TRACS 2.0.2.C Draft Industry Specification
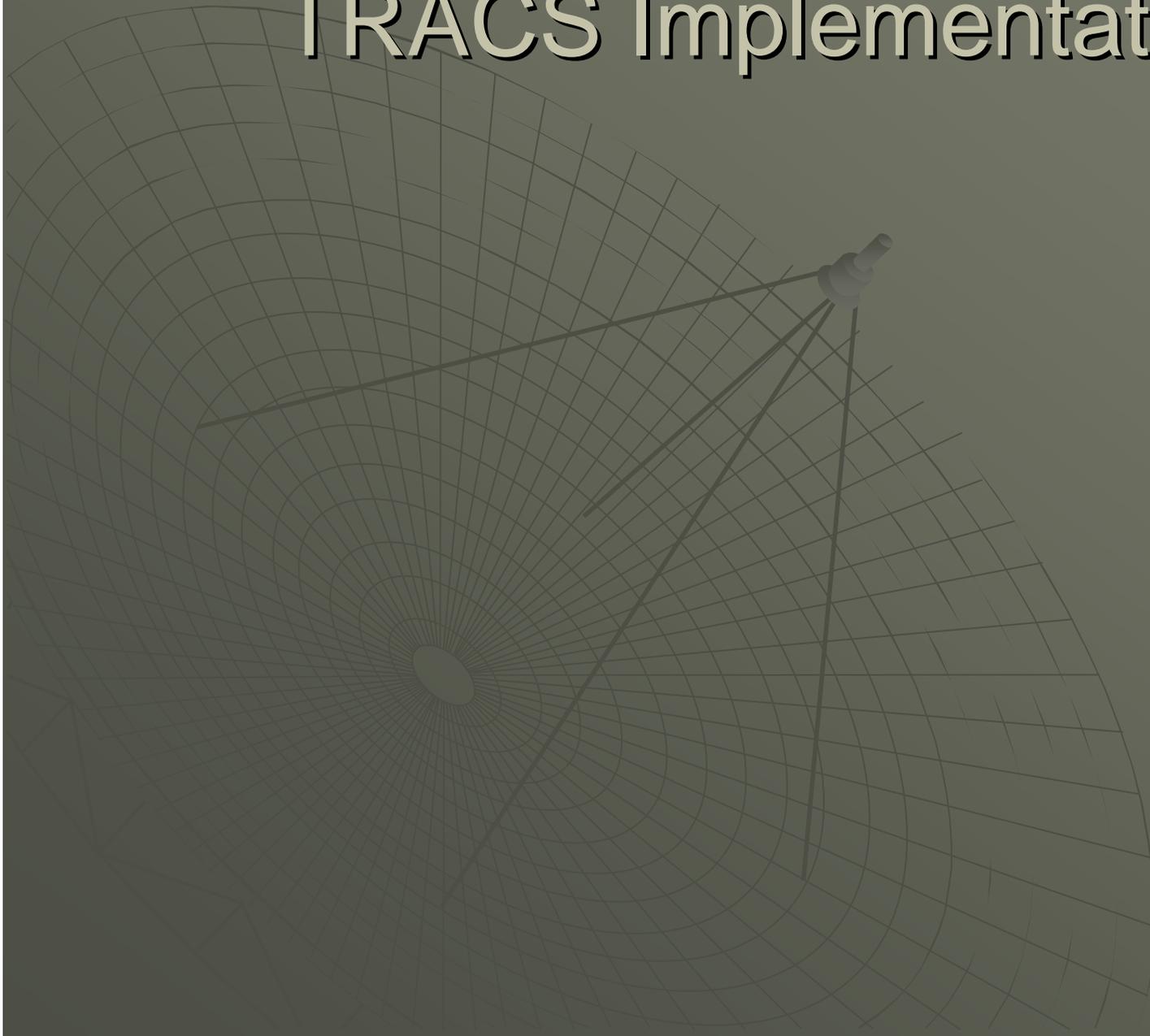
TRACS 202C Working Group

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

Site and CA Implementation
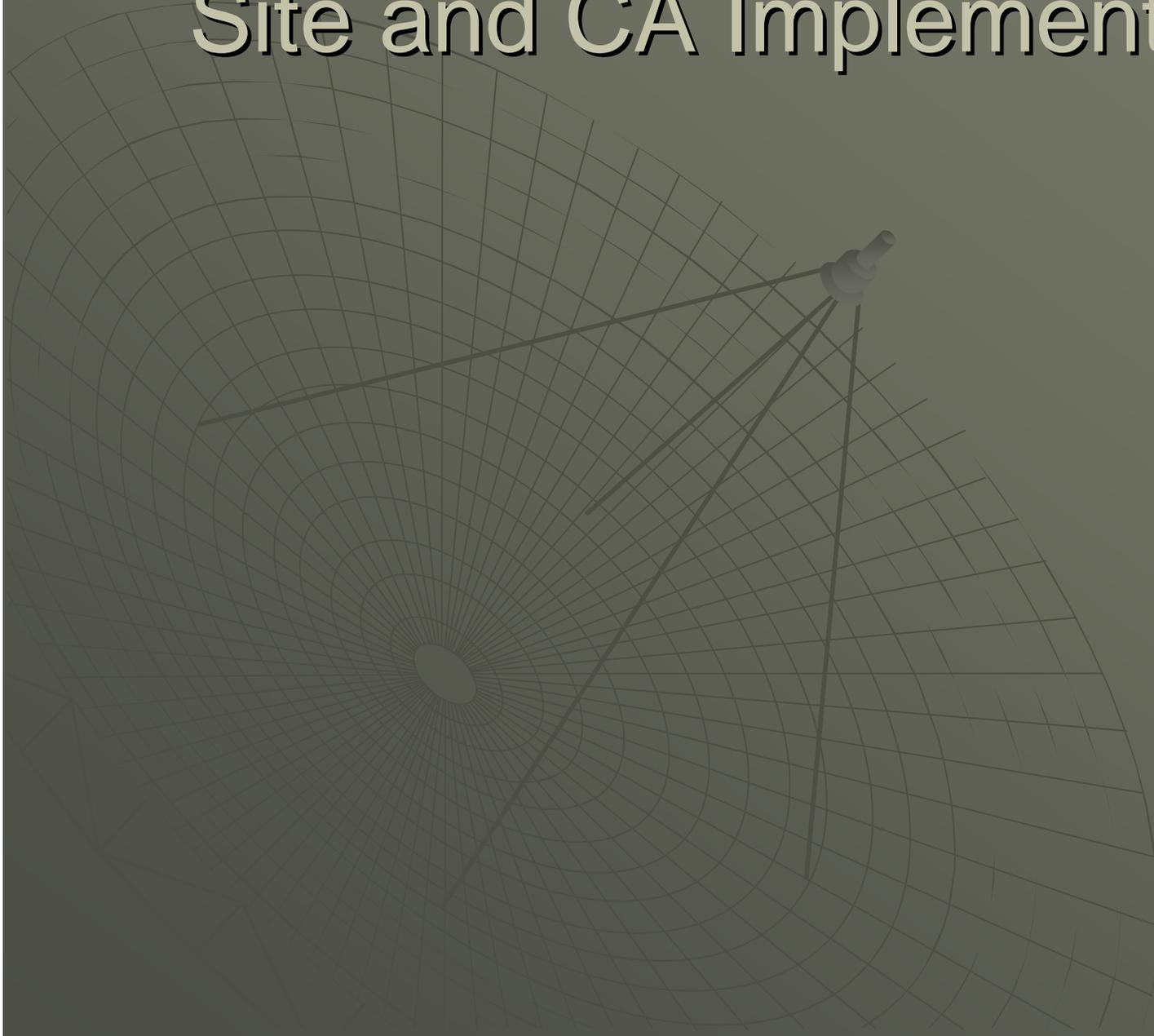
Transaction Type Changes

◆ 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