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<h2>Verifying Non-Standard Income & Assets</h2>	
	
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<p>5-7G Regular Cash Contributions</p>		<p>5-7H Income from a Business</p>
<p>1. Owners must count as income any regular contributions and gifts from persons not living in the unit. These sources may include rent and utility payments paid on behalf of the family, and other cash or noncash contributions provided on a regular basis.</p>		<p>When calculating annual income, owners must include the net income from operation of a business or profession including self-employment income. Net income is gross income less business expenses, interest on loans, and depreciation computed on a straight-line basis.</p>

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<p>What is a "Gig" Economy?</p> <p>A gig economy is a labor market that depends upon temporary and part-time positions. Also known as independent contractors and freelancers.</p> <p>Reasons for a Gig Economy:</p> <ul style="list-style-type: none"> workers gain flexibility and independence with little or no job security. employers save money by avoiding paying benefits such as health insurance, sick and vacation etc. <p>The term comes from the world of the performing arts in which musicians, comedians, etc. are paid for their individual appearances, called "gigs."</p>	
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What is "Gig" Income
in affordable housing?

Gig Income refers to the earnings generated by individuals who work as freelancers, independent contractors and temporary or part time hires.

This type of income is usually characterized by its lack of long-term commitment or traditional employer-employee relationship.

These positions are usually associated with platforms and apps that connect workers with various job opportunities.




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What is "Gig" Income
in affordable housing?

Are you asking the question?
Do you know where to look to find out if your tenant/applicant is doing and "alternative income source"

Start with your:

- TSP- Tenant Selection Plan
- Application for Housing
- Verbal interviewing skills



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What is "Gig" Income
in affordable housing?

Freelancer Apps - These are apps where you create your own profile and set your own prices. you're usually selling a niche, specialized skill. (Example: Fivr)

On-Demand Apps - These are gig economy apps where customers can request specifics services and the app sends requests out to potential workers. The apps set the price in advance, and you can accept or reject offers. (Example: Uber, DoorDash)

Platform-Based Apps - Similar to freelancer apps- You're essentially creating your own small business and the platform acts as a middleman, taking a commission in exchange for providing a platform for you to list on. (Example: Airbnb)

<https://financialpanther.com/the-ultimate-list-of-gig-economy-apps>

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Gig Work and Taxes

All income is taxable unless excepted by the tax code.

Gig income is not excepted and is therefore taxable. A gig worker who owns property and uses Airbnb will need to pay property tax. You may be able to write off items; like gas if you are a driver or dasher but no matter what, these are taxable events

www.irsvideos.gov/Individual/PayingTaxes/UnderstandingTheGigEconomy

People may decide that they don't want to declare or pay taxes but if they owe and do not pay they can face criminal penalties. This does not mean you are allowed to ignore it.

Whether or not gig workers pay tax is up to them, however they are clearly obligated to do so under penalty of law **AND** they are obligated to report the income to us.



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3 Ways to look for Gig Income

1. Ask the question- "Do you do any types of Gig Income?" Put it on your application and your recertification questionnaire

2. Where to look for Gig income: A tax return must be filed if you have net earnings from self-employment of \$400 or more from gig work, even if it's a side job, part-time or temporary."

- self employment tax covers self-employment. Social Security and Medicare taxes. It is approximately a 15.3% addition to taxes if you are self employed.
- self-employed people have to send in tax payments four times a year (called estimated tax payments).



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3 Ways to look for Gig Income

3. Did you get copy of the current 1040-

Self-employment income. Mary James sells beauty products door-to-door on consignment. She makes most of her money in the months prior to Christmas but has some income throughout the year.

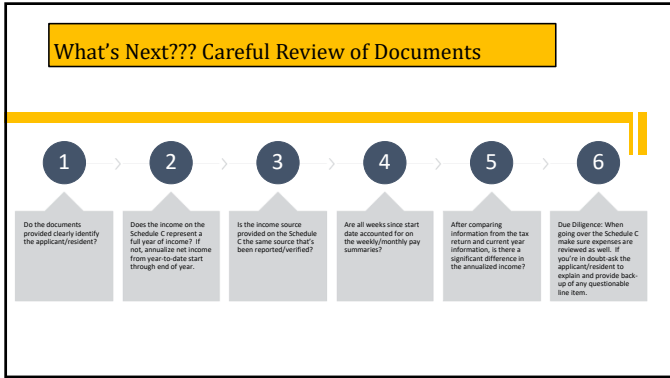
She has no formal records of her income other than a copy of the IRS Form 1040 she files each year.

With no other information available, the owner will use the income reflected on Mary's copy of her form 1040 as her annual income.

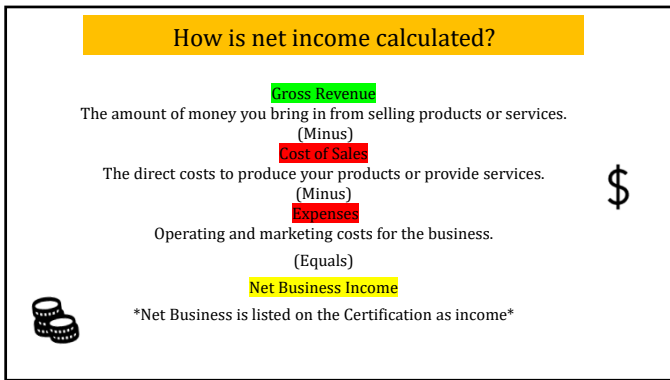


Example: From the 4350.3

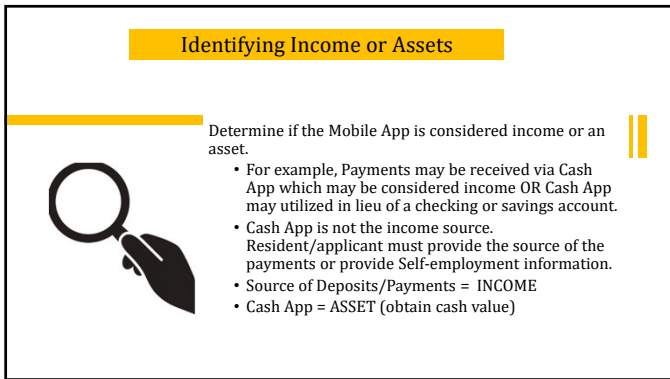
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Apps, Peer2Peer, & More...

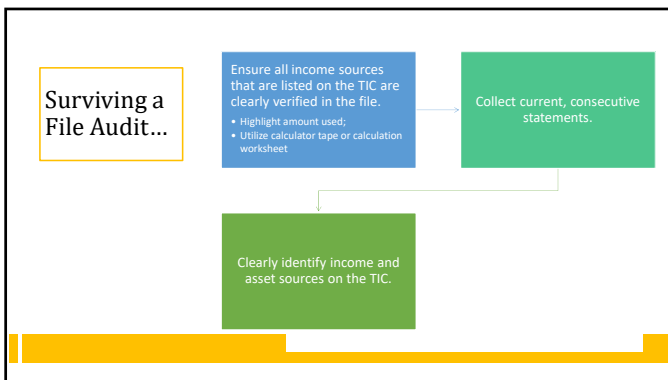
CashApp, PayPal, Venmo, etc.

- Listed as saving accounts (current balance) on TIC; however, recurring deposits are counted as income.

DoorDash, Uber, Lyft. Etc.

- Counted as Income.
- Independent Contractor (self-employed)

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File Documentation – GIG INCOME

EMPLOYEE vs. Independent Contractor

EMPLOYEE	Independent Contractor
Paid hourly or by salary	Paid upon completion of project
Uses employer's materials, tools and equipment	Provides own materials
Typically works for one employer	Works for multiple clients
Continuing relationship (at will or a defined term)	Temporary relationship (until project complete)
Employer decides manner and means of performing	Contractor decides manner and means of performing
Employer determines work performed	Contractor and client agree to project scope

INDEPENDENT CONTRACTOR CERTIFICATION FORM
(Uber, Lyft, Instacart, Door Dash, etc.)

Name: _____ State: _____
Property: _____ City: _____

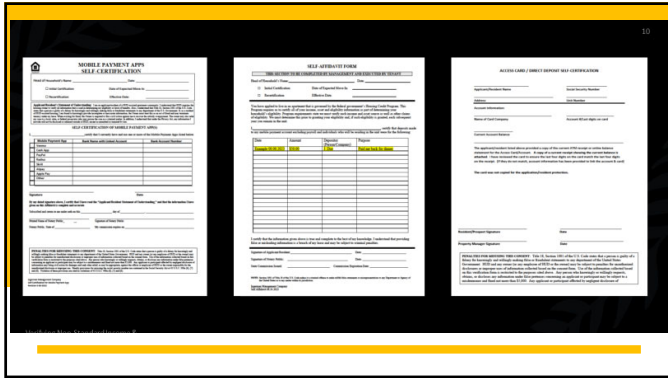
I am an Independent Contractor for _____

I have filed taxes. Provide 1040 and last 8 pay summaries.
 I have not filed taxes. Provide copies of the last eight (8) pay summaries.

I, _____, hereby certify under penalty of perjury that the information provided above is true and correct to the best of my knowledge.

Name (please print or type) _____
Signature _____ Date _____

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Is this Income OR NOT Income- you tell us....

- Has the individual completed a self affidavit and indicated that the funds are loan proceeds?
- Are the deposits made in to the account from another household member?
- Deposits a result of the individual accepting payments for a business or goods or services rendered, **THAT HAVE ALREADY BEEN DISCLOSED?**
- Deposits being made periodically from someone outside the household to help financially support the applicant/residents?

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Helpful Tips

- 1 Update the property's Tenant Selection Plan to address disclosure of Non-Standard Income and asset types.
- 2 Download PDF statements; do not accept pictures or screen shots.
- 3 Update your certification questionnaire and verification forms to include newer income/asset sources.
- 4 Create internal policies and procedures for collecting information (i.e., # of statements).

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Not so uncommon

Mobile Payment/

Money Transfer Apps:

- Venmo
- Square Cash
- Zelle
- Pay pal
- Direct Express
- Green Dot
- Meta bank
- Net Spend
- Cash App

On- Line banks

- CHIME
- Varo Bank.
- Ally Bank.
- MoneyLion.

Fund-Raising Apps

- KickStarter
- GoFundMe
- Fundly
- Crowdsourc

Crypto-Currency

- BitCoin
- Ethereum
- Tether

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Watch out!!!!

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Watch out!!!!

- 1- check the dates- make certain you have a start date.
- 2- increments of pay- every two weeks- semi monthly
- 3- Marital Status
- 8- Life Insurance
- 12- bank accounts where the checks are being direct deposited.

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It's Difficult to Identify Fraud & Easy To Create Good Frauds

PDF Editing

Actual FIVERR Designer

I will create any pay stub and paystubs document

Actual Google Ad Results

Ad: <https://www.paystubsnow.com/>
Create Paystubs in Minutes - Make Paystub Now
 In a Few Easy Steps, You Can Create Your Own Paystubs and Have Them Sent to Your Email. Create Professional Looking Paystubs. We Use the Most Recent and Accurate...

Make Your Paystub
 Pay Stubs in Less Than a Minute Get It Now With an Instant Download

Pricing Details
 Check Out Our Great Prices for Paystubs, Utility Bills & More

Ad: <https://www.paystubs.net/>
Fake Paystubs Generator - Generate Your Stub Now
 Generate your Check Stubs with PayStubs.net. Creating pay stubs has never been this easy!

Ad: <https://www.fakesamples.com/>
Pay Stub Generator - Create Pay Stubs Instantly
 Create a Real Pay Stub in 3 Easy Steps. Take Less Than 5 Minutes to Complete. Start Now!

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Earnings Statement

CHASE

Would you question either of these documents?

Are they real?

THIS IS NOT A CHECK

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Earnings Statement

Fakes

PDF EDITED

MIMIC DESIGN

THIS IS NOT A CHECK

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RIDDLE

What never asks questions but receives a lot of answers?

Thank you!!!

Questions?
Conundrums?
Clarifications!
