

# Data Collection of Turnover Units, Vacant Units and Waiting List for TRACS Voucher Release 2.0.3.B

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We are graduates of Housing's Management Development Program 2017, and this proposal is a part of our Team Project: *"Optimizing Online Search Tools for HUD-Assisted Housing"*

## Benefits:

1. Disaster Planning and Response
2. The VAWA Act
3. The Homeless Preference
4. Resident Online Search Capabilities

# PROPOSED VACANCY and WAITING LIST DATA

## Fields Currently on Other Parts of Voucher

1. Project Name
2. FHA/EH/Non-Insured No.
3. Sec 8/PAC/PRAC/Contract No.
4. Type of Subsidy
9. Vacancy BR Sizes
10. Vacancy Descriptions

## Proposed New Fields

5. Number of Persons on the Waiting List
6. Waiting List Status
7. Next Waiting List Status Change Date
8. Waiting List Type
11. Vacancy Counts

Schedule of Waiting List Statuses and Vacancies Details			U.S. Department of Housing and Urban Development Office of Housing Federal Housing Commissioner		OMB Approval No. XXXX-XXXX (Exp. XX/XX/XXXX)
1. Project Name: Makaha Hills	2. FHA/EH/Non-Insured No.:	3. Sec 8/PAC/PRAC/Contract No.:	4. Type of Subsidy: Section 202 PRAC		
5. Number of Persons on the Waiting List: 577	6. Waiting List Status: CLOSED	7. Next Waiting List Status Change Date: 4/1/18	8. Waiting List Type: SINGLE LIST		
9. Vacancy BR Sizes:		10. Vacancy Descriptions:		11. Vacancy Counts:	
1		1BR - Den		1	
1		1BR - 1.5Ba		1	
2		2BR - 2Ba		2	

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# PROPOSED VACANCY and WAITING LIST DATA

## Proposed New Fields' Definitions

**5. Number of Persons on the Waiting List** -- total number of persons/families on ALL property waiting lists

**6. Waiting List Status** -- current "Open/Closed" status of the waiting list; an "OPEN" list is accepting new, eligible persons/families to the list. Values: OPEN, CLOSED

**7. Next Waiting List Status Change Date** -- this is the next date that the status of the list changes; i.e. the date an "OPEN" list closes or a "CLOSED" list opens

**8. Waiting List Type** -- denotes whether the "Waiting List" is a single list or multiple lists (perhaps by BR size); Values: SINGLE LIST, MULTIPLE LISTS

**11. Vacancy Counts** -- the number of units that are vacant, ready or being readied, by bedroom size and description, and are available to the public

Schedule of Waiting List Statuses and Vacancies Details		U.S. Department of Housing and Urban Development Office of Housing Federal Housing Commissioner		OMB Approval No. XXXX-XXXX (Exp. XX/XX/XXXX)
1. Project Name: Makaha Hills	2. FHA/EH/Non-Insured No.:	3. Sec 8/PAC/PRAC/Contract No.: HI16Q307008	4. Type of Subsidy: Section 202 PRAC	
5. Number of Persons on the Waiting List: 577	6. Waiting List Status: CLOSED	7. Next Waiting List Status Change Date: 4/1/18	8. Waiting List Type: SINGLE LIST	
9. Vacancy BR Sizes:  1 1 2	10. Vacancy Descriptions:  1BR - Den 1BR - 1.5Ba 2BR - 2Ba	11. Vacancy Counts:  1 1 2		

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# GENERAL OCCUPANCY INFORMATION, CURRENTLY on VOUCHER

## Current Fields' Definitions

**6a. Total Units in contract** -- Maximum number of residential spaces for which assistance may be claimed under the contract. Do not include HUD-approved, nonrevenue producing units.

**6b. Number of Units receiving subsidy under this contract** -- The number of residential spaces in (6a.) for which regular assistance is claimed for the entire month.

**6c. Number of Units abated under this contract** --

For Section 8, Rent Supplement, RAP, 811 PRA Demo and PAC contracts, include residential spaces in (6a.) where a formal cessation of assistance is in effect for the voucher month, e.g., due to natural disaster or health and safety reasons.

For 202 PRAC and 811 PRAC contracts fill this field with 0 (Zero).

**6d. Number of Units vacant under this contract** -- The numbers of residential spaces in (6a.) that are no longer occupied.

**6e. Number occupied by Operating Rent Tenants** --

For Section 8 (Including RAD), 811 PRA Demo, Rent Supplement, RAP and PAC contracts, enter the number of residential spaces in (6a.) occupied by tenants responsible for paying market rent in the voucher month. Do not include HUD-approved, nonrevenue producing units.

For 202 PRAC and 811 PRAC contracts fill this field with 0 (Zero).

6. General Occupancy Information (contract specific)	
6a. Total Units in contract	15
6b. Number of Units receiving subsidy under this contract	14
6c. Number of Units abated under this contract	0
6d. Number of Units vacant under this contract	1
6e. Number occupied by Operating Rent Tenants	0
Note: 6a must equal 6b + 6c + 6d + 6e	

# GENERAL OCCUPANCY INFORMATION, as PROPOSED for VOUCHER

## Proposed Fields' Changes

### **6d. Number of Units vacant, available to the public, under this contract --**

The numbers of residential spaces in (6a.) that are no longer occupied (not billing), ready or being readied, and are available to the public. This is the sum total of "12 .Vacancy Counts" on the "Waiting List, Vacancies Details" page.

### **6f. Number of Units vacant, in turnover, under this contract --**

The numbers of residential spaces in (6a.) that are no longer occupied (not billing) and are in "turnover\*"; once out of turnover, these units are ONLY available to persons or families from the waiting list.

6. General Occupancy Information (contract specific)	
6a. Total Units in contract	15
6b. Number of Units receiving subsidy under this contract	14
6c. Number of Units abated under this contract	0
6d. Number of Units vacant, available to the public, under this contract	0
6e. Number occupied by Operating Rent Tenants	0
6f. Number of Units vacant, but in turnover, under this contract	1
Note: 6a must equal 6b + 6c + 6d + 6e + 6f	

### Turnover \* --

Turnover can be defined as those units that are: undergoing typical maintenance and preparation for the next tenants, undergoing rehab due to a substantial rehab program to the property or due to a natural disaster, undergoing rehab due to fire or water damage or awaiting move-in from the next person or family from the waiting list.

# VAWA and HOMELESS PREFERENCE DEFINITIONS

## Violence Against Women Reauthorization Act Compliance for Multifamily Housing

- The Violence Against Women Reauthorization Act of 2013 (VAWA) was signed into law on March 7, 2013. The law significantly expanded housing protections to victims of domestic violence, dating violence, sexual assault, and stalking across HUD's housing and homelessness programs. HUD issued a final rule, which took effect on December 16, 2016 to implement the law's new provisions.
- Regulations apply to all of HUD's Multifamily assisted housing properties.
- The Office of Multifamily Housing issued guidance to owners and management agents of HUD multifamily assisted housing on the requirements of rule implementation with program notice H 2017-05.
- Section 8 Tenant Selection Plan must include policies and procedures covering VAWA protections and owners must support and protect victims from being denied housing or from losing their HUD assisted housing.
- Owners and agents may establish an admission preference for victims covered under VAWA. Owners/agents do not need HUD approval to adopt this preference but must modify their Tenant Selection plan to include this preference.

## Homeless Preference for Multifamily Housing

- The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act) revised the definition of homeless for HUD's homeless assistance programs. HUD uses this definition to track the number of homeless persons in its programs.
- Owners of assisted properties may adopt admissions preferences to house homeless individuals or families.
- The HEARTH Act definition of homeless does not prohibit an owner from establishing an alternative definition of homeless for the purpose of a waiting list preference based on local need.
- Alternative definitions must be approved by the owner's local HUD Field Office and be in compliance with all federal regulations.

# VACANCY DEFINITIONS and EXAMPLES

## Vacancy Definitions

**5. Number of Persons on the Waiting List** -- total number of persons/families on ALL property waiting lists

**6d. Number of Units vacant, available to the public, under this contract --**

The numbers of residential spaces in (6a.) that are no longer occupied (not billing), ready or being readied, and are available to the public. This is the sum total of "12 .Vacancy Counts" on the "Waiting List, Vacancies Details" page.

**6f. Number of Units vacant, in turnover, under this contract --**

The numbers of residential spaces in (6a.) that are no longer occupied (not billing) and are in "turnover"; once out of turnover, these units are ONLY available to persons or families from the waiting list.

**11. Vacancy Counts** -- the number of units that are vacant, ready or being readied, by bedroom size and description, and are available to the public

	A family moves out of a 2BR-2BA on :	A family moves out of a 2BR-2BA on :
Move-Out Date	01/03/2018	12/29/2017
<b>5. Number of Persons on the Waiting List</b>	<b>577</b>	<b>0</b>
Unit Ready Work Begins	01/04/2018	12/30/2017
Unit Ready Work Ends	01/18/2018	01/13/2018
Date Voucher Submitted	01/14/2018	01/14/2018
For Voucher Month	Feb 2018	Feb 2018
<b>6d. Number of Units vacant, available to the public, under this contract</b>	0	<b>1</b>
<b>6f. Number of Units vacant, in turnover, under this contract</b>	<b>1</b>	0
9. Vacancy BR Sizes:	N/A	2
10. Vacancy Descriptions:	N/A	2BR-2BA
<b>11. Vacancy Counts:</b>	N/A	<b>1</b>

# Questions . . .

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