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TRACS/HUD Industry Meeting

TRACS Working Group

3/29/2023



TRACS Release 203A System Requirements Session Including HOTMA Impact Discussion

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▸ Agenda

- Panelists
- Location of Requirement Documents
- Status of HUD Forms Changes
- Proposed Rollout Schedule
- TRACS Sprint #2 & Clarifications
- Voucher Changes
- Questions

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Panelists

- Lanier M. Hylton – HUD Multifamily Housing Programs
- Alisa Costello/Jerry Ledbetter – Pyramid
- Jed Graef - Housing and Development Software (HDS)
- Mary Ross – Ross Business Development (RBD)

Lanier M. Hylton

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Bi-weekly Meetings Next Three Meetings

- Wednesday, Apr 12, 2023, 1:00 PM – 3:00 PM EDT
- Wednesday, Apr 26, 2023, 1:00 PM – 3:00 PM EDT
- Wednesday, May 10, 2023, 1:00 PM - 3:00 PM EDT

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▸ Purpose of Meetings

- To communicate new and revised 203A requirements as quickly as possible.
- While the HOTMA rule has been published, there are many questions related to the precise way that the rules are to be applied.
- Requirements related to areas for which there are questions will be rolled out as the questions are answered.

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▸ Location of Requirements Documents

New and revised documents will be included with each meeting.

All documents will be published on the TRACS Web Site as appropriate.

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▸ Status of Forms Change

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▸ 2502-0182

52670 Voucher et. al.

Special Claims Forms

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▸ 2502-0204

- 50059/50059A
- 27061 H Race & Ethnicity
- VAWA Forms
- 90100 Sample AR Notice
- 90101 Long Term Care
- 90102/90103 Verification of Disability 90105 Leases (Adding 811 PRA Lease)
- 90106 Unit Inspection

Lamar M. Hyman

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Proposed Rollout

Lanier M. Hydon

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▸ Handout

- Detailed Rollout Provided
- This is an Overview

Lanier M. Hydon

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▸ Proposed Rollout

1. MAT Guide Edits Complete 4/30/2023 and provided with draft of TRACS Forms 50059, 50059A, 52670 et. al.
2. TRACS Forms Approved 8/31/2023

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▸ Proposed Rollout

3. Start 2.0.3.A – 10/1/2023 - certifications effective 1/1/2024 through 4/30/2024 may be submitted using 2.0.2.D (Pre-HOTMA Rules)

Must be corrected (as appropriate) in 2.0.3.A, implementing HOTMA rules, within 3 months of 2.0.3.A implementation.

All certifications effective 5/1/2024 or later must be submitted under 2.0.3.A.

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▸ Proposed Rollout

4. Site Deadline to complete implementation of 2.0.3.A 1/31/2024. Beginning with 3/2024 voucher (submitted 2/2024), all vouchers must be submitted using 2.0.3.A
5. Deadline submission for all corrections to 2024 certifications submitted using pre-HOTMA rules. 4/10/2024 with submission of 5/2024 voucher.
6. Beginning with the 6/2024 voucher, HUD will not accept a voucher that includes a Miscellaneous Accounting Request using the Code HOTM.

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Specific Changes Sprint 2

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Asset Record Changes

- Description
- Status: Values changed from C/I to C/D
 - C = Current, D = Divested
- Cash Value Amount
- Yearly Income (was Actual Yearly Income Amount)
- Date Divested
- Income Type (New): A = Actual, I = Imputed
- Is Real Property (New): Y or blank (S8 Only)

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▸ Asset Record Changes

- For Certs effective earlier than 1/1/2024 in 203A (corrected after presentation)
 - Follow the 202D calculation rules
 - Enter 0 for income of assets that is not known
 - Calculate the Imputed Income from assets the old way using the greater of actual income or imputed income as the total asset income
- Use the new D(invested) status code if applicable
- Do not fill the new Income Type and Is Real Property fields

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▸ Asset Record Changes

- For 203A certs effective 1/1/2024 or later
 - For an asset whose actual income is known (Current Asset) enter the income even if it is \$0
 - Set the Income Type to A = Actual
 - For an asset whose actual income is unknown, enter the Income as 0
 - Set the income Type to I = Imputed

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▸ Asset Record Changes

- Next, fill the Basic Record field, Total Income From Assets with the sum of the Actual asset incomes
- If the Total Cash Value from Assets is greater than the applicable Imputed Asset Threshold, fill the Imputed Income from Assets field with the product of the passbook rate and the total cash value of the assets with an Income Type of I = Imputed
- Total Other Income = Total Income From Assets + Imputed Income from Assets

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	Asset Type	FMV	Cash Value	% Income	\$ Income	Income Type
	Savings	\$1500	\$1500	2.20%	\$33	A
	Checking	\$2100	\$2100	2.20%	\$46	A
	Foreign Pension	\$12000	\$12000	0	\$0	A
	Stock Port	\$67000	\$62000	unknown	\$0	I
	Annuity	\$87000	\$49000	unknown	\$0	I
Asset Totals		\$169600	\$126600	\$	\$79	Actual income
Imputed Income			\$111,000		\$66	111,000 * .06%
Income Entered on 50059 sum of actual income and imputed income (when actual income is not known value)					\$145	\$79 + \$66

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▸ New Cert Fields under 203A Added in the prior 203A spec

- RAD Conversion Tenant
- Fixed Income Household
- % of Income Exemption
 - P = Phase-In; H = Hardship
- Enforce Asset Cap (was Do Not Check Asset Value)
 - Section 8 only
 - If the Total Cash Value of Assets is greater than the Asset Cap, then fill with either Y or N

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▸ New Cert Fields under 203A Added in the prior 203A spec

- RAD Phase-in Schedule
- Prior TTP
- Phase-in Rules
- Phase-in Year
- Rules to follow

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▸ New Cert Fields under 203A

- Enforce Real Property Rule (Section 8 only)
- If the certification is effective before 1/1/2024 leave blank
- For 203A certifications effective 1/1/2024 or later:
 - If the household has assets flagged as Real Property (MAT10, Section 5, Field 10: Real Property) and the owner is enforcing the rule, fill with Y.
 - Otherwise fill with N (the owner is not enforcing the rule.)

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▸ New Cert Fields under 203A

- Unit Group Number
 - Mandatory in a group home situation
 - Ties the cert's unit number to the physical unit of which the residential space is a part

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▸ New Cert Fields under 203A

A set of fields has been added to hold the values of the various parameters as of the effective date of the certification.

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▸ New Cert Fields under 203A

- Mandatory for the OA to fill:
 - Dependent Deduction
 - Elderly Deduction
 - Imputed Asset Threshold
 - Asset Cap
 - Minimum Rent Value
 - % of Annual Income Value
 - % of Income Hardship Value
 - % of Income Phase-in Value

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▸ New Cert Fields under 203A

- Mandatory for the CA to fill:
 - De minimis Error

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▸ Tenant Header Record

Field 21 becomes Filler (formerly Subsidy Type)

Fields 36 and 37 become Filler (formerly Owner
DUNS Number and Parent Company DUNS #)

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▸ Tenant Header Record

- Add fields 45-48
 - Awardee UEI
 - Immediate Parent UEI
 - Domestic Parent UEI
 - Global Parent UEI
- Rules to follow

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▸ Tenant Header Record

- Add field 49 Subsidy Type
 - 1 = Section 8
 - 2 = Rent Supplement (No Longer Valid 2.0.3.A)
 - 3 = RAP (No Longer Valid 2.0.3.A)
 - 4 = Section 236
 - 5 = BMIR
 - 6 = 811 PRA
 - 7 = Section 202 PRAC
 - 8 = Section 811 PRAC
 - 9 = Section 202/162 PAC
 - 10 = SPRAC
 - 11 = Section 202/8

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▸ Voucher Header Record

Field 17 becomes Filler
(formerly Subsidy Type)

Fields 33 and 34 become Filler
(formerly Owner DUNS Number
and Parent Company DUNS #)

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▸ Voucher Header Record

- Add fields 39-42
 - Awardee UEI
 - Immediate Parent UEI
 - Domestic Parent UEI
 - Global Parent UEI
- Rules to follow

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▸ Voucher Header Record

- Add field 43 Subsidy Type
 - 1 = Section 8
 - 2 = Rent Supplement (No Longer Valid 2.0.3.A)
 - 3 = RAP (No Longer Valid 2.0.3.A)
 - 4 = Section 236
 - 5 = BMIR
 - 6 = 811 PRA
 - 7 = Section 202 PRAC
 - 8 = Section 811 PRAC
 - 9 = Section 202/162 PAC
 - 10 = SPRAC
 - 11 = Section 202/8

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▸ Voucher Assistance Payment Summary Record

The fields for 6.a (Total Units in Contract) through 6.f (Units Undergoing Rehab) are restricted to OA data entry only. CAs may not change any of the values

The CA may change
9.a Unit Regular Billing Count

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▸ Voucher Assistance Payment Summary Record

- Add a new field 55 Contracted Units Undergoing Rehab (6.f)
- From the prior 203A spec

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▸ Assistance Payment Detail Record

- Add a new field 16 Unit Group Number
 - Mandatory in a group home situation
 - Ties the cert's unit number to the physical unit of which the residential space is a part

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▸ Miscellaneous Accounting Request Previous 203A Changes

- Remove UUTL (Unclaimed Utility Check)
- Add
 - RADN
 - RADZ
 - RADR
 - RDRV
 - RPMT
 - HOTM

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TRACS Reference Table

Parameter Name	Current Value	1/1/2024 Value	1/1/2025 Value	1/1/2026 Value
Passbook Rate	.06% (0.0006)			
Dependent Deduction (also used for Adoption Assistance Income cap and Earned Income cap for an Other Adult Full-Time Student/Disabled)	\$480	\$480		
Elderly Deduction	\$400	\$525		
Imputed Asset Threshold	\$5,000	\$50,000		
Asset Cap (S8 only)	NA	\$100,000		
% of Annual Income value	3%	10%		
% of Income Hardship value	NA	5%	5%	
% of Income Phase-in value	NA	5%	7.5%	N/A—Use % of Annual Income value
De minimis error (adjusted income)	NA	\$30		
Minimum Rent	\$25	\$25		

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▸ TRACS 203A Certifications

A copy of Chapter 5 (Certifications) is being posted even though many field descriptions are not complete

(If the Field Type is highlighted in red, edits are not complete)

This allows developers to review and start on changes for things like the new Subsidy Type location and values and the new Unit Group Number for each Partial Cert type.

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43	 <h1 style="margin: 0;">Proposed MAT Guide Reorganization</h1>	
Lamer M. Hydon		

Chapter 1 Introduction	Chapter 1 Introduction
Chapter 2 Understanding the MAT	Chapter 2 Understanding the MAT
Chapter 3 New Release Enhancements	Chapter 3 New Release Enhancements
Chapter 4 TRACS Operating Tips	Chapter 4 TRACS Operating Tips
Chapter 5 Tenant System Record Formats and Definitions	Chapter 5 PBRA RAD
Chapter 6 Voucher Payment System Record Formats and Definitions	Chapter 6 Required HUD-50059, HUD-50059-A and Subsidy Reporting
Chapter 7 Required HUD-50059, HUD-50059-A and Subsidy Reporting	Chapter 7 Tenant System Record Formats and Definitions
Chapter 8 iSERS (Blank)	Chapter 8 Voucher Payment System Record Formats and Definitions
Chapter 9 – PBRA RAD	Chapter 9 – iSERS

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▸ Action Items Identified in this Meeting

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