

Broadcast Questions and Answers for REMS Release 5.6

1	Will we be provided with a list of those participants that are already in APPS?	A list has been provided to HUD staff.
2	If there is no PM assigned to a property, who will receive the event notification?	There should be a PM assigned to every property, however, if there isn't a PM assigned there would be no notification sent out.
3	Are the report changes effective now or will they become effective only after v.5.6 is implemented on 8/29?	Any changes discussed on the broadcast, including the reports, will not be effective until after the v.5.6 release on 8/29.
4	Is there no way to capitalize on the participant address information already in REMS to populate APPS?	A management decision was made to maintain data entered by industry partners, because they are now responsible for its accuracy. For that reason, REMS data will not be used to override or populate APPS data. Information entered into REMS by Housing staff will only be used if the participant has not previously entered their data into APPS.
5	Please clarify that the DAP Cost Cutoff date is view only and not editable.	The Cost Cutoff date in REMS is view only and not editable.
6	Now that the owners are required to update their information in REMS and the assigned PMs are required to update the agent information, is there a timeframe by when they are required to complete this? <i>Similar question/ same answer:</i> We are often notified months following a TPA or other transaction. Is the correct process that APPS filters into REMS? If so, is any participant given a deadline by when they must update the database?	First a clarification: Owners will NOT be updating their information in REMS. REMS will now use the participant information entered in APPS to update REMS participant information. Any participants (property Owners, Management Agents, Lessee/Operators, Contract Administrators and Sponsor/Developers) who want to do new business with HUD after October 12, 2005, will have to enter their information in APPS. There is no timeframe associated with the PM updates.
7	Will this button actually take you back to a screen that you can choose TRACS info?	The question refers to the new "Secure Systems" button in the PBCA header. This button does return you to a screen where you can choose the secure systems that you currently have access to. If you have access to TRACS, TRACS will appear on the list of systems.
8	Has the APPS and REMS Participant table already been combined and is there	No. The tables will be combined as part of the release process scheduled for Aug 29, 2005. There is an indicator in the HEREMS database. There is no indicator on the

	<p>an indicator in the table that will specify which system owns the address information?</p> <p><i>Similar question/ same answer:</i> If there is not already an indicator in the participant table that identify which systems owns the address information, could one be added to make it easier to identify those participants that have submitted an electronic 2530.</p>	REMS screen.
9	<p>Will the FASS responsibility date automatically be populated in REMS when the cost cutoff date is entered into DAP?</p> <p><i>Similar question/same answer:</i> It is my understanding that the Date Owner Assumed Financial Responsibility (FASS) is not currently automatically generated using the DAP Cost Cutoff Date plus 1 day. It must be entered by the PM. Is this correct?</p>	<p>No, the FASS responsibility date will not be automatically populated. The “Cost Cut Off Date” on the Loan Information Detail screen is populated from DAP and is view only in REMS.</p> <p>The “Date Ownership Assumed Financial Responsibility (FASS)” is an editable field on the Ownership screen and needs to be entered by the PM (the date in this field should be the “Cost cut off date” plus 1 day for construction projects). There is no change to the guidelines and/or process for maintaining this field.</p>
10	<p>Should we wait until the new REMS release to enter any participant info changes, such as address, contact name/number?</p> <p><i>Similar question:</i> Will there be any loss of information in REMS for recently entered participant information?</p>	<p>At this time, very few participants have actually entered their data into APPS. However, if one of the participants you plan to update does have a valid record in APPS; the APPS information will override your newly entered REMS data.</p> <p>If the participant does not have a record in APPS, your updates will not be affected.</p>
11	<p>When you find out the answers to the questions that are being asked could you send everyone the answer if</p>	This list is being generated to all.

	it is after the program, I think a lot of us would benefit from your answers.	
12	It seems that every time changes to REMS are instituted, the system runs slower. Will this REMS update result in the system running slower or will capacity and speed be updated to accommodate these changes?	The changes associated with this release should have no bearing on the running speed or general system operations. If you experience any problems with the system, please continue to report these problems to the help desk.
13	I had a question regarding the timing of APPS downloads into REMS. While 2530s may be entered and approved in APPS for a transfer of ownership, the applicable transaction may not be approved by the local Field Office. For example, a TPA may not be approved, even though there were no problems with the 2530, due to financing deficiencies. Likewise, a management agent may pass the 2530 clearance but not be approved due to lack of experience. How will APPS data be approved for download into REMS? Will there be a timing trigger in APPS used by the Field Office? I recognize that this is more of an APPS question than a REMS question, but I hope you can identify someone who can satisfy my curiosity.	<p>There is no download of data. REMS will be updated as soon as the participant data is entered in APPS. Both REMS and APPS read the same database fields. So, there is shared data, but not a transfer of data.</p> <p>HUD PMs will (still) be able to determine if they want to associate a given participant record to a property in REMS. This functionality (i.e., the association of a participant to a property) will remain in REMS.</p>