



OFFICE OF MULTIFAMILY HOUSING

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-8000

Dear Owner/Agent:

Eligibility for federal housing assistance is limited to U.S. citizens and noncitizens who have eligible immigration status. Specifically, section 214 of the Housing and Community Development Act of 1980 prohibits HUD from making financial assistance available to ineligible noncitizens. On February 19, 2025, President Donald J. Trump signed Executive Order 14218, *Ending Taxpayer Subsidization of Open Borders*,¹ which directs HUD to ensure that taxpayer-funded benefits are provided only to American citizens and eligible noncitizens. Secretary Turner and I take very seriously our obligations under the law and this Executive Order. I am writing to you today to remind you of your role in meeting these obligations.

In short, to ensure that only eligible individuals receive federal housing assistance, Owners/Agents (O/As) must:

1. Document and verify the citizenship or eligible immigration status of individuals prior to admission to the Section 8 Project Based Rental Assistance (PBRA) program; and
2. Prorate assistance for any “mixed-status household” in which an ineligible noncitizen resides.²

This letter reminds you of the steps you must take to verify citizenship and immigration status and calculate prorated assistance for mixed-status households.

Documentation and Verification of Citizenship or Eligible Immigration Status

As an O/A, you must determine the citizenship or eligible immigration status of each family member, regardless of age, prior to admission to the Section 8 PBRA program. Likewise, you must make such a determination for any individual prior to adding that individual to an existing assisted household. Once you have obtained documentation and verified the citizenship or immigration status for an individual, you will not need to do so again.

Proof of citizenship. HUD strongly encourages O/As to require a U.S. birth certificate, naturalization certificate, or U.S. passport to demonstrate proof of citizenship. You must also obtain a signed declaration of citizenship for each U.S. citizen or U.S. national (or the parent/guardian of a family member under the age of 18). For each household, you must also obtain and document Social Security Numbers (SSNs) for household members. Refer to the discussion of SSNs and alternate forms of identification, below.

Proof of eligible immigration status. You must obtain a signed declaration of eligible noncitizen status from each eligible noncitizen (or the parent/guardian for a family member under the age of 18). Eligible noncitizens who are 62 years of age or older must also provide proof of their age. Eligible noncitizens under 62 years of age must provide supporting documentation of their

¹ <https://www.federalregister.gov/documents/2025/02/25/2025-03137/ending-taxpayer-subsidization-of-open-borders>

² HUD is working on a proposed rule that would align regulations with the statutory language in Section 214. HUD anticipates publishing the rule in the first quarter of 2026.

immigration status and a signed verification consent form. Supporting documentation consists of documentation accepted by the U.S. Citizenship and Immigration Services (USCIS) — for example, a Permanent Resident Card (form I-551).

You must verify eligible immigration status through USCIS. The primary method for doing so is USCIS's automated system, [Systematic Alien Verification for Entitlements \(SAVE\)](#). You must enroll in SAVE, following the instructions on HUD's [EIV webpage](#). Access to SAVE is granted to specific O/A employees, and you are responsible for ensuring that your employees who are granted such access maintain it, without interruption. HUD is working with USCIS to establish protocols for monitoring O/A compliance with this requirement. Send an e-mail to SAVE.help@uscis.dhs.gov for assistance with SAVE access.

SAVE provides the applicant's current immigration status. You must determine whether the applicant's status makes them eligible for assistance consistent with Section 214, and you 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 ineligible for assistance under a Section 214-covered program, then you must submit a request for secondary or additional verification to USCIS. Specifically, within 10 days of receiving the initial results, you must scan and upload to SAVE the documentation that you collected along with the Section 214 declaration and consent form. If primary and secondary verification fail to verify eligible immigration status, you must deny assistance.

You 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 you may not admit any individual prior to receiving required documentation, you may elect to provide prorated assistance to a family prior to completing the verification process for a family member.

Any family member who does not sign a declaration of their status or provide the required supporting documentation will be considered ineligible for housing assistance.

Proration of Assistance for a Mixed-Status Family

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 assistance for which a fully eligible family would qualify. You must calculate the proration based on the number of family members who are citizens or who have eligible immigration status.

If you determine that a family has knowingly permitted an ineligible noncitizen (other than any ineligible noncitizen listed on the lease) to reside permanently in the unit, then HUD regulations require you to terminate the family's assistance; the family may not be readmitted to the program for a period of 24 months.

Social Security Numbers and Alternate IDs

Social Security Numbers. You must require applicants to disclose and document the Social Security Number (SSN) of each household member, except for ineligible noncitizens. SSN disclosure and documentation is also required whenever adding a new household member to an assisted family. In addition to obtaining SSN documentation, you must keep a copy in the household file, record the SSN on form HUD–50059, and transmit the HUD–50059 to HUD via TRACS.

You must also run the Enterprise Income Verification System (EIV) Identity Verification Report monthly; if the report indicates that a tenant’s identity cannot be confirmed, you must correct deficiencies in TRACS within 30 calendar days. Note that HUD is developing a new EIV report to assist O/As in completing the necessary verifications for any family that includes a tenant whose identity cannot be confirmed.

As a reminder, you may be subject to an enforcement action for failure to use EIV’s Identity Verification Reports as directed. Noncompliance with SSN disclosure and verification requirements can also lead to determinations of overpaid subsidy, which must be repaid to HUD.

Alternate IDs. You may rely on a TRACS-generated ID in lieu of an SSN for the individuals described below:

1. For an individual not subject to the SSN disclosure requirement. This would be someone born on or before 1/31/1948 whose initial eligibility determination was begun before 1/31/2010 (24 CFR 5.216(e)). You may rely on an alternate ID for such a person on a permanent basis.
2. For an individual under the age of 6 who does not have an SSN when added to the household (e.g., a newborn). You may use an alternate ID for 90 to 180 days while the SSN is being obtained from SSA (see 24 CFR 5.216(e)(2)(ii), Notice H 2013-06, HUD Handbook 4350.3, REV-1, CHG-4). Once the SSN is provided, you must replace the alternate ID with the SSN in TRACS.
3. For an individual who does not contend eligible immigration status and does not disclose an SSN (24 CFR 5.216(a), 5.508). You will use an alternate ID for such an individual on a permanent basis.
4. For an individual flagged on a Failed EIV Pre-Screening or a Failed Verification Report (Failed SSA Identity Test). In this case, there may be a tenant or owner data entry error, SSA record error, or possible duplicate personal data with an individual at another assisted property. In this scenario, you may assign the individual an alternate ID temporarily while the issue is resolved. You must resolve the issue expeditiously, replacing the alternate ID in TRACS with the SSN within 30 calendar days of the error.

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](#)
- [Occupancy Requirements of Subsidized Multifamily Housing Programs \(4350.3\)](#)
- [EIV Application and Online Access for Multifamily Housing Programs](#)
- [Notice H 2013-06, “Enterprise Income Verification \(EIV\) System”](#)
- [Notice H 2023-10, “Implementation Guidance: Sections 102 and 104 of the Housing Opportunity through Modernization Act of 2016 \(HOTMA\),” Attachment J](#)

Sincerely,

Signed by:

C. Lamar Seats

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C. Lamar Seats
Deputy Assistant Secretary
Office of Multifamily Housing

January 12, 2026

Appendix A: Crosswalk of SAVE System Responses³ and Section 214 Eligibility for HUD Assistance⁴

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 Authorization Expires • Refugee – Employment Authorized • Refugee – Employment Authorized – Indefinite • Asylee – Employment Authorized • Asylee – Employment Authorized – Indefinite • Family Unit – Temporary Employment Authorized • Non-Immigrant Employment Authorized – Indefinite • Non-immigrants who are citizens of either the Federated States of Micronesia, the Republic of the Marshall Islands, or Palau • Cuban/Haitian Entrant 	Eligible for HUD Assistance

³ These SAVE verification responses indicate Section 214 eligibility or ineligibility. SAVE recommends that O/As 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. O/As should consult the guidance and manuals SAVE provides on understanding SAVE verification responses.

⁴ HUD assistance is defined as rental assistance in the Section 8 PBRA program.

<ul style="list-style-type: none"> • No Status – Granted Withholding of Removal – Employment Authorized Indefinitely • Violence Against Women Act (VAWA) – Self-Petitioner – Temporary Employment Authorized • VAWA Self-Petitioner • 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 • 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) • No Status 	<p>Ineligible for HUD Assistance</p>

<ul style="list-style-type: none"> • No Status – Released on an Order of Supervision – Temporary Employment Authorized • No Status – Employment Authorized Indefinitely • 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 • 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>