



BILLING CODE: 4210-67

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

[Docket No. FR-7106-N-39]

Privacy Act of 1974; System of Records

AGENCY: Office of Public and Indian Housing.

ACTION: Notice of a new system of records.

SUMMARY: Pursuant to the provisions of the Privacy Act of 1974, as amended, the Department of Housing and Urban Development (HUD), Office of Public and Indian Housing, is issuing a public notice of its intent to establish a Privacy Act system of records titled Enterprise Voucher Management System (eVMS). The Enterprise Voucher Management System (eVMS) is used for managing funds for the Housing Choice Voucher (HCV) Program. eVMS automates monthly Housing Assistance Payment (HAP) calculations using family-level data derived from the Information Management System/Public and Indian Housing Information Center (IMS/PIC), provides authorized users with daily online access to those calculations and provides visibility into funding balances. This information is provided through the eVMS front-end user interface and does not require back-end access to the calculations. The system supports financial oversight and payment integrity by calculating monthly payments using near real-time HAP eligibility at the participant level. Any changes in HAP eligibility are promptly reflected in the next payment cycle, ensuring timely and accurate adjustments. As a result, payments are aligned with participants' current needs, reducing the risk of overpayments, waste, and potential abuse within the Housing Choice Voucher (HCV) Program.

DATES: Comments will be accepted on or before **[INSERT DATE 30 DAYS AFTER DATE OF PUBLICATION IN THE *FEDERAL REGISTER*]**. This proposed action will be effective upon publication, except for the routine uses, which will be effective on the date following the end of the comment period unless comments are received which result in a contrary determination.

ADDRESSES: You may submit comments, identified by the docket number **or** by one of the following methods:

Federal e-Rulemaking Portal: <http://www.regulations.gov>. Follow the instructions provided on that site to submit comments electronically.

Fax: 202-619-8365

Email: privacy@hud.gov.

Mail: Attention: Privacy Office; Kimberly Morton, Acting Chief Privacy Officer; Office of the Executive Secretariat; 451 7th Street SW, Room 10139; Washington, DC 20410-0001.

Instructions: All submissions received must include the agency name and docket number for this rulemaking. All comments received will be posted without change to <http://www.regulations.gov>, including any personal information provided.

Docket: For access to the docket to read background documents or comments received go to <http://www.regulations.gov>.

FOR FURTHER INFORMATION CONTACT: Kimberly Morton, Acting Chief Privacy Officer; 451 7th Street SW, Room 10139; Washington, DC 20410-0001; telephone number (804) 822-4801 (this is not a toll-free number). HUD welcomes and is prepared to receive calls from individuals who are deaf or hard of hearing, as

well as individuals with speech or communication disabilities. To learn more about how to make an accessible telephone call, please visit

<https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

SUPPLEMENTARY INFORMATION: HUD, PIH is establishing a Privacy Act system of records titled Enterprise Voucher Management System (eVMS). eVMS displays the full Head of Household (HOH) name and Social Security Number (SSN) to authorize HUD and Public Housing Authority (PHA) users to identify the Family Report records that comprise Housing Assistance Payment (HAP) calculations. The system provides a daily online view that enables authorized users to monitor program financial activity, including monthly HAP calculations, historical payment statements, and available budget authority balances through the eVMS user interface without requiring back-end system access. eVMS also provides a report that allows HUD and PHA users to export details of monthly HAP disbursements and retrieve historical versions of those reports. The ability to track HAP disbursements at the family level supports compliance with the Payment Integrity Act and strengthens program oversight and accountability. Head of Household names and Social Security Numbers are stored within eVMS (under the HUD WASS/Secure Systems environment). SSNs are maintained in an unmasked format to enable authorized HUD and PHA personnel to accurately identify families associated with HAP calculations and disbursements.

SYSTEM NAME AND NUMBER: Enterprise Voucher Management System (eVMS), HUD/PIH-04.

SECURITY CLASSIFICATION: Unclassified.

SYSTEM LOCATION: Records are maintained at the HUD Headquarters, 451 7th Street SW, Washington, DC 20410 (within HUD's FISMA-authorized boundary).

SYSTEM MANAGER(S): Miguel Fontanez Sanchez, Senior Assessment Manager, HUD Headquarters, 451 7th Street SW, Washington, DC 20410-0001, Miguel.A.FontanezSanchez@hud.gov, telephone (202) 402-4212.

AUTHORITY FOR MAINTENANCE OF THE SYSTEM: The Department of Housing and Urban Development (HUD) is authorized to collect this information by the U.S. Housing Act of 1937, 42 U.S.C. 1437 et seq., including Sections 8(o)(2), 8(q), and 8(dd), 42 U.S.C. 1437f(o)(2), 1437f(q), and 1437f(dd); Title VI of the Civil Rights Act of 1964, 42 U.S.C. 2000d; the Housing and Community Development Act of 1981, Public Law 97-35, 85 Stat. 348, 408; the Housing and Community Development Act of 1987, 42 U.S.C. 3543; the Fair Housing Act, 42 U.S.C. 3601-19; the Native American Housing Assistance and Self Determination Act of 1996, Public Law 104-330, 110 Stat. 4016; HUD's implementing regulations at 24 CFR 982.102, 982.152, and by 2 CFR 2003.05.

PURPOSES OF THE SYSTEM: The purpose of the eVMS will be to meet the Treasury cash management requirements. Federal funds are disbursed to housing agencies based on immediate need. eVMS aggregates HAP eligibilities from all active participants, restricting disbursements to the minimum amount required to pay owners. This reduces excess unspent HAP funds and ensures accurate monthly adjustments for changes in eligibility. eVMS stores the applicable parts of the Family Report data in eVMS. Transitioning to the use of IMS/PIC (Family Report) participant-level HAP eligibility data enables month-to-month reconciliation of payments, enhances traceability for audit and monitoring purposes, and strengthens overall administration of Housing Choice Voucher (HCV) Program

subsidies. eVMS enhances the efficiency of the HCV Program by automating key aspects of the cash management process, while significantly strengthening financial oversight and payment integrity. The system supports ongoing monitoring by providing detailed, traceable reporting that allows program administrators to identify discrepancies, unusual payment patterns, and potential compliance issues. These capabilities facilitate early detection of errors, as well as potential fraud, waste, and abuse. eVMS enables Public Housing Agencies (PHAs) and HUD to track individual participant families and the exact Housing Assistance Payments (HAP) allocated for each. Updated daily, this system provides both agencies with enhanced transparency regarding federal fund disbursements before monies are officially issued. In addition, automated reconciliations and validation checks help ensure that payments are consistent with reported participant data, reducing the likelihood of overpayments or improper disbursements.

CATEGORIES OF INDIVIDUALS COVERED BY THE SYSTEM: Categories of individuals covered by the system include: Housing Choice Voucher (HCV) participants, household members, and owners (meaning the owner of the property a HCV participant is leased in).

CATEGORIES OF RECORDS IN THE SYSTEM: Categories of records in the system include Head of Household full name, Social Security Number (SSN), Housing Assistance Payment (HAP) amounts, administrative fee data, landlord identifiers, PHA codes, and financial reconciliation data.

RECORD SOURCE CATEGORIES: eVMS receives records from other HUD information systems, including IMS/PIC, the Public Housing Data Warehouse (PIHDW), the Financial Data Mart (FDM), the HUD Central Accounting and Program System

(HUDCAPS), and the Voucher Management System (VMS). User provisioning and access authorization information is provided through DIAMS.

ROUTINE USES OF RECORDS MAINTAINED IN THE SYSTEM, INCLUDING CATEGORIES OF USERS AND PURPOSES OF SUCH USES:

(1) To a congressional office from the record of an individual, in response to an inquiry from the congressional office made at the request of that individual.

(2) To the National Archives and Records Administration, Office of Government Information Services (OGIS), to the extent necessary to fulfill its responsibilities in 5 U.S.C. § 552(h), to review administrative agency policies, procedures and compliance with the Freedom of Information Act (FOIA), and to facilitate OGIS' offering of mediation services to resolve disputes between persons making FOIA requests and administrative agencies.

(3) To appropriate agencies, entities, and persons when: (1) HUD suspects or has confirmed that there has been a breach of the system of records; (2) HUD has determined that as a result of the suspected or confirmed breach there is a risk of harm to individuals, HUD (including its information systems, programs, and operations), the Federal Government, or national security; and (3) the disclosure made to such agencies, entities, and persons is reasonably necessary to assist in connection with HUD's efforts to respond to the suspected or confirmed breach or to prevent, minimize, or remedy such harm.

(4) To another Federal agency or Federal entity, when HUD determines that information from this system of records is reasonably necessary to assist the recipient agency or entity in (1) responding to suspected or confirmed breach, or

(2) preventing, minimizing, or remedying the risk of harm to individuals, the recipient agency or entity (including its information systems, programs, and operations), the Federal Government, or national security, resulting from a suspected or confirmed breach.

(5) To appropriate Federal, State, local, tribal, or other governmental agencies or multilateral governmental organizations responsible for investigating or prosecuting the violations of, or for enforcing or implementing, a statute, rule, regulation, order, or license, where HUD determines that the information would assist in the enforcement of civil or criminal laws and when such records, either alone or in conjunction with other information, indicate a violation or potential violation of law.

(6) To a court, magistrate, administrative tribunal, or arbitrator in the course of presenting evidence, including disclosures to opposing counsel or witnesses or jurors in the course of civil discovery, litigation, mediation, or settlement negotiations, or in connection with criminal law proceedings; when HUD determines that use of such records is relevant and necessary to the litigation and when any of the following is a party to the litigation or have an interest in such litigation: (1) HUD, or any component thereof; or (2) any HUD employee in his or her official capacity; or (3) any HUD employee in his or her individual capacity where HUD has agreed to represent the employee; or (4) the United

States, or any agency thereof, where HUD determines that litigation is likely to affect HUD or any of its components.

(7) To any component of the Department of Justice or other Federal agency conducting litigation or in proceedings before any court, adjudicative, or administrative body, when HUD determines that the use of such records is relevant and necessary to the litigation and when any of the following is a party to the litigation or have an interest in such litigation: (1) HUD, or any component thereof; or (2) any HUD employee in his or her official capacity; or (3) any HUD employee in his or her individual capacity where the Department of Justice or agency conducting the litigation has agreed to represent the employee; or (4) the United States, or any agency thereof, where HUD determines that litigation is likely to affect HUD or any of its components.

(8) To contractors, grantees, experts, consultants and their agents, or others performing or working under a contract, service, grant, cooperative agreement, or other agreement with HUD, when necessary to accomplish an agency function related to a system of records. Disclosure requirements are limited to only those data elements considered relevant to accomplishing an agency function.

(9) To PHAs and their employees, contractors, or agents for the purpose of identifying
all Family Reports that make up the HAP calculation.

POLICIES AND PRACTICES FOR STORAGE OF RECORDS: Records are maintained in electronic format only. Security is HUD Web Access Security Subsystem (WASS) for all applications and other HUD security IT protocols. PII is stored on a

centralized HUD server. Methods to ensure only authorized personnel have access to PII are implemented. PHAs must apply for a user ID to access the system. Technical controls include: role-based access controls, firewall, Personal Identity Verification (PIV) card, and user identification and password.

POLICIES AND PRACTICES FOR RETRIEVAL OF RECORDS: Records are primarily retrieved by PHA code and related programmatic identifiers. However, authorized users may also access participant-level records associated with Head of Household names and Social Security Numbers (SSNs) in connection with Housing Assistance Payment (HAP) calculations, reconciliations, reporting, and payment validation activities.

POLICIES AND PRACTICES FOR RETENTION AND DISPOSAL OF RECORDS: Under General Records Schedule (GRS) authority: DAA-2013-0003-0001: Temporary. Destroy six (6) years after final payment or cancellation, but longer retention is authorized if required for business use.

ADMINISTRATIVE, TECHNICAL, AND PHYSICAL SAFEGUARDS: The eVMS system incorporates a comprehensive set of security controls designed to protect data and ensure compliance with applicable federal information security requirements. Access is restricted to authorized users based on a demonstrated need-to-know and is governed by role-based access controls and strong authentication mechanisms, including multi-factor authentication. Data is protected and system activities are logged, monitored, and regularly reviewed to support auditing, accountability, and oversight.

Additional safeguards include user accountability requirements, such as acknowledgment of Rules of Behavior and confidentiality obligations prior to being granted access. Access

to system infrastructure, including servers, storage, and backup environments, is restricted and controlled through administrative and technical safeguards, with monitoring in place to prevent unauthorized access.

All users must be properly authorized and authenticated before accessing system resources, and electronic records are maintained within secure, access-controlled environments. External partners and authorized entities are required to adhere to applicable access and security requirements consistent with federal standards. Collectively, these measures ensure the confidentiality, integrity, and availability of information, while aligning with federal information security frameworks and supporting the protection of sensitive data.

RECORD ACCESS PROCEDURES: Individuals requesting records of themselves should address written inquiries to the Department of Housing and Urban Development, 451 7th Street SW, Washington, DC 20410-0001. For verification, individuals should provide their full name, current address, and telephone number. In addition, the requester must provide either a notarized statement or an unsworn declaration made under 24 CFR 16.4.

CONTESTING RECORD PROCEDURES: The HUD rule for contesting the content of any record pertaining to the individual by the individual concerned is published in 24 CFR 16.8 or may be obtained from the system manager.

NOTIFICATION PROCEDURES: Individuals requesting notification of records of themselves should address written inquiries to the Department of Housing and Urban Development, 451 7th Street SW, Washington, DC 20410-0001. For verification purposes, individuals should provide their full name, office or organization where assigned, if applicable, and current address and telephone number. In addition, the requester must

provide either a notarized statement or an unsworn declaration made under 24 CFR 16.4.

EXEMPTIONS PROMULGATED FOR THE SYSTEM: None.

HISTORY: N/A.

Kimberly Morton,

Acting Chief Privacy Officer, Office of Administration.

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