

1	<div>TRACS/HUD Industry Meeting</div> <div>TRACS Working Group</div> <div>06/07/2023</div> <div>▀</div> <div>TRACS Release 203A</div> <div>System Requirements Session</div> <div>Including HOTMA Impact Discussion</div>	
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2	<div>▸ Agenda</div> <div><div>▪ Panelists</div><div>▪ Location of Requirement Documents</div><div>▪ Status of HUD Forms Changes</div><div>▪ Proposed Rollout Schedule</div><div>▪ Clarifications</div><div>▪ Other Changes</div><div>▪ Questions</div></div>	
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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

- Wednesday, June 7, 2023, 1:00 PM – 3:00 PM EDT
- Don't forget – The following meetings have been cancelled
- ~~Wednesday, June 21, 2023, 1:00 PM – 3:00 PM EDT~~
- ~~Wednesday, July 5, 2023, 1:00 PM – 3:00 PM EDT~~

TRACS Industry Working Group Sessions

5	<div>TRACS Industry Working Group Sessions</div> <div>▸ Purpose of Meetings</div> <ul style="list-style-type: none">▪ 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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6	<div>Lanette M. Hydon</div> <div>▸ Status of Forms Change</div>	
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▸ Forms

2502-0182

2502-0204


Lamar M. Hydon

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▸ Rollout Schedule

Updates to Rollout Schedule

Mandatory for TRACS to be updated by January 1.



Lamar M. Hydon

Lanier M. Hylton

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▶

MAT10 & MAT70 Edits
Hardship & Noncitizen

Lanette M. Hydon

13	<div><div>▶</div><div>The OAMPO Request</div><p>OAMPO has asked that changes are accomplished with a partial certification:</p><ul style="list-style-type: none">▪ The Child Care Hardship Exemption (end),▪ The % of Income - Financial Hardship Exemption (begin and end);▪ Addition of a SSN; and▪ Updates to household Member Citizenship codes.<ul style="list-style-type: none">▪ Ineligible member becomes eligible;▪ Ineligible member becomes citizen;▪ Member who was pending does not provide required paperwork in timeframe required;▪ Member who was pending is deemed ineligible;</div>	
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14	<div><div>▶</div><div>Proposed Implementations</div><ul style="list-style-type: none">▪ As a Full Certification—OC = Other Change▪ As an expanded MAT70▪ As a new Partial Certification--MATnn</div>	
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Meeting of the Minds

Special Meeting on 6/1

Lamar M. Hydon

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Recommendation

Changing the full cert model for 203A is not feasible given time and cost constraints.

Allow correction to prior for addition of a new SSN for 203A (instead of new IR).


Do not change the MAT 70 to include Hardship Changes or to include member changes for 203A – Put off for 203B

TRACS Industry Working Group Sessions

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TRACS Industry Working Group Sessions

Discussion



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Lanette M. Hydon

SSN Addition for Minor
As a Correction to Prior

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Lamar M. Hydon

➤ OAMPO/Policy Call

▪ Two separate Notices call for this to be an IR and not a correction to prior.

▪ 2010-08 Implementation of Refinement of Income and Rent Determination Requirements in Public and Assisted Housing Programs: Implementation of the Enterprise Income Verification System - Amendments; Final Rule


▪ 2016-09 Streamlining Administrative Regulations for Multifamily Housing Programs

▪ OAMPO/Policy would have to revise that instruction

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TRACS Industry Working Group Sessions

➤ Discussion



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▶

Record Deletion

Lanier M. Hyllon

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▶ Reasons to Request Deletion

- Wrong Effective Date on MI/IC when correct date is before submitted date
- Wrong Effective Date for any AR or IR
- Wrong Effective Date (Transaction Date) for a MO
- MO Sent in Error
- Wrong Effective Date (Transaction Date) for a TM
- TM Sent in Error
- Wrong Effective Date (Transaction Date) for a UT
- UT Sent in Error
- Wrong Effective Date (Transaction Date) for a GR
- GR Sent in Error

Lanier M. Hyllon

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▸ Automated Record Deletion

- This is a 2.0.3.B Initiative

Lamar M. Hydon

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▸ 2.0.3.A Solution


- New Help Desk Form for These Requests
 - OAs Submit To CA's for S8/CA to Help Desk
 - To HUD Help Desk for Non-S8

Lamar M. Hydon

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TRACS Industry Working Group Sessions

Discussion



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Lanette M. Hydon

Edits Worth Noting

► Addition of Guidance for Hardship Exemptions 5.21

- Lanier M. Hylton

➤ Childcare Hardship Exemption

- Lanier M. Hylton

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Lamar M. Hydon

▸

Deminimus Errors

▪

\$30 Adjusted Income (2 New Errors)

▪

Domino Effect Investigation Underway

▪

TTP Edits?

▪

TR Edits?

▪

UR Edits?

▪

AP Edits?

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30

Lamar M. Hydon

▸

MAT 10 Effective Date Correction

▪

5.8.1 How to Correct a MAT 10 Effective Date

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► Move-out Correction

- 5.14.3 How to Correct a MO
- 5.15 How to Reactivate a Tenant After MO/TM sent in error

Lanier M. Hydon

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► Timing – Submitting Approved GRs

- Best Practice – On or After GR Effective Date
Regardless of when GR is approved

Lanier M. Hydon

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Utility Reimbursements 5.23

▪ New Text re: HUD’s New Guidance

Lamar M. Hydon

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Misc. Accounting Requests

▪ Provided additional language re: New Fields and Requirements

Lamar M. Hydon

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▸ Appendices & Spreadsheets

- Calculation Spreadsheets
- Anticipated Draft Delivery – 6/9/2023
- Some spreadsheets will not be final pending outstanding clarification requests specifically related to new Rent Cap for Component 1 PH to PBRA RAD.

Lanier M. Hyllon

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▸ Need a Volunteer

- Write Special Claims Piece for Chapter 5 –
- Need by Friday if possible/Monday at Latest

Lanier M. Hyllon

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▶ Need a Volunteer

▪ Excess Income Reporting

▪ For 236 Only

Lamar M. Hydon

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Outstanding Questions

Lanier M. Hyllon

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▸ 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?

We are writing the guide to make this an affirmative.

Lanier M. Hyllon

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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?

Lamar M. Hydon

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▸ Special Claims & 202 SPRAC

Which Special Claims apply to 202 SPRAC?

Lamar M. Hydon

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► When is an IR Triggered

IR Rules Have Changed

Lanier M. Hyllon

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►

Comments?

A graphic consisting of four overlapping speech bubbles. The first bubble on the left contains the word "We", the second contains "want", the third contains "to hear", and the fourth on the right contains "from you!". The bubbles are arranged in a slightly curved line, creating a sense of conversation.

Lanier M. Hyllon

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Other Changes
That
You
Would Like to Discuss?

Lamar M. Hydon

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Request to
Review
Repayment
Agreement
Baseline



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▸ Action Items Identified in this Meeting

Lanette M. Hydon



Lanette M. Hydon