statement:

The Elder Edward Buckner, D. D. Miracle Village Complex is committed to providing quality housing and services to all of its tenants. Our goal is to enrich the daily lives of our senior tenants by providing an environment that stimulates them physically, mentally and emotionally. Tenants are encouraged to participate in a wide variety of programs and activities that are custom tailored for the tenants of Miracle Village. Nutritious meals are served, birthday parties, workshops and other celebrations provide multiple opportunities each day for socialization. This is often a vast contrast to many senior who are isolated in their own homes. Miracle Village has qualified, caring employees who are committed to serving tenants and treating them with dignity and respect.

Come by today for a tour or visit our website at www.miraclevillageinc.org and see for yourself all of the wonderful amenities we have to offer. Thank you for your interest in "The Village" and I hope to see you soon!

Sincerely,

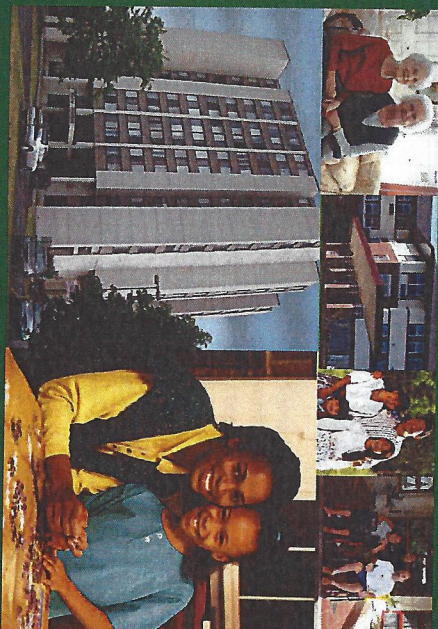
Katrina Harvey
Residential Manager



RENTAL HOUSING INTEGRITY IMPROVEMENT PROJECT

EIV & You

ENTERPRISE INCOME VERIFICATION



What YOU Should Know
if You are Applying for or are Receiving
Rental Assistance through the Department of
Housing and Urban Development (HUD)

What is EIV?

EIV is a web-based computer system containing employment and income information on individuals participating in HUD's rental assistance programs. This information assists HUD in making sure "the right benefits go to the right persons".



What income information is in EIV and where does it come from?

The Social Security Administration:

- Social Security (SS) benefits
- Supplemental Security Income (SSI) benefits
- Dual Entitlement SS benefits

The Department of Health and Human Services (HHS) National Directory of New Hires (NDNH):

- Wages
- Unemployment compensation
- New Hire (W-4)

What is the information in EIV used for?

The EIV system provides the owner and/or manager of the property where you live with your income information and employment history. This information is used to meet HUD's requirement to independently verify your employment and/or income when you recertify for continued rental assistance. Getting the information from the EIV system is more accurate and less time consuming and costly to the owner or manager than contacting your income source directly for verification.

- Property owners and managers are able to use the EIV system to determine if you:
- correctly reported your income

They will also be able to determine if you:

- Used a false social security number
- Failed to report or under reported the income of a spouse or other household member
- Receive rental assistance at another property

Is my consent required to get information about me from EIV?

Yes. When you sign form HUD-9887, Notice and Consent for the Release of Information, and form HUD-9887-A, Applicant's/Tenant's Consent to the Release of Information, you are giving your consent for HUD and the property owner or manager to obtain information about you to verify your employment and/or income and determine your eligibility for HUD rental assistance. Your failure to sign the consent forms may result in the denial of assistance or termination of assisted housing benefits.

Who has access to the EIV information?

Only you and those parties listed on the consent form HUD-9887 that you must sign have access to the information in EIV pertaining to you.

What are my responsibilities?

As a tenant in a HUD assisted property, you must certify that information provided on an application for housing assistance and the form used to certify and recertify your assistance (form HUD-50059) is accurate and honest. This is also described in the *Tenants Rights & Responsibilities* brochure

that your property owner or manager is required to give to you every year.