

1	<p>TRACS/HUD Industry Meeting TRACS Working Group 04/26/2023</p> <p>▼</p> <p>TRACS Release 203A System Requirements Session Including HOTMA Impact Discussion</p>	
---	---	--

TRACS Industry Working Group Sessions

2	<p>▶ Agenda</p> <ul style="list-style-type: none">▪ Panelists▪ Location of Requirement Documents▪ Status of HUD Forms Changes▪ Proposed Rollout Schedule▪ TRACS Sprint #3 & Clarifications▪ Other Changes▪ Questions	
---	--	--

TRACS Industry Working Group Sessions

3

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

4

Bi-weekly Meetings Next Three Meetings

- Wednesday, May 10, 2023, 1:00 PM - 3:00 PM EDT
- Wednesday, May 24, 2023, 1:00 PM - 3:00 PM EDT
- Wednesday, June 7, 2023, 1:00 PM – 3:00 PM EDT

TRACS Industry Working Group Sessions

5

▸ Purpose of Meetings

- To communicate new and revised 203A requirements as quickly as possible.
- Address HOTMA Questions & OAMPO responses – to date.
- Discuss impact of responses.
- Not all changes are related to HOTMA.

TRACS Industry Working Group Sessions

6

▸ Status of Forms Change

Lanette M. Hylen

7

▸ Forms

2502-0182

2502-0204

Lanier M. Hyllon

8

▸ Posted This Week

Drafts
Chapters 1-7
TRACS 2.0.3.A
MAT Guide

There are rules.
Comments to
Lanier & Princess
If you feel it is
appropriate, copy
Jed and Mary

Lanier M. Hyllon

9

▸ The Drafts

These are very raw drafts.

They still include notes and comments.

They still need formatting.

Lamar M. Hydon

10



See a Chapter

U.S. Department of Housing and Urban Development

TENANT RENTAL ASSISTANCE CERTIFICATION SYSTEM

Monthly Activity
 Submission Instructions for Owners, Agent
 State Housing Finance Agencies and FWH
 November 2010 - Revised (TRACS Version)

U.S. Department of Housing and Urban Development

TENANT RENTAL ASSISTANCE CERTIFICATION SYSTEM

Prepared by:
 TRACS Development Team
 U.S. Department of Housing and Urban Development
 451 Seventh St., S.W.
 Washington, DC 20013-0008 Fax: 202-691-7988

Monthly Activity
 Submission Instructions for Owners, Agents,
 State Housing Finance Agencies and FWHs
 November 2010 - Revised (TRACS Version 2.0.2 ID)

Prepared by:
 TRACS Development Team
 U.S. Department of Housing and Urban Development
 451 Seventh St., S.W.
 Washington, DC 20013-0008 Fax: 202-691-7988 • 1-800-767-7688

Lamar M. Hydon

11

▸ Chapters Ready for Review

Chapter 1 - Introduction

Chapter 2 – Understanding the MAT

Chapter 3 – TRACS Operating Tips

Chapter 4 – PBRA RAD

Chapter 5 – MAT Certification 50059, 50059 and Subsidy 52670 Reporting

Chapter 6 Tenant System Format Definitions (already distributed)

Chapter 7 Voucher Payment System Format Definitions (already distributed)

Chapter 8 - Blank

Lanier M. Hyllon

12

▸ Seeking Comments

- The MAT Guide is not meant to be an occupancy guide.
- Consideration of edits should be related to TRACS or SW development.
- Questions re: content should be related to TRACS or SW development.
- Be specifically mindful of the word “must”.

Lanier M. Hyllon

13

▸ HOTMA

We cannot provide clarification regarding implementation of HOTMA.

Inquiries should be sent to
MF_HOTMA@hud.gov

Lanier M. Hydon

14

▸ Due Date

We would like to see edits and edit requests no later than Proposing May 8, 2023.

Lanier will confirm deadline later.

Lanier M. Hydon

15



16

Specific Changes
Sprint 3/Sprint 4

Larrie M. Hyman

17



SPRINT 3 Plan

SPRINT 4

Lamar M. Hydon

18

▶ Handout

203A Relationship Rules



Lamar M. Hydon

19

▸ Handout

203A Table by Contract Type



Lanier M. Hyman

20



Other Changes
That We Have Not Discussed or
That Have Been Updated

Lanier M. Hyman

21

▸ Repayment Agreements

- Open Discussion Regarding
- Multiple Repayment Agreements &
- Multiple Repayment Agreement Payments in One Month

Lamar M. Hyman

22



23

▸ The Easy One

If a resident makes multiple payments for one or more Repayment Agreements, each payment **MUST** be entered as a separate transaction.

Lanier M. Hyllon

24

▸ Tougher One

- What is the Industry Take on Multiple Repayment Agreements for One Family
- Current Rule is each instance of improper payment drives a new Repayment Agreement Transaction
- Does not seem to be applied in practice.

Lanier M. Hyllon

25

Comments?



Lanier M. Hyllon

26

Action Items Identified in this Meeting

Lanier M. Hyllon

27



28



Lamar M. Hyman