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## RECAP OF THE MARCH 12-13 HUD TRACS MEETING

Approximately 120 business-related attendees came from across the nation for another HUD TRACS industry meeting held March 12 and 13 at the GSA Auditorium, Washington DC.

Lanier Hylton, HUD Director of TRACS, enthusiastically set the stage for the following industry presentations:

- + **Error Tracking Log Initiative ("ETL"):** The industry spec is due April 2008 and the purpose of this effort is to track certification errors leading to underpayment and overpayment errors based on (i) calculation, (ii) eligibility, (iii) reporting and (iv) time delays. The project should significantly reduce payment discrepancies by 2009. The "to be" model includes a processing tool embedded in iMAX (see below) for ETL query/reporting along with plans for industry training and user support. Contract administrators will have the primary responsibility for submitting errors discovered during management and occupancy reviews and certification processing to HUD.
- + **Rent and Income Determination Quality Control Monitoring Guide:** While not yet available, the quality control guide will provide contract administrator guidance for conducting MORs which in turn should reduce TRACS errors. Site managers should familiarize themselves with the new guide after it is released.

- + **Integrated Real Estate Management System ("iREAMS"):** The REAMS system will change to iREAMS which will customize multifamily systems with occupancy, financial and MOR information assisting owners and performance-based CAs with portfolio management.
- + **Integrated Multifamily Access Exchange ("iMAX"):** A special thank you was extended to those participating in the TRACSMail working group. This new Internet-based system initiative is well underway with the pilot slated for June/July 2008 with a production version by August 2008, tangent with 2.0.2.C changes. As usual, there will be a three-month window when both the old and new communications methods and TRACS file formats will be accepted until the mandatory industry implementation date of November 21, 2008. After November 21, TRACSMail will no longer work and TRACS 2.0.2.B files will no longer be accepted. The working group added that this should be a seamless transition for those using property management and CA software geared to 2.0.2.C.
- + **Proposed Revised 50059 and 52670 Forms for TRACS 2.0.2.C:** Many files will be removed, renamed and renumbered. Allowance has been given to a one page partial cert and the 2.0.2.C rules completely change the way voucher adjustments are done and reported. They also have revised forms for miscellaneous accounting requests and special claims. Guidance will be given regarding the 50059 OMB expiry date. The full specification can be found at <http://www.hud.gov/offices/hsg/mfh/trx/trxdocs.cfm>.
- + **Enterprise Income Verification, Version 8.1 ("EIV 8.1"):** Slated for release May 12, 2008, along with an updated user guide. A new EIV report will help define verification failures. Also an industry notice detailing guidelines for EIV usage is in clearance. EIV will be mandatory at some point but no date has been given.
- + **Request for Volunteers:** Conference attendees were asked to volunteer for a new performance-based CA working group (PBCAs) to create a two-way platform for sharing i) portfolio info, (ii) contract renewal records, (iii) inspections, (iv) project actions and (v) respective reporting capabilities. Lanier Hylton said it would be good to have reps from both the CA and software sides. The vision, mission, goals, etc., will be posted to the TRACS web site very soon – along with all PowerPoint presentations given during this important meeting.