TRACS/HUD Industry Meeting
TRACS Working Group
05/24/2023

Industry working Group Ser

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 #3 & Clarifications
- Other Changes
- Questions

TRACS Industry Working Group Session

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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)

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Bi-weekly Meetings

- Wednesday, June 7, 2023, 1:00 PM 3:00 PM EDT
- * Wednesday, June 21, 2023, 1:00 PM 3:00 PM EDT
- Wednesday, July 5, 2023, 1:00 PM 3:00 PM EDT

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Purpose of Meetings

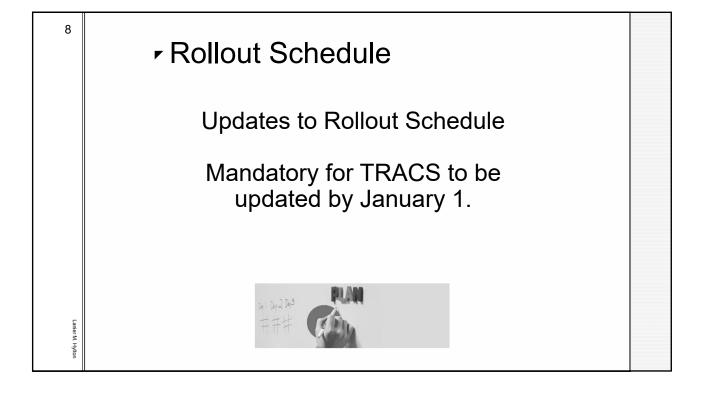
- To communicate new and revised 203A requirements as quickly as possible.
- Address HOTMA Questions & OAMPO responses – to date.
- Discuss impact of responses.
- Not all changes are related to HOTMA.

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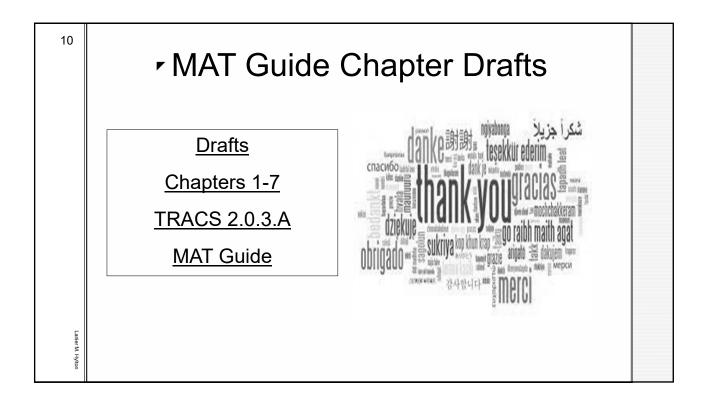
Status of Forms Change

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Forms
2502-0182
2502-0204

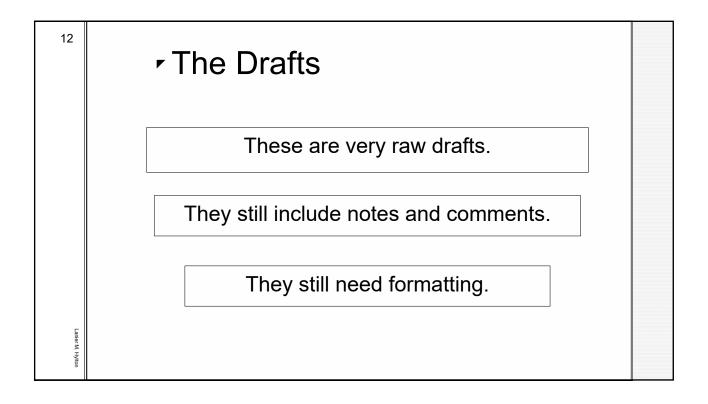






Pelayed Posting
Edits
Until 5/25/2023

Post Comment Deadline
June 5, 2023



Seeking Additional 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".

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HOTMA

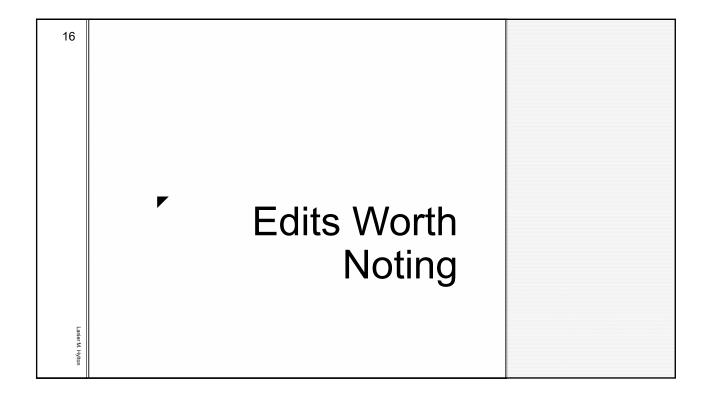
MAT Guide editors cannot provide clarification regarding implementation of HOTMA.

Inquiries should be sent to

MFH_HOTMA@hud.gov

anier M. Hyl





Component 1 PH to PBRA RAD –AP at MI

HUD has confirmed that for Component 1 PH to PBRA RAD, AP may be zero or negative at MI.

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- Termination for Cause & the Phasein Hardship Exemption
- Termination for cause stops the Phase-in Hardship Exemption.
- If IC, Health & Medical Expense Deduction and Attendant Care & Auxiliary Apparatus Expense Deduction equal expenses in excess of 10% of Annual Income.

Lanier M. H

Do not apply these rules for Suspensions.

Proposed Special Asset Type

Concern was raised re: Data Entry Requirement for Non-essential Personal Property (Non-necessary Personal Property)

Asset Description Starts With NE

anier M. Hyltoi

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Proposed Special Asset Type

- Used to be Real Property Yes or No
- Changed to Property Type
- Proposed Values:
 - R Real Property (Only Section 8)
 - N Non-necessary Personal Property (All)

anier M. Hylt

- Miscellaneous Accounting RequestsChapters 5 & 7
- New Codes
- HOTM
- OANG 5-23-1-3 Owner/agent reversal of negative voucher request.
- RADN
- RADZ
- RADR
- RDRV
- RPMT

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Miscellaneous Accounting RequestsChapters 5 & 7

RPMT No longer in the list.

See new instructions for Repayment Agreements with a Status of MO

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 EIVP Miscellaneous Accounting Requests – Chapters 5 & 7

Proposed New Rule
EIVP
Always round down so that an OA is never

penalized more than 5%

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Repayment Agreement Amount

Change from original instruction to use Improper payment less any "lump sum downpayment"

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Repayment Agreement Amount

For Repayment
Agreement Amount,
use the entire improper
payment amount.

If resident makes a
"lump sum
downpayment" record
this as a payment.

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Repayment Agreement Status Former Resident Still Paying

Changed original instruction for residents who have moved out but continue to pay.

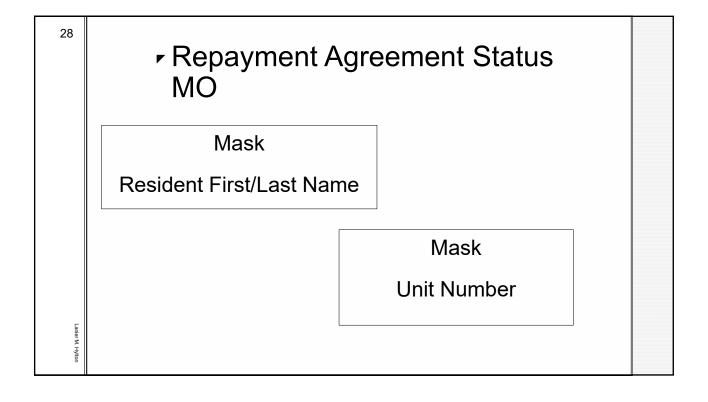
RPMT

Miscellaneous
Accounting Request

Lanier M. H

Post payment Record with a status of MO.

Include Repayment Agreement ID
On
The voucher.



New Use for MAT 70 Record – Hardship Chapters 5 & 6

- Do Not use IR to:
 - Start Health & Medical Expense Financial Hardship Exemption
 - Stop Health & Medical Expense Financial Hardship Exemption
 - Stop Childcare Expense Hardship Exemption
- Use OC MAT 70 (for Hardship Exemption)
- This is true as long as there is not another reason to create an IR (full/partial cert combo)

anier M. Hytto

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New Use for MAT 70 Record – Noncitizen Status Chapters 5 & 6

- Do Not use IR to:
 - Change citizenship status from:
 - Ineligible Noncitizen to eligible Noncitizen
 - Eligible Noncitizen to Ineligible Noncitizen
 - Ineligible Noncitizen to US Citizen
- Use OC MAT 70 (Change Noncitizen Eligibility Status)
- This is true as long as there is not another reason to create an IR (full/partial cert combo)

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Fix a Problem When MAT 70 Accomplishes Multiple Tasks

Needs to Identify What's Happening

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► MAT 70 - 50059A



- UT Unit Transfer
- GR Gross Rent Change
- OC Start/Stop Hardship Exemptions or Change Noncitizen Status
- Maybe New SSN

Lanier M. H

MAT 70 Implementation Details

- Fields to indicate the type of change(s)

 - GR
 - % Income Hardship Change
 - Child Care Hardship Change
 - Non-Citizen ChangeSSN Change????
- More than one could be true
 - For example, a UT/GR would indicate Yes for both UT and GR

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MAT 70 Implementation Details

- Other fields
 - Number Member Records
 - % of Income Value
 - Child Care Expense A
 - Child Care Expense B
 - HH Citizenship Eligibility

MAT 70 Implementation Details

- Doing this requires a Section 2 record to hold member data that is changing
 - Last and First Names
 - DOB
 - Relation Code
 - New Care Code
 - New NCR Status
 - New SSN???

anier M. Hy

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Potentially – MAT 70 for SSN

Can a valid SSN be added with a correction instead of an IR (as currently required)

If not, can we use MAT 70?

allel w. nyi

New Rent Override Reason

Rent Override Reason – Last call

PO – For POA project where the Rent Calculation is not standard

R1 - RAD Conversion IC – Component 1 PH to PBRA RAD Only

R2 - RAD Rent Phase-in - Component 1 PH to PBRA RAD Only

R3 - Component 1 PH to Right to Return IC (could be MI if the OA was advised to create a MO when the resident was relocated)

OT – Other Reason Not Yet Defined by HUD.

Lanier M. Hy

RC – Component 1 Cap on Rent (%FMR possible) RC trumps R1, R2, and R3

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Proposal for New Process

Miscellaneous Accounting Request Related to RGRC – Retroactive GRC (requires HUD or CA Approval)

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PRGRC

One lump sum?

Lump sum by
Unit Type?

Individual Transaction
For
Each resident in place
On the effective date of the GR?



Outstanding Questions

Phase-in Hardship Exemption

Does the Phase-in Hardship Exemption apply only if the resident remains on the same property or will this exemption transfer if the resident moves from one assisted unit to another assisted unit?

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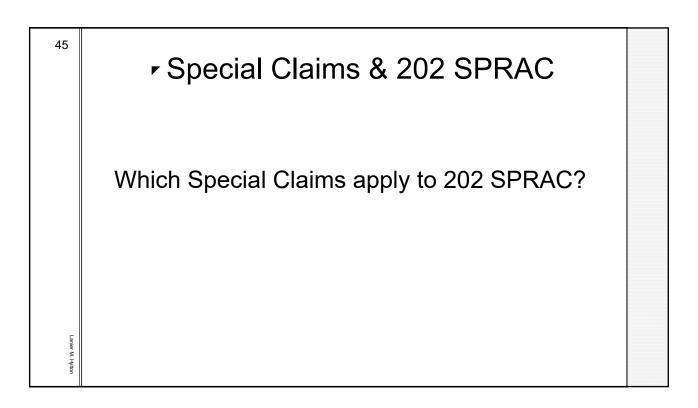
Phase-in Hardship Exemption

- If no Are There Exceptions for:
 - VAWA
 - RAM
 - RAD Rehab
 - Involuntary Displacement (Fire, PDD, etc.)

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PBRA RAD

- For Component 1 Conversion ICs & HOTMA
 - Can HOTMA changes trigger Phase-in?
- For Component 2 Conversion ICs & HOTMA
 - Will OAs complete a rent override if HOTMA causes an increase?



* When is and IR Triggered

IR Rules Have Changed

How is Income Projected for AR/IRs
We know some methods, just not all methods.





Proposal for 1/1/2024 & Later

- Best Practice is not submit 2024 certs before 12/10?
- Proposal Hold all 2024 certs until 2.0.3.A?
 - Suspend 15 month rule?
- Proposal Can the OA create a manual 2.0.3.A 50059 and override the rent on the 202D 1/1/2024 cert?

