

What every PHA needs to know  
about the Form HUD-50058

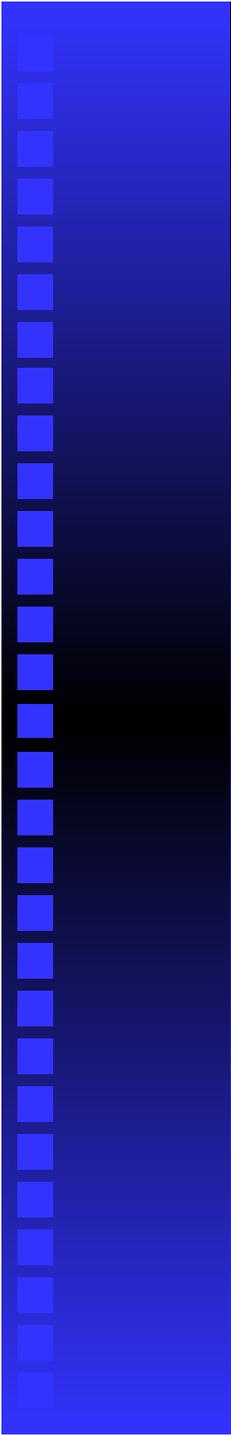
# Session Objectives

- ◆ Understand the 50058 reporting requirements
- ◆ Understand the general changes to the Form HUD-50058
- ◆ Use the revised Form to implement PHRA
- ◆ Use MTCS reports to monitor PHA implementation

# How complete is MTCS data?

Reporting rates as of September 2000

- Public housing: 95 percent
- Section 8 certificates and vouchers: 100 percent



What are the 50058 reporting requirements?

# Notice PIH 2000-13

- Extends and clarifies Notice PIH 99-2
  - ◆ Continues 85% minimum reporting requirement
    - ◆ Public Housing
    - ◆ Combined Section 8 certificates and vouchers
  - ◆ Extends semi annual assessment process
    - ◆ June
    - ◆ December
- Requires PHAs under 85% in June or December to request forbearance or face sanctions

# Forbearance requests

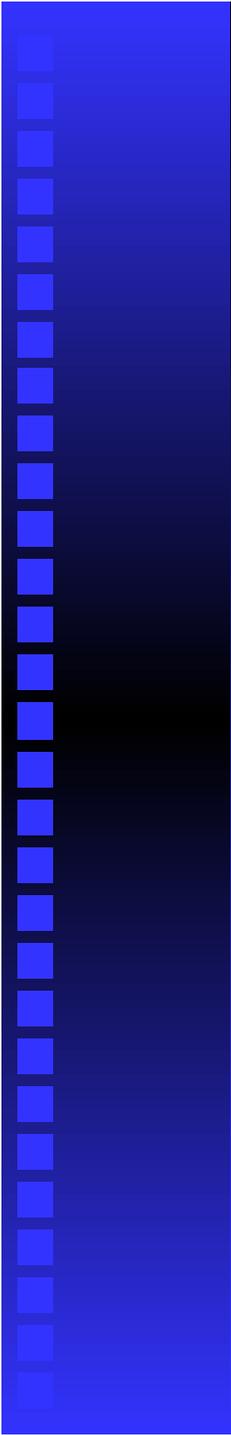
- Send forbearance request to Field Office by:
  - ◆ August 15 for June assessment
  - ◆ February 15 for December assessment
- Include in forbearance request:
  - ◆ Description of the reporting deficiency
  - ◆ Explanation of the problems that your PHA encountered
  - ◆ Specific steps that your PHA will undertake to improve performance

# Types of sanctions PHAs can face

- 10% reduction in on-going administrative fees (*Section 8 only*)
- Ineligibility for site-based waiting lists (*public housing only*)
- Potential Public Housing Drug Elimination Program (PHDEP) fund restriction (*public housing only*)

# How are reporting rates calculated?

- Reporting rates based on successful Form HUD-50058 transmissions
- Rates only include one Form per family
- Rates only include transmissions when line 2a (Type of Action) equals:
  - ◆ 1 = New admission
  - ◆ 2 = Annual reexaminations
  - ◆ 3 = Interim reexaminations
  - ◆ 4 = Portability move-in
  - ◆ 7 = Other change of unit
  - ◆ 9 = Annual reexamination searching
  - ◆ 12 = Flat rent annual update



What are the general  
changes to the Form?

# General changes to the Form

- Integrate PIC with Form 50058 data
- Increase flexibility for SEMAP scores
- Correct problems with old Form
- Respond to PHA needs
- Enhance analysis

# Integrate PIC

## *Public Housing only*

- Form 50058 (MTCS) validates 50058 data with PIC data
- **Step 1:** Enter data into PIC Development module
  - ◆ Project (1d)
  - ◆ Building (1e)
  - ◆ Building entrance (1f)
  - ◆ Unit (1g)
  - ◆ Head of household's social security number, if any (3n)
- **Step 2:** Transmit data to Form 50058 sub-module

*Note: If data does not match Development module, the Form 50058 sub-module will **REJECT** the data*

# Increase flexibility for SEMAP scores

- Annual reexamination searching - *Section 8 only*
  - ◆ Accommodate families without unit
  - ◆ Transmit **annual reexamination-searching** action (2a=9)
- HQS inspection only - *Section 8 only*
  - ◆ Accommodate PHAs with different reexamination and inspection schedules
  - ◆ Transmit annual reexaminations on time (2a=2)
  - ◆ Transmit **HQS inspection only** action type with correct inspection data (2a=13)

# Correct problems with old Form

## Effective dates

- Void: fix incorrect effective dates of action and incorrect action types
  - ◆ Transmit **void** action type for erroneous Form (2a=15)
  - ◆ Transmit **correct action** (2a) with **correct effective date** (2b)
- Correction: fix incorrect effective date of action only
  - ◆ Retransmit action with **correct effective date** (2b)
  - ◆ Complete **correction** fields (2c-2e)

# Correct problems with old Form

## Social Security Numbers (SSN)

- Void: delete duplicate or erroneous SSNs
  - ◆ Transmit **void** action type for erroneous SSN (2a=15)

# Respond to PHA needs

## ■ PHA use only

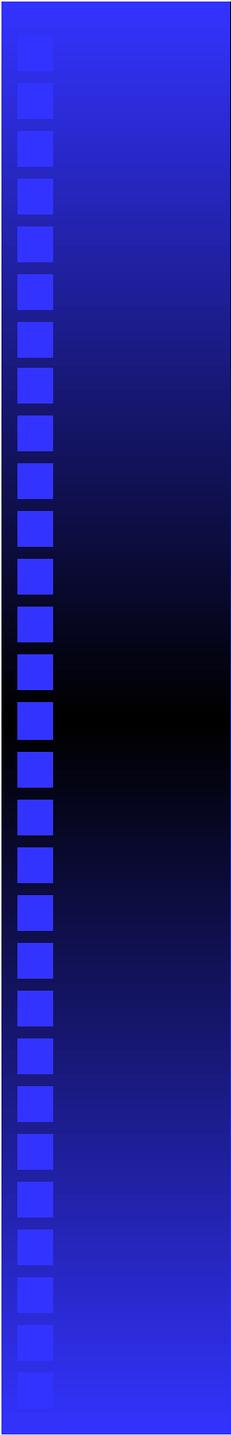
- ◆ Capture data for PHA use only (2q-2u)
- ◆ Transmit to MTCS
- ◆ Retrieve via Ad Hoc
- ◆ View on error report

# Enhance analysis

- Issuance and expiration of vouchers - *Section 8 only*
  - ◆ Receive information about voucher success rates
  - ◆ Understand who finds units, who does not
  - ◆ Transmit:
    - ◆ **Issuance of voucher** when issue voucher (2a=10)
    - ◆ **Expiration of voucher** if family does not lease unit (2a=11)
    - ◆ **New admission** if family leases unit (2a=1)

# Enhance analysis

- Other special programs (2n)
  - ◆ Capture and analyze data on families that participate
  - ◆ Use code(s) contained in Instruction Booklet



How does the Form  
implement PHRA?

# PHRA changes to the Form

- Community service requirement
- Income targeting
- Decreases in welfare income
- Income disallowance
- Permissive deductions
- Flat rents

# Community service requirement

## *Public Housing only*

- Capture status of each family member's participation annually (3q)
- Report whether family member:
  - ◆ Complies
  - ◆ Does not comply
  - ◆ Is exempt from requirements
- Update information annually
- Date of effect based on PHA fiscal year

# Income targeting

## *All programs*

- Indicate families not subject to targeting:
  - ◆ Continuously assisted (4e)
  - ◆ HUD approved waiver for income targeting (4f)
- Use data to begin to assess progress toward meeting goals

Public Housing: 24 CFR 960.202 and Section 8: 24 CFR 982.201(b)(2)

# Decreases in welfare income

## *Public Housing and Tenant-based Section 8*

- Report actual welfare income under TANF (T) income code (7b)
- Report annual imputed welfare income under new income code (IW)

24 CFR 5.615

# Income disallowance

## *Public Housing only*

- Report income disallowances in the income exclusions fields (7e)
- Required to collect and transmit all income disallowances to HUD

24 CFR 960.255

# Permissive deductions

## *Public Housing only*

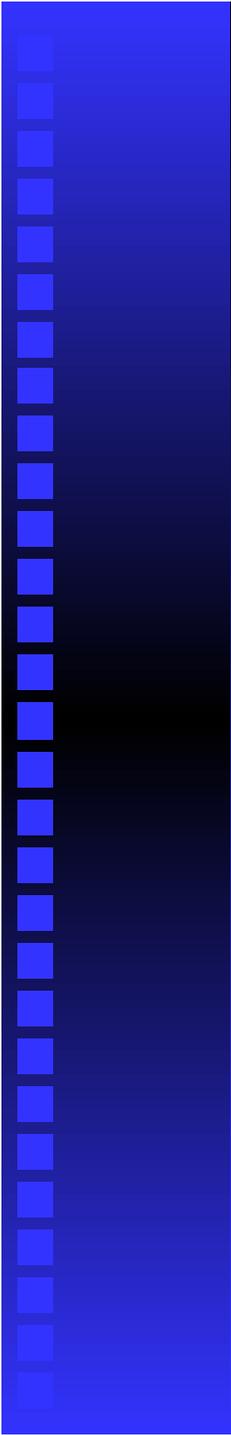
- Collect data on permissive deductions:
  - ◆ Family member (8b)
  - ◆ Type of permissive deduction (8c)
  - ◆ Amount (8d)
- Transmit only total amount (8e)

24 CFR 5.611(b)

# Flat rents

## *Public Housing only*

- Collect data on whether family pays flat or income-based rent (10b)
- Compare flat and income-based rent amounts
- Indicate type of rent paid (10u)
- Conduct annual reexamination up to every 3 years (2a=2)
- Complete annual update every year (2a=12)



How can you use MTCS reports to  
assess implementation?

# Resident Characteristics report

What does the report show?

- Aggregate economic and demographic information

How can I use the report?

- Develop PHA Plan
- Monitor public housing deconcentration
- Develop community service programs

Units Information		MA	
Total Available Units		33,710	164
Total Occupied Units		27,840	157
Port Move-ins Billing		0	0
Port Move-outs Being Billed		0	0
Number Administered		0	0
Number Reported		27,342	355
Percent Reported		98	226
Income Information		MA	
Distribution by Income, Average Annual (%)	Extremely Low Income, Below 30% of Median	69	68
	Very Low Income, 50% of Median	21	21
	Low Income, 80% of Median	5	7
	Above Low Income	1	1
	Income Limit Unavailable	4	3
Income, Average Annual		11,421	12,813
Distribution by Income (%)	\$ 0	3	3
	\$ 1 - 5,000	5	10
	\$ 5,001 - 10,000	51	43
	\$ 10,001 - 15,000	23	19
	\$ 15,001 - 20,000	10	12
	\$ 20,001 - 25,000	5	8
	Above \$ 25,000	5	8

TTP/Household Type		MA	
Distribution by Total Tenant Payment (%)	\$0	2	3
	\$1 - 25	1	1
	\$26 - 50	1	1
	\$51 - 100	4	8
	\$101 - 200	44	40
	\$201 - 350	29	22
	\$351 - 500	11	14
	\$501 and above	8	12
	TTP missing	0	0
TTP, Average Monthly (\$)		259	288
Distribution by Family Type (%)	Age 62 and over	41	18
	Under 62 with disabilities	25	17
	Other families with dependents	27	45
	Other families without dependents	7	19
	All families with dependents	34	59

# New Admissions report

What does the report show?

- Demographic, income, and wait list information

How can I use the report?

- Monitor income targeting
- Develop PHA Plan
- Evaluate outreach and tenant selection activities

<b>Admissions</b>		<b>WA</b>	<b>██████</b>
Number of New Admissions, Last 12 months		1,258	337
Percent of New Admissions, Last 12 months		8	10
<b>Income Information</b>		<b>WA</b>	<b>██████</b>
Distribution by Income, Average Annual (%)	Extremely Low Income, Below 30% of Median	76	87
	Very Low Income, 50% of Median	17	10
	Low Income, 80% of Median	3	1
	Above Low Income	0	0
	Income Limit Unavailable	4	1
Income, Average Annual		9,404	9,482
Distribution by Income (%)	\$ 0	3	1
	\$ 1 - 5,000	13	10
	\$ 5,001 - 10,000	53	57
	\$ 10,001 - 15,000	21	23
	\$ 15,001 - 20,000	8	5
	\$ 20,001 - 25,000	3	2
	Above \$ 25,000	2	3

# Key Management Indicators report

What does the report show?

- Data on volume of PHA activity, identifies possible discrepancies, and data related to PHA policies

How can I use the report?

- Develop PHA Plan
- Compare flat rents to ceiling rents
- Improve income integrity

Ceiling Rent (Public Housing Only)		CA	
Average Ceiling Rent	0 Bedrooms	384	0
	1 Bedroom	457	450
	2 Bedrooms	453	533
	3 Bedrooms	561	753
	4 Bedrooms	624	0
	5+ Bedrooms	654	0
Percent of Units with Ceiling Rent		54	1

<b>Families Reported</b>		<b>CA</b>	<b></b>
Number of Families Reported, 12 months		33,940	2,419
Distribution by Families Reported, Last 12 Months (%)	Admissions	8	9
	Reexams	65	78
	Interim Reexaminations	26	10
	Portability Move-ins (S8 Only)	0	0
	Change of Units	2	3
Families Ending Participation		3,146	0
Portability Move-outs (S8 Only)		10	1
<b>Rent Discrepancy</b>		<b>CA</b>	<b></b>
Number of Families with Rent Discrepancies (+/-)		818	23
Percent of All Families with Rent Discrepancies		2	1
Distribution by Rent Discrepancies(%)	\$ 6 - 10	8	9
	\$ 11 - 25	86	70
	\$ 26 - 50	3	0
	\$ 51 - 100	1	0
	\$ 101 - 150	1	4
	Over \$150	1	17
<b>Overpaying/Underpaying</b>		<b>CA</b>	<b></b>
Percent Overpaying (+)		36	17
Average Overpayment (\$)		13	11
Total Overpayments (\$)		3,882	45
Percent Underpaying (-)		64	83
Average Underpayment (\$)		21	151
Total Underpayments (\$)		10,897	2,862

# HA Delinquency report

What does the report show?

- Provides reporting rates for Form HUD-50058 submissions

How can I use the report?

- Monitor reporting rates
- Determine eligibility for site-based waiting lists

HA Name	Total Units			Number Reported	Percent Reported	Missing	Forms Received		
	Available	Occupied	Administered/Occupied				Last Month	Last 3 Months	Last 6 Months
A	1,435	1,235	1,219	561	46.02	658	0	247	375
B	0	27	27	0	0.00	27	0	0	0
C	1,430	1,301	1,301	1,261	96.93	40	0	0	85
D	2,565	1,599	1,589	1,854	116.68	-265	251	660	1,033
E	104	104	104	73	70.19	31	3	10	46
F	2,025	1,834	1,834	1,885	102.78	-51	112	952	1,082
G	3,901	2,821	2,854	2,374	83.18	480	0	2,173	2,174
H	0	12	12	4	33.33	8	0	0	0
I	3,546	3,087	3,087	2,338	75.74	749	47	1,993	2,001

# How are reporting rates calculated?

- Reporting rates based on Form HUD-50058 transmissions
- Rates only include transmissions when line 2a (Type of Action) equals:
  - ◆ 1 = New admission
  - ◆ 2 = Annual reexaminations
  - ◆ 3 = Interim reexaminations
  - ◆ 4 = Portability move-in
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  - ◆ 9 = Annual reexamination searching
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# What about the other PHRA requirements?

- Develop new and modified MTCS 2000 reports
- Help PHAs monitor implementation
- Includes data about:
  - ◆ Community service implementation
  - ◆ Income targeting - enhanced
  - ◆ Income integrity - deductions and exclusions
  - ◆ Deconcentration - enhanced for Public Housing

# MTCS Contacts

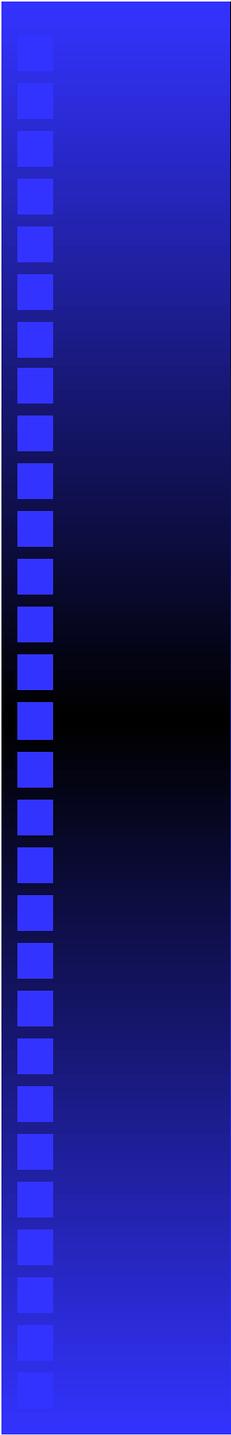
Patricia Arnaudo	Patricia_S._Arnaudo@hud.gov	202-708-0744 x4250
Charles Bell	Charles_V._Bell@hud.gov	202-708-0744 x4897
Lori Feller	Lori_Feller@hud.gov	202-708-0614 x4138
Sarah Gibson	Sarah_W._Gibson@hud.gov	202-708-0614 x5387
Jacquelyn Proctor	Jacquelyn_Proctor@hud.gov	202-708-0744 x4368

PIH Information and Research Center: 1-800-955-2232

MTCS Hotline: 1-800-FON MTCS

MTCS Web site: [www.hud.gov/pih/systems/mtcs/pihmtcs.html](http://www.hud.gov/pih/systems/mtcs/pihmtcs.html)

Field Offices and PIC Coaches



Questions?