

Beyond Certification:

TRACS & MOR Compliance Essentials

In the world of multifamily housing, TRACS isn't just a system—it's the backbone of compliance, accuracy, and financial stability. Staying certified isn't a checkbox; it's a strategic advantage that keeps your property running smoothly, and your residents secure.

Why TRACS Certification Matters

1. Keep Subsidy Payments Flowing
TRACS ensures voucher payments and tenant certifications pass rigorous edit checks. Missed deadlines or errors can lead to payment delays—impacting cash flow and resident stability.

2. Reduce Audit Risks
Maintaining a strong compliance percentage (90% or higher) minimizes HUD audit scrutiny and protects your property from costly findings.

3. Meet HUD Security Standards
Annual security training and signed Rules of Behavior aren't optional—they're required. Lapses can mean losing TRACS access and delaying submissions.

4. Avoid Costly Non-Compliance
Errors in eligibility, rent calculations, or income verification can trigger audits, payment adjustments, and increased HUD oversight. Certification helps prevent these headaches.

5. Boost Operational Efficiency
Up-to-date certifications keep your team informed on TRACS updates—new voucher forms, system changes, and error codes—reducing rework and downtime.

TRACS & MOR: A Winning Combination

The Management and Occupancy Review (MOR) is HUD's key compliance check. Staying TRACS-certified strengthens your MOR performance by:

- Improving File Accuracy: Consistent TRACS data ensures tenant files match HUD records.
- Facilitating Readiness: MOR checklists require TRACS access forms, Rules of Behavior, and training documentation.
- Reducing Findings: Familiarity with TRACS minimizes rent calculation errors and reporting discrepancies.
- Streamlining Inspections: Current certifications and documentation make on-site reviews smoother and faster.

Best Practices for Success

- Schedule annual user recertifications and security training.
- Track compliance metrics—aim for 90%+ on voucher audits.
- Keep system documentation current: user forms, Rules of Behavior, training records.
- Align EIV and TRACS records; resolve discrepancies within 30 days.
- Conduct pre-MOR quality checks to catch issues before HUD does.

Ultimately, TRACS certification goes beyond system access—it's the cornerstone of compliance and operational success. By pairing certification management with proactive MOR readiness, you create a framework that ensures accuracy, protects funding, and positions your property for top performance. When compliance becomes a strategic advantage, you're not just meeting HUD requirements—you're leading with confidence.

