TRACS 2.0.2.C Draft
Industry Specification

TRACS 202C Working Group
October 31, 2007
History and Direction

- Original Spec—June 2004
- Working Group—March 2007
- Budget Issues
- Split Implementation
  - TRACS + Site & CA Software
  - Site & CA Software only
- Testing Consequences
TRACS Implementation
OMB Compliant Race and Ethnicity Categories

- Collected at the member level
  - 1 Ethnicity code
  - 7 Race codes
- Old household level fields dropped
  - Data conversion issues
Shared Custody Dependents

- **Special Status Codes**
  - J = Dependent Allowance + child care
  - C = No Dependent Allowance + child care
  - K = In unit 50% or more—counts for income limits and family size
Waiver Type Code Implementation

- **Age** = Age waiver for elderly property
- **Inc** = Income
- **Near** = Near elderly
- **Dsbl** = Non-disabled person in a property for the disabled
- **Oth** = Other waiver
Eligibility Determination for Remaining Family Members

- Additional TRACS edits for situations where the survivor indicator is set in a certification
Student Status

- Student Status field added to the MAT10, Section 3 record
- New termination code added for the case where a household is terminated as a result of the student rule
Move-Out Transactions for Tenants
With HQ Move-Outs

- TRACS will become compliant with handbook guidance by accepting a MO record effective after the HQ move-out date
- The new property will terminate effective the MI date with new code DS which will cause an adjustment including the TE date
Termination of Assistance Codes

Expanded

- DS = Double subsidy
- ST = Ineligible student in Section 8 housing
Field Width Increase to Accommodate Asset Total

- Field width is being increased for two fields
  - Total Assets in the MAT10, Section 2 record
  - Cash Value Amount in the MAT10, Section 5 record
Noncitizen Rule Modifications

- **Household Assistance Status Code**
  - Full Assistance Pending Verification code has been redefined
  - Prorated Assistance has been redefined

- **Member Eligibility Code**
  - ND (No Documentation) code added
Calculation Fixes to Resolve $1 Differences

- TTP, Tenant Rent and Assistance
- Noncitizen Rule Proration
  - Basic Rent field added
- Date Divested field activated for assets
- Special Claims
- Adjustments
Master Spreadsheets

- Certification, Rent and Assistance Calculations
- Noncitizen Rule Proration
- Special Claims Calculations
- Voucher Adjustments

- TEST, TEST and TEST some more
Transition Rules

- CAs must accept $1 differences until the final 202C cutover
- 202C software will not preserve earlier calculations
  - Corrected certifications
  - Voucher adjustments
Transaction Type Changes

- The CR and CS certification transaction types have been dropped.
- If converting from RAP or Rent Supp to Section 8 do a TE/IC pair of certifications.
Anticipated Children Acknowledged

- The industry actually activated these with 202B
  - Family Addition Adoption
  - Family Addition Pregnancy
  - Family Addition Foster Children

- This just formalizes the practice and provides more guidance (don’t include them in family count fields)
Income Limit Reporting

- Report all applicable income limits for the subsidy type of the certification
- Previous guidance was primarily for Section 8
Do Not Check Eligibility Flag

- New Field
- Applies to MI and IC certifications
- Examples
  - Contract combinations
  - TE (TR code) + IC
  - UT to a new project as a reasonable accommodation
SSN Benefits Claim Number

- Future field activated
- Allows a Social Security income to be associated with someone else’s Social Security account
Certifications for Market Rate Tenants

- Requires site software to allow the creation of a MO record under the previous subsidy for a terminated tenant.
- Needed for special claims purposes
Name Fields Changed to Mandatory on Partial Certs

- Previously only the SSN was required if one was present.
- This change makes it easier for people to inspect the contents of MAT files.
MAT 70 Unit Transfer and Gross Rent Edit Modification

- Do not fill the New Contract Rent field with 9’s—fill with the actual value
- Tenant Rent, Total Tenant Payment, Gross Rent and Assistance Payment Amount fields have been made mandatory when applicable
Disaster Tracking Added

- New fields added to the MAT10, Section 2 Record
  - Disaster Declaration Level
  - Disaster Type Code
  - FEMA Household ID
  - Displaced Resident Assistance Code
Extenuating Circumstances

- 0 = No extenuating circumstances
- 1 = Late AR due to extenuating circumstances
- 2 = Late AR due to OA delay
- 3 = Late AR due to third party delay
- 4 = Late AR—Court order to restore subsidy on the recertification date
Deleted Fields

- Conversion Date Code
- Age 62 At Conversion Indicator
- Continuous Section 8 Indicator
- HCDA % (30 or 0)
- % Actually Charged
- Region Code
- Field Office Code
- Other Preference Code
Deleted Fields Continued

- Occupation Description
- New Household Member Income Indicator
- Newly Employed Income Indicator
MAT Guide Chapter 4—TRACS
Operating Tips

- Unit transfer rules
- Move-out rules
- 15-month rule
- Late recerts and HQ terminations
- Split households
- Repayment agreements
- Baselines
- Transmission strategies
MAT Guide Chapter 4—cont.

- Gross rent changes
- Correcting a gross rent or other partial certification
- CA error reporting
- CA processing and transmission responsibilities
- CA handling of terminated households
New/Revised Forms

- HUD 50059—Will be revised to comply with 202C when the spec is final
- HUD 52670a-Part 1-4
  - Regular Tenant Assistance
  - Adjustments
  - Special Claims
  - Miscellaneous Accounting Requests
- Special Claims Form Revisions—On HUD’s plate
Adjustment Presentation

- See handout
- Original specification vs. the new proposal
Voucher Creation Proposal

- To eliminate one source of differences between site and CA vouchers
- Include certs effective on the first of the voucher month
- Other than these, do not include any certs effective after the first of the prior month until the next voucher
- Unit counts are done as of the first of the prior month