

HUD Form 50058

Listening Session

Philadelphia | Jacksonville | Kansas City | Denver | Portland | Washington DC



Section 2:

Overview of 50058 Module & Status of PIC-NG Development

February 21, 2018

Section Focus

- Background and Status of PIC-NG Development
- HUD / Vendor IT Solution and New Platform – 50058 Module
- Initial Code Release (1.0)
- Next Step – Focus on 50058 Business Process

IMS/PIC

- Inventory Management System - PIH Information Center
 - Receives millions of data points from more than 4,250 PHAs
 - Used by HUD to:
 - Calculate Operating Subsidy / Capital Fund
 - Validate Section 8 HAP and Admin Fees
 - Support program oversight for PHAS and SEMAP
 - Maintain inventory of developments, buildings, and units
 - Maintain household and tenant demographics (50058)
 - One of HUD's most used systems
 - ~4,250 HUD users
 - ~ 44,200 PHA users
 - ~ 10,000 users per week
 - ~ 60 software vendors supporting PHAs
 - ~ 10 million 50058 annual submissions

Rationale for PIC Next Generation (PIC-NG) Development

- IMS/PIC developed in 1999 – 2000
 - No significant changes since 2007
 - Approximately 400 outstanding enhancement requests
- Availability (CY 2016)
 - Average 96% availability for the data center (M-F, 7am-9pm EST)
 - 10 days below 80% availability
- Integration with PHA applications
 - Difficult/Impossible to integrate PIC information into the PHAs' respective applications
 - Batched data and fatal errors cause heavy administrative burden
 - Many PHAs use multiple vendors applications to manage their developments (e.g. mixed-finance, Rental Assistance Demonstration)

Issues with IMS/PIC

- Accuracy of 50058 information
 - Multiple OIG audit findings because of inaccurate information
 - 1.3 million of 10 million 50058 submissions rejected annually
 - Average error resolution: 1 hour = *1.3 million hours administrative burden*
 - Significant lag between data input and data validation
 - No data validation prior to submission
 - Correcting/voiding records significantly effects PHA accounting software
 - Not all tenants have a social security number
 - Significant risk of Personally Identifiable Information (PII) exposure

Vision: PIC-NG Development

- Enterprise-ready, government-to-government (G2G) and business-to-government (B2G) solution which:
 - Improves quality, availability, timeliness, and delivery of information supporting HUD's affordable housing programs
 - Fully cloud-based – 24/7, no reliance on legacy data centers
 - Micro services/application programming interfaces to enable full integration of IMS/PIC with PHA applications and facilitate interagency collaboration
 - Flexible to support evolving program changes (i.e., rental reform, HOTMA, RAD, MTW Expansion, FSS, and potential deregulation)
 - Significantly reduce administrative burden for PHAs and HUD staff
 - Integrate collection of housing information
 - Section 8 and 9 Tenant Information (50058, 50059)
 - Abatement, FSS
 - Operating Fund (52722/23)
 - Request for Tenancy Approval (52517)
 - UPCS-V Physical Condition
 - Demolition/Disposition of Public Housing properties
 - Inventory of Public Housing units/buildings
 - Financial Statements, FDS

PIC-NG Approach

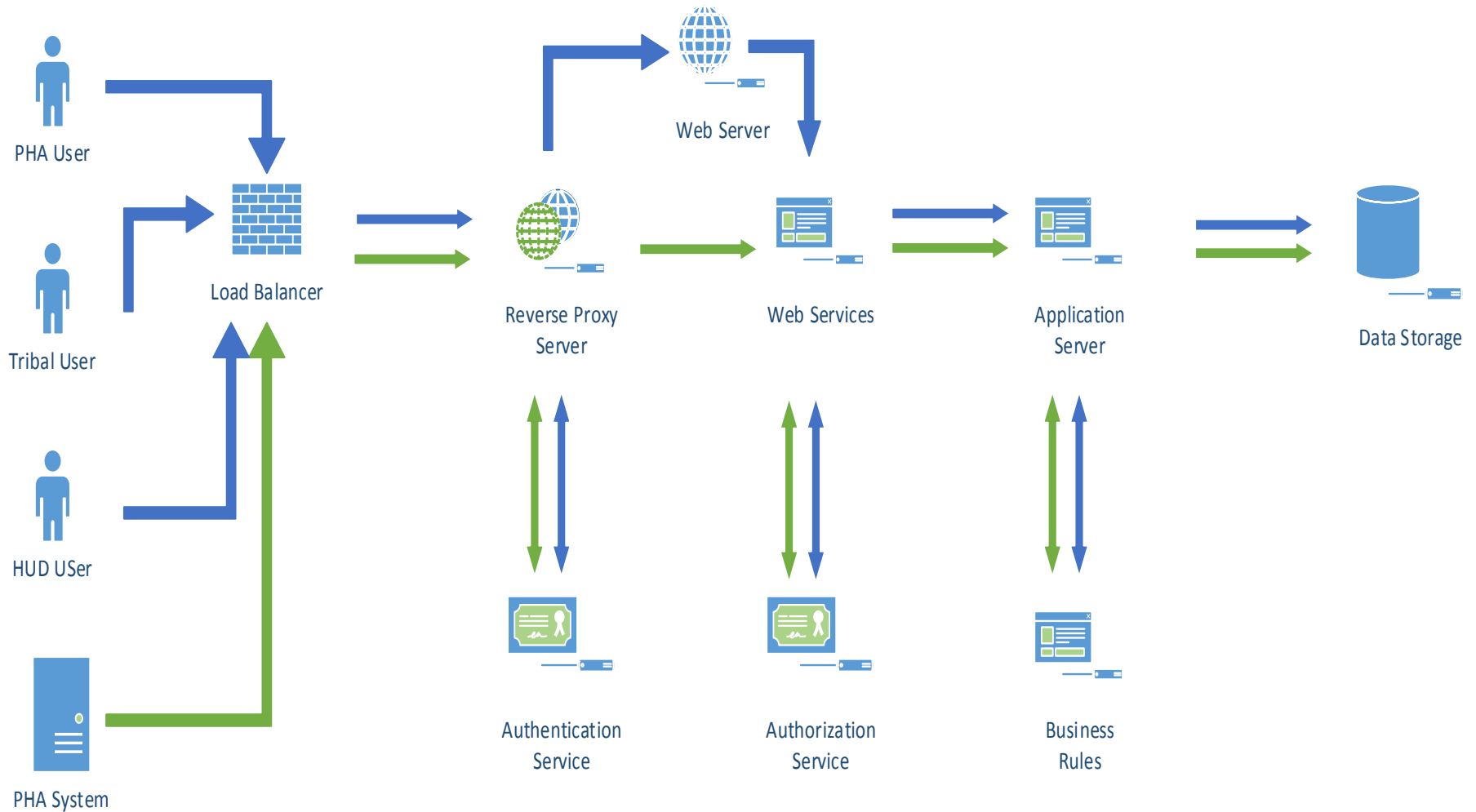
- Stakeholder involvement
 - More than 90% of IMS/PIC information comes from PHAs
 - PHA vendors must update their respective software applications
 - PIC-NG necessary to facilitate business process improvements and regulatory burden relief
- Software development partnership between REAC and OCIO
 - OCIO Infrastructure, Enterprise Architecture, and Information Security
 - REAC Federal software development team (35 FTEs)
 - Utilizes HUD's new cloud infrastructure

PIC-NG Approach

- Development methodology
 - AGILE- Incremental software delivery with increased functionality
- Stakeholder involvement and feedback
 - Monthly industry calls
 - Industry listening sessions
 - Joint development collaboration tools
 - Feedback on development and transition needs



IMS/PIC - Tomorrow



Status of PIC-NG Development

	Current State	Spring 2018	Summer 2018	Fall 2018	Winter 2018
Business Functionality					
API Testing	All PHAs	All PHAs	All PHAs	All PHAs	All PHAs
Security Testing				All PHAs	All PHAs
Tenant Verification	FCC/USAC				
50058		Tribal HUD VASH	Tribal HUD VASH Section 8 Only PHAs	Tribal HUD VASH Section 8 Only PHAs Section 8 MTW PHAs	Tribal HUD VASH All PHAs
Tenant Reporting		Tribal HUD VASH	Tribal HUD VASH Section 8 Only PHAs	Tribal HUD VASH Section 8 Only PHAs Section 8 MTW PHAs	Tribal HUD VASH All PHAs
PII Minimization		Tribal HUD VASH	Tribal HUD VASH Section 8 Only PHAs	Tribal HUD VASH Section 8 Only PHAs Section 8 MTW PHAs	Tribal HUD VASH All PHAs
SEMAP		Tribal HUD VASH	Tribal HUD VASH Section 8 Only PHAs	Tribal HUD VASH Section 8 Only PHAs Section 8 MTW PHAs	Tribal HUD VASH All PHAs
Low Rent Inventory					Low Rent Public Housing PHAs
Demolition/Disposition					Low Rent Public Housing PHAs

PIC-NG: 50058

Code Release 1.0

What Will Change?

- New IT Platform and Solution which allows for greatly enhanced 50058 business processing
- New IT Design includes Micro Services / Application Programming Interface (API) (Allows PHA users to work exclusively in their own applications)
- Real time interfaces between PHA systems and PIC-NG
 - Allows for both synchronous and asynchronous processing
- Improvements made to 50058 Submission Process and 50058 Correction Process
- Ability to handle Fatal Errors and Warnings Prior to submission of 50058
- Reduced risk of personally identifiable information (PII) exposure

What Will Not Change?

- No changes to the 50058 – same business rules, fields, edits, etc.
- File layout / field for 50058 submission are still the same (same Technical Reference Guide – TRG, e.g., fatal edits, warnings, batch layout, etc.)

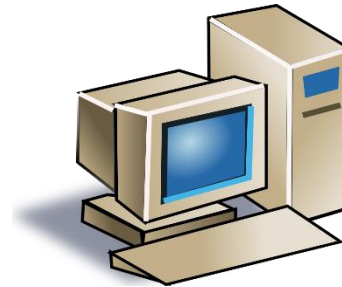
New IT Platform - Solution

Code Release 1.0 (continued)

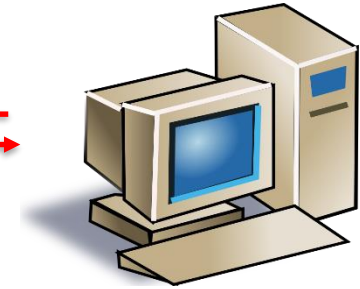
PHA Users to Work Exclusively in their System

Systems

- [Business Intelligence \(BIMSTR\)](#)
- [Financial Assessment Submission System \(FASPHA\)](#)
- [Financial Assessment System for Public Housing \(FASS\)](#)
- [Mark-to-Market](#)
- [Multifamily Delinquency Reporting System \(MDDR\)](#)
- [Public Housing Assessment Scores and Status \(NASS\)](#)
- [Physical Assessment](#)
- [PIH Information System \(PIC\)](#)
- [Test Site for PIH Information Center PIC Test \(PICTST\)](#)
- [Quality Assurance Subsystem \(QASS\)](#)
- [Voucher Management System \(VMS\)](#)



PHA System



HUD
Databases



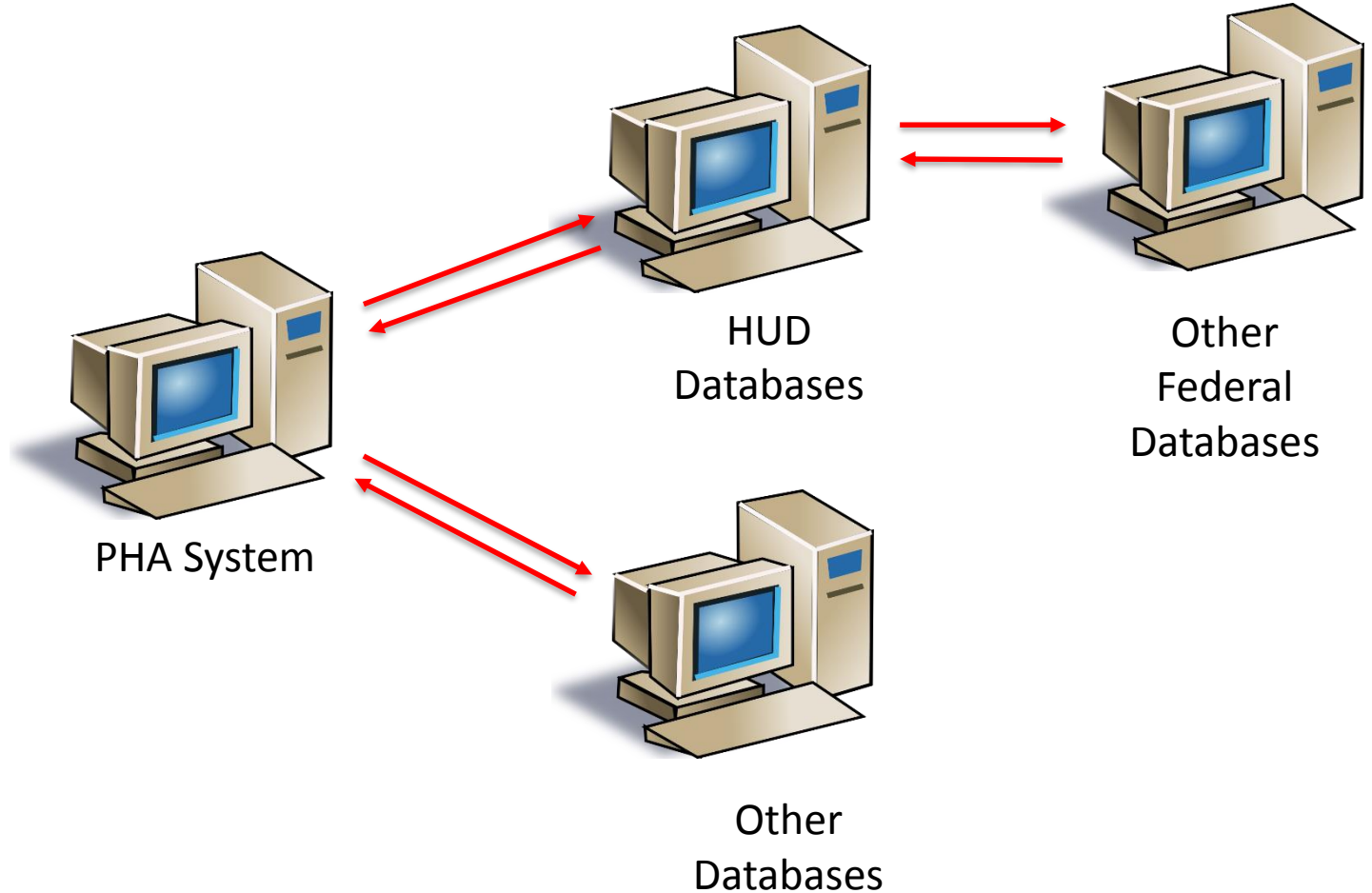
Expected Benefits of Solution to PHAs

Code Release 1.0 (continued)

In Your
Daily Life



Application Programming Interfaces/ Synchronous



Expected Benefits of Solution to PHAs

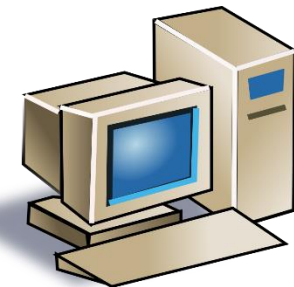
Code Release 1.0 (continued)

Pre-submission Edit Checks

- Completed 50058 data is bounced against all the 50058 business rules **prior to** actual submission of the 50058 data (i.e., no more fatal errors)

12. Housing Choice Vouchers: Tenant Based Vouchers

12a. Number of bedrooms on Voucher		12a.
12b. Is family now moving to this unit? (Y or N)		12b.
12c. Does the family qualify as a Hard to House family? (Y or N)		12c.
12d. Did family move into your PHA jurisdiction under portability? (Y or N) (if no, skip to 12g)		12d.
12e. Cost billed per month (put 0 if absorbed)	\$	12e.
12f. PHA code billed		12f.
12g. Housing type: <input type="checkbox"/> Group Home (prorate gross rent) <input type="checkbox"/> Own manufactured home, lease space <input type="checkbox"/> SRO: 1 room occupied by 1 person		
12h. Owner name		12h.
12i. Owner TIN/SSN		12i.
12j. Payment standard for the family	\$	12j.
12k. Rent to owner	\$	12k.
12m. Utility allowance, if any	\$	12m.
12p. Gross rent of unit: 12k + 12m (or Space Rent)	\$	12p.
12q. Lower of 12j or 12p	\$	12q.
12r. TTP: copy from 9j	\$	12r.
12s. Total HAP: 12q minus 12r	\$	12s.
Rent Calculation (if prorated rent, skip to 12ab)		
12t. Total family share: 12p minus 12s	\$	12t.
12u. HAP to owner: lower of 12k or 12s	\$	12u.
12v. Tenant rent to owner: 12k minus 12u	\$	12v.
12w. Utility reimbursement to family: 12s minus 12u, but do not exceed 12m	\$	12w.
Prorated Rent Calculation		
12ab. Normal total HAP: copy from 12s, but do not exceed 12p	\$	12ab.
12ac. Total number eligible		12ac.
12ad. Total number in family		12ad.
12ae. Proration percentage: 12ac ÷ 12ad	\$	12ae.
12af. Prorated total HAP: 12ab X 12ae	\$	12af.
12ag. Mixed family total family contribution: 12p minus 12af	\$	12ag.
12ah. Utility allowance: copy from 12m	\$	12ah.
12ai. Mixed family tenant rent to owner: 12ag minus 12ah	If positive or 0, put tenant rent <input type="text"/> If negative, credit tenant	12ai.
12aj. Prorated HAP to owner: 12k minus 12ai. If 12ai is negative, put 12k	\$	12aj.



PIC NG 50058 Database



Return Real Time Error Messages & Warnings

Expected Benefits of Solution to PHAs

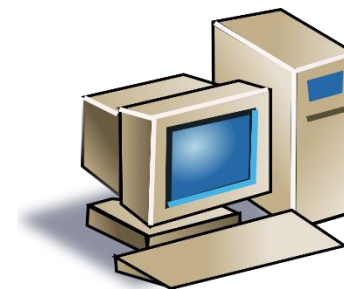
Code Release 1.0 (continued)

Improvement 50058 Submission Error Correction Process

- To correct errors, PHAs no longer have to use **void / resubmission** process. Instead, PHAs will be able to re-submit the 50058 that needs to be corrected with the same effective date. All records are retained

3. Household

3a. Head of Household Member number 01	3b. Last name & Sr., Jr. etc.		
	3g. Sex	3h. Relation H	3i. Citizenship
	3n. Social Security Number		



PIC NG 50058 Database

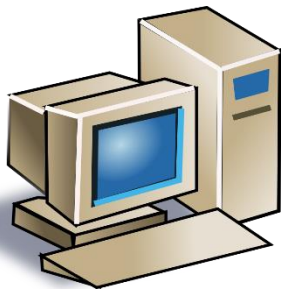
7. Income

7a. Family member name	No.	7b. Income Code	7c. Calculation (PHA use)	7d. Dollars per year	7e. Income exclusions	7f. Income after exclusions (7d minus 7e)
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
				\$	\$	\$
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				\$	\$	\$

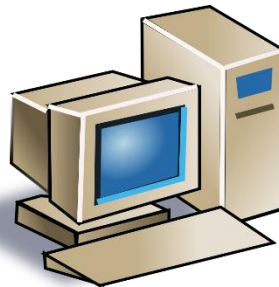
Expected Benefits of Solution to PHAs

Code Release 1.0 (continued)

Reduced Risk of PII Exposure



PHA System



PIC NG 50058
Database

PAYER'S name, street address, city, state and ZIP code The Lawn Ranger Filer 1234 Test Rd. Test City, MI 49507 12345678		1 Starts	OMB No. 1545-0115 2012 1099-MISC	Miscellaneous Income
PAYER'S Federal tax ID 123123123	RECIPIENT'S identification XXX-XX-9943	2 Royalties	4 Fed income tax withheld	Copy B For Recipient This is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a penalty or other sanction may be imposed on you if the income is taxable and the IRS determines that it has not been reported.
RECIPIENT'S Name and Address Scott Zubrickas 25368 main street comstock park, MI	5 Fishing boat proceeds	3 Other income	6 Med & health care premiums	
	7 Nonemployee Compensation \$ 9000.00	8 Pfrts in lieu of Div or int	9 Payer made direct sales of \$5000 or more of consumer products to a payer for resale	10 Crop insurance proceeds
	11 Payer's share of expenses Golden Par	12 Gross pay	13 Gross pay to attorney	14 Gross paid to attorney
Account Number	15a Sec	16 State tax withheld	17 State/Payer's state no.	18 State income
Form 1099-MISC				Department of the Treasury - Internal Revenue Service



RECIPIENT'S identification No.
XXX-XX-9943

1. PHA provides SSN Information once
2. HUD creates, stores and provides PHA a unique identifier
3. Unique identifier used instead of SSN

Note: SSN, TIN, EIN are all treated equally

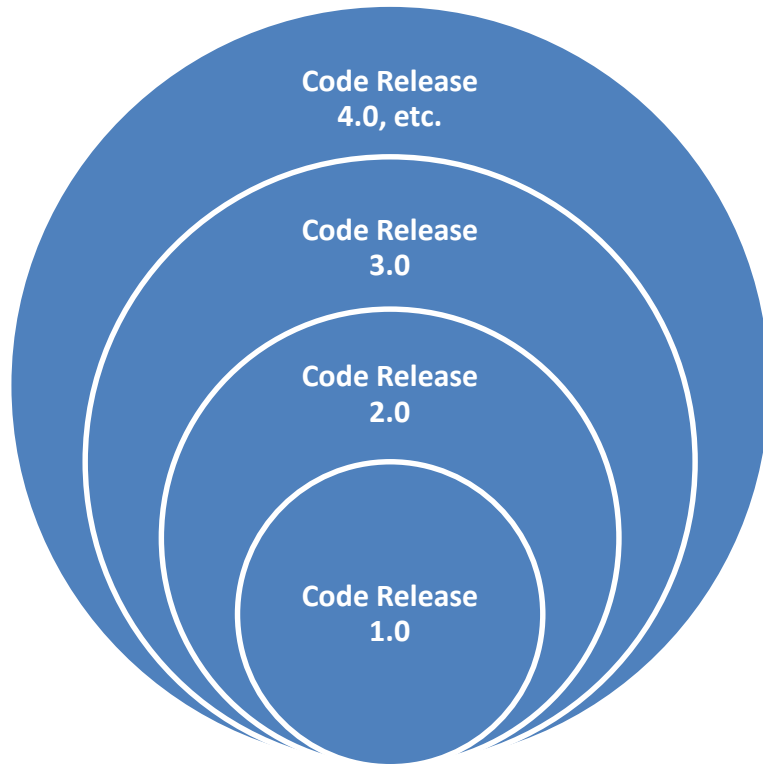
Next Steps – Focus on 50058 Business Process

- With the new design and IT platform in place, the emphasis shifts to:
 - Improvements & possible changes to Form 50058 data fields submitted
 - Continue to relax fatal errors to absolute minimum
 - Added efficiencies
 - Reduction of reporting burden
 - Enhanced Business Intelligence
 - Geocoding, mapping
 - Accurate information for accurate program funding
 - Phase out of batch processing and legacy system



PIC-NG: 50058 vs Legacy System

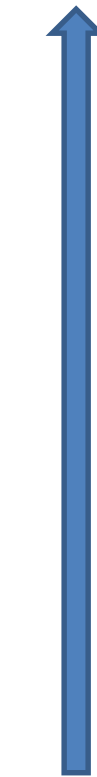
PIC-NG 50058 Development



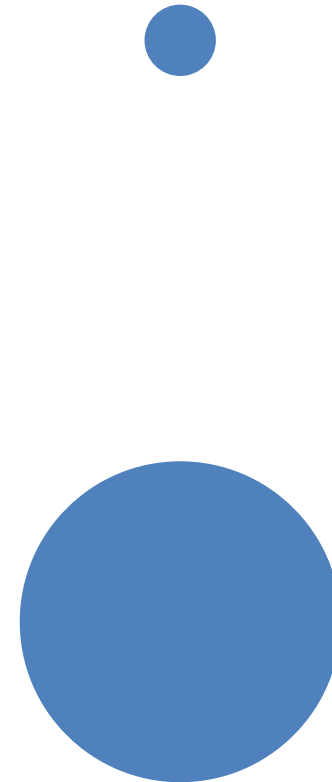
Target, Release 1.0 → June 2018
Target, Release 2.0 → January 2019

PIC 50058 Legacy System

Future



Today

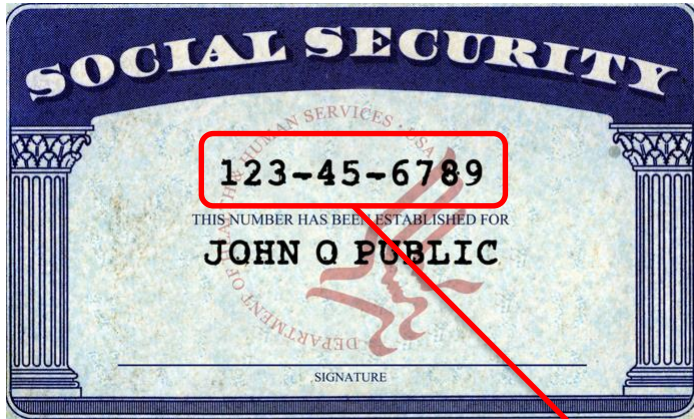


Shaping Code Release 2.0 and Future Releases

- The focus of this listening session is to help HUD understand:
 - What overall business processing changes do PHAs feel are needed?
 - What specific business processing changes do PHAs feel are needed?
 - What should be the priority of the changes?
- Future releases will focus on changes to the 50058 Business Process:
 - How can 50058 business processing be improved?
 - How do PHAs and HUD use the 50058?
 - What are PHA and HUD reporting needs?
 - How should changes be implemented?
 - What is the strategy and schedule for implementation?
- The next few slides provide examples of how 50058 business processing could possibly change due to the new IT environment

Possible Functionality

Example 1 – New Admissions



Example of Benefits

- (1) Is this a valid SS#?
- (2) Is the SS# currently in PH or HCV unit in any other PHA in the nation?
- (3) Does this person owe funds to another PHA (EIV)?

3. Household

3a. Head of Household	3b. Last name & Sr., Jr. etc.		
	3g. Sex	3h. Relation H	3i. Citizenship
Member number 01	3n. Social Security Number 123-45-6789		



Edits

Possible Functionality

Example 2 – Enhanced Data Edits

Country*
United States

City*
94123

State*
California

Phone number
434-343-3423

Cell phone

This entry can only contain numbers.

deliveries

Example of Benefit

Real-Time Data Entry Edits

Possible Functionality

Example 3 – Increased Usage of API / Web-services

2. Action

2a. Type of action	2a.
2b. Effective date (mm/dd/yyyy) of action	2b.

Example of Benefits

2 - Annual Reexamination: EIV Income Information

4/5 - Port Move In/Out:

- Has the Initial PHA completed the Move-out Action
- Initial PHA contact information
- Transfer of program participant data

6 - End of Participation: Amount owed in EIV Debts Owed Module



Edits