

ACS

Summer News

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JULY 2004

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JUNE TRACS INDUSTRY MEETING

ACS representatives recently attended the June TRACS Industry Meeting. Some of the more pertinent information discussed has been summarized below as it may pertain to your business now, or could impact it in the near future.



The Optimum Compliance Initiative

As you are already aware, HUD is now requiring each voucher to have 85% of its units in the TRACS system with a current certification on file within the last 13 months. If this percentage is not maintained, the voucher payment will be suspended until the 85% is met. The best way to monitor your percentage is by watching your TRACS information in the online secure system. There are 2 helpful reports you can use to get snapshots of your compliance information when you are logged into the TRACS Secure System:

- 1) You can use the TRACS Voucher List Report to get your current percentage, as well as the percentages at the time each voucher was submitted, easily allowing you to track improvements to your compliance percentage.
- 2) The TRACS Voucher Tenant Compliance Report has been added to allow you to get a snapshot of your entire portfolio's percentages. You can pull a list of all your contracts, and sort the report by compliance percentage

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The only drawback is that you cannot show Section 8 and RAP/Rent Supplement contracts on the same report. If you have a mix of Section 8 and RAP/Rent Supplement in your portfolio, you will have to run this report twice to get the necessary information.

TRACS RELEASE 202 C

Discussions have begun as to what will be included in the next major TRACS update. There is now a new TRACS 2.0.2.C specification document under review, giving members of the industry a chance to comment and take part in several conference calls, giving feedback on all the proposed changes for this release, scheduled for sometime in 2005. The TRACS Specifications can be found at <http://www.hud.gov/offices/hsg/mfh/trx/pdf/industryspec.pdf>.

ACS does its best to represent its clients' interests. Any comments on these specifications can be sent to support@acsoftware.com.

SPECIAL CLAIMS CALCULATIONS

Several people in the industry have noticed inconsistencies in the "# of days" calculations being used to submit special claims. The new forms, as well as written clarifications from HUD are not yet available, so the preferred calculation is the new "Actual Days per Month" calculation on all regular and rent-up vacancy special claims. The old 30-day calculation may be allowed until the new forms are released, and clarification is received in writing from HUD. MANAGEMENT Plus allows you to use either calculation, so if you have an issue regarding this calculation with either HUD or your Contract Administrator, you will be able to make the necessary adjustment in MANAGEMENT Plus.

NEW VOUCHER FORMS ON HOLD

The new 52670 Voucher Forms that were proposed at the last TRACS Meeting are still on hold, pending approval of some key changes to the form prior to its release. It appears that the new form will not be required until sometime in 2005.

Coming soon

MANAGEMENT *Plus*[™]



Check our website
regularly for updates

ACS WORKSHOP REGISTRATION FORM

MANAGEMENT *Plus*TM



You won't believe how enjoyable learning can be! We will guide you through simulated transactions through hands-on instruction. While the instructor guides you through the processes, another trainer will circulate and ensure that your transactions run smoothly.

Sign up for a future ACS workshop:

August 25-27 Subsidized

September 20-21

October 12-14 Subsidized

Company Name

Name

Address

Phone

Additional Participants:

ADDITIONAL REGISTRATION FROM THE SAME COMPANY - SAVE \$50

Price is \$595 for a single participant

Price is \$545 for all additional participants from the same company.

Method of Payment

Check

MasterCard

Visa

American Express

Credit Card Number	Exp /
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Name of Card Holder	Signature
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Please fax this form back to 608-221-9422- Thank You

Are you tired of Tax Credit workshops that are boring and lacking in quality information?

Then It Is Time You Experience The Difference!

**BY ELIZABETH L. MORELAND, NCP-E, SCS
PRESIDENT OF THE HOUSING CREDIT COLLEGE**

Housing Credit training... now there is a mouthful! Conjures up a few interesting thoughts, I bet. Necessary... Boring... Expensive... Risky... Never-ending... Frustrating... But what if I told you it didn't have to be like that. That instead of such negative words being conjured into your head, it was filled with words like... *Fun... Motivating... Relaxing... Useful... Confidence-building!!*

Recently, American Computer Software has chosen to become a sponsor of the Housing Credit College's compliance and management education because they believe in the importance of quality Tax Credit training. And that is exactly what you get with the Housing Credit College.

I, like you, HATE boring workshops. I, like you, HATE to throw my limited budget dollars away on trainings that are the same old thing! And I, like you, HATE, the frustration I feel when I realize that I have just come to such a training! So because I hate those feelings, I have vowed that you won't experience them at any of my Housing Credit College courses!

9 REASONS YOU WON'T WANT TO MISS THE NEXT HOUSING CREDIT COLLEGE WORKSHOP

You Will Learn Tried, Tested and Proven To Succeed Techniques From The Leading Compliance Experts! Get your training from the best in the business... accept no substitute! Anita Racin and Elizabeth Moreland are the 2 leading compliance experts in our industry. They are highly sought after by State Agencies, investors, owners and management companies for their sound, practical advice and approach to the Program rules and management techniques. Elizabeth and Anita have also both been where you are... site manager, compliance specialist, property supervisor, compliance director... and they know, first-hand, what you are going through, the problems you must resolve daily and the responsibilities you must meet. You will learn their practical techniques that worked for them in the past and have been tested numerous times in the real world!

*"The best! Not afraid to share your opinion based on experience. Most trainers leave so many "Grey" areas- they leave you more confused after the training than when you began, --- Not with this training!" **Georgina Mascarennas, Property Manager, Eden Housing, Hayward, CA***

You Will Not Get Lost In Code Babble & Legal Gobbledygook! The Housing Credit College is famous for the ability to take the complex and make it understandable to even the newest staff member. There is nothing more frustrating than attending a training that is difficult to understand. No lawyer gobbledygook. No accountant babble. Just simple language that explains the rules in terms that are understandable.

*"She breaks the rules down into pieces and then helps you put them back together so that you can see the entire puzzle and how each piece fits. Outstanding!" **Cammi Ford, Controller, Meridian Group, Middleton, WI***

You Will Solidify Your Learning With Hands-On, Practical Exercises! We all know that hands-on, interactive learning is the best way to learn! Especially if the material is complex. The Housing Credit College has always believed and used hands-on learning techniques. In 2003, you will experience even more hands-on learning techniques. More case studies and more practical exercises to drive the point at hand home, to stimulate the process and to keep you focused and rejuvenated.

You Will Have Fun! Not a dull moment here! No one said you couldn't have a little fun while you learn! The plain fact is that you learn better when having fun.

"Forget about the stigma you have had about compliance seminars being boring. They do a great job in making it fun and easily comprehensible." Jim McKinney, Leasing Director, Cameo Professional, Orlando, FL

You Will Return Energized And Ready To Tackle Your Responsibilities! Motivation is as important as learning! This job is tough! Very tough!! Housing Credit College workshops allow you to give your staff a treat out of the office and teach them the important aspects of their job at the same time, returning energized and ready to tackle their responsibilities!!

"Elizabeth's course is a power-booster." Angela Anderson, Resident Manager, Jubilee West, Oakland, CA

You Won't Waste A Dime Of Your Limited Budget Dollars... GUARANTEED! Your budget dollars and time are limited. You can't afford to have someone waste your time either! The trainings at the Housing Credit College will deliver exactly what you want... exactly what you need. Sure, I won't lie to you, we aren't the cheapest in the industry... but we are the best. Come and get the best education of your life and walk away with the knowledge you need to successfully complete your responsibilities!

"Extremely well organized material, exceptional presentation, I learned a great deal and got much more than my monies worth"! Dwight A. Cooper, Regional Manager, Community Reinvestment Foundation Inc., Indianapolis, Indiana

Get the Best Education of Your Career... GUARANTEED! We believe in the quality of our workshops so much we guarantee them so you can attend knowing there is no risk to you! We will stand behind our claim that you will receive the BEST Housing Credit Compliance training possible and will give you 100% of your money back if you are not completely satisfied with the training, materials and education you received at any of our Housing Credit College courses! You don't have money to waste... we GUARANTEE that will never happen at one of our workshops!

"The information I receive from all HCC seminars is priceless!" Ricardo Castillo, Property Manager, Burbank Housing, Ganza Rosa, CA

You Will Get the Most Up-To-Date & Comprehensive Information! At the Housing Credit College we work hard to be sure each and every training contains the latest information on the topics. The latest rules, the latest industry opinions and the latest techniques that are working in the field. You can't waste your time with old information.

"The seminars are always full of information and updates that can help you in your day to day responsibilities on your properties." Linda Ramirez, Property Supervisor, MAAC Properties, National City, CA

You Will Have the Best Networking Opportunity Of Your Career! Networking is crucial in this industry! Visit with other Housing Credit Professionals and make vital contacts with key State Agency personnel, investors and other Housing Credit managers.

"The idea of being able to meet other compliance professionals and to share concerns, ideas and differing opinions on compliance issues is great!" Maria Klouse, Buckingham Companies, Business Mgr, Indianapolis, IN

SO GO TO THE HOUSING CREDIT COLLEGE'S WEBSITE -

WWW.HOUSINGCREDITCOLLEGE.COM OR

CALL TOLL FREE 1-800-644-0390

TO OBTAIN A COMPLETE SCHEDULE & LEARN ABOUT OUR 6 DIFFERENT COURSES AND 2 TAX CREDIT DESIGNATIONS!

American Computer Software is proud to be the sole

Elizabeth Moreland , Housing Credit College, Software Blue Diamond Sponsor

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TRADE SHOWS 2004

We welcome the opportunity to meet with you in person at tradeshow we participate in. Stop by our booths for one-on-one discussions with our sales representatives and for the latest information on our products.

NCP	October 6-8	Las Vegas, NV	Elizabeth Moreland
AAHSA	October 26	Nashville, TN	Booth #205
NMHC	November 7-9	Houston, TX	
SAHMA	November 16	Memphis, TN	
MAHMA	November	TBA	

OUR WEBSITE

Our website is updated nearly every day! Visit regularly for news and updates.

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