Chapter 9: Property Attributes

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Property Attributes

The **Property Attributes** page is the default page whenever a property is selected from the *My Properties* tab on the **Portfolio/Dashboard** page. This page displays specific address and property information for each property. The following tabs: **Property Name/Address, Buildings, Rents (TRACS), Neighborhood Network Center, Non-HUD Information List, Energy Benchmarking Score, Energy Benchmarking Score History** and **Pay for Success** are displayed on the **Property Attributes** page**.**
The **Property Name, Address** tab is the default tab that automatically opens when a property is selected. This page displays the current property name, the AKA name, property phone number, primary address, Standardization Status, Scattered Sites, Servicing site, the HUB and the Workshare Company (if applicable). The **Buildings** tab displays all applicable building types for the property, Property Status, and Address table. The primary address, other individual building addresses and the associated building description (from PASS) are also displayed in a table. The **Rents (TRACS)** tab displays rent information from TRACS for all contracted units and non-contract units listed for the property. The Rent information includes the rent effective date, the Contract # Project #, Contract Status, Unit Type, # of Units, Contract Rent, Utility Allowance Effective Date, Utility Allowance, Gross Rent, and fair market rents. The FHA #, Total TRACS Project #Units, Basic Rent, Market Rent is also included. The **Neighborhood Network Center** tab displays information specific to the Neighborhood Network center approved and established dates, Contact Information for the Resident Organization and narrative fields. The **Non-HUD Information List** tab displays a list of Other Agency information. This list includes Other Agency Name, Other Property ID, Other Property Name, Other Agency Alias Name, and # of Assisted Units. The **Energy Benchmarking Score** tab displays the performance metrics for a given property, this is the means by which the EPA compares the energy and water usage efficiency of similar properties nationally. The Metrics included on this tab are: Avoided emissions, Water, Weather Normalized, Electricity Use, Natural Gas, GHG Emissions, Electricity and other Metrics to include Net Emissions, Percent of Total Electricity Generated from Onsite Renewable Systems and the eGRID Subregion. Details of the Energy Benchmarking Score are displayed regarding the Energy STAR Score, The status, (Delinquent or N/A) if it is a Green MIP Property and the Energy Current Date. The Energy Benchmarking Score tab also includes information pertaining to submission of the Energy Star Certification, Green Building Certification, Property information and Benchmarking Verifier Information. A comment field is displayed as well. The **Energy Benchmarking Score History** tab displays The Energy Benchmarking Score History. On This tab, you will find the history of the ENERGY STAR Score, ENERGY STAR Portfolio Manager Account Number, Weather Normalized Site EUI. Water Use Intensity, Water Score, Verified On Date and Period Ending Date for Year verified. The **Pay for Success** tab displays the information used as part of the pilot implementation for the energy and water conservation pay-for- success (PFS) pilot program.

Objectives:

By the end of this chapter, you will be able to:

- Access the Property Attributes page
- Navigate through the Property Attributes page
- View a property name
- View a Building address
- View Energy Benchmarking Score

9.1 Property Name and Address

The **Property Attributes** page displays with the **Property Name, Address** tab as the default when a property is selected from the **Portfolio/Dashboard** page. The **Property Attributes** link in the **iREMS** sidebar can also be accessed once a property is selected using the search feature.

The **Property Name, Address** tab displays the current property name and any other names associated with the property (e.g. the AKA name). This page also displays the primary address, the scattered sites, servicing site, Hub and the Workshare Company. The *Servicing Site* field displays the HUD office responsible for the management and/or servicing functions for a property. The *HUB* field is view-only and displays the nameof the Multifamily Housing Hub office that is associated with the servicing site you select. The *Workshare Company* field is displayed only when a project, with financing and assistance, has been transferred to an outside contract company to perform the asset management responsibilities. This field is *read-only* and will not display if no contract company is assigned.

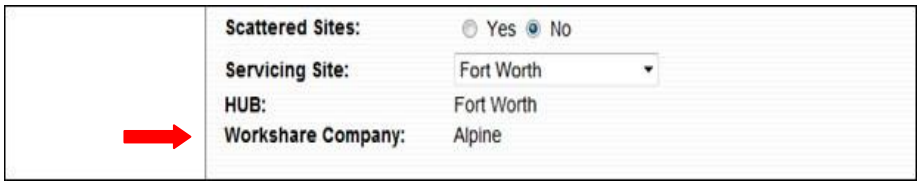
Accessing the Property Name Page:

To access the **Property Attributes** page you must first select a property from the property lists displayed on the **Asset Management Portfolio/Dashboard** page. Once you have selected a property the **Property Name** page automatically displays with detailed information on the selected property.



Figure 9-1. **Asset Name Page**

✍ *Note: Properties with Financing and assistance are being transferred to other offices and being transferred to outside contract companies to perform the asset management responsibilities. A new* read-only *field is on the Property Name Address tab called "**Workshare Company**". This field will identify if this property has a record that is currently effective and not expired in the new table called* property_workshare_tracking. *If no record is detected, this field will not display*



9.2 Buildings

The **Buildings** tab displays information about a property's physical location and building type. The primary address and all site addresses associated with the property are displayed in a table at the bottom of the page. View only information from PASS, such as the Building Name, the year it was built is also included in the table.

Grants and loans are made available through HUD's Office of Affordable Housing Preservation (OAHP) for eligible property owners to make energy and green retrofit investments in the property. OAHP and the M2M system mark the projects/properties that are qualified and eligible for the recovery money to go green. iREMS displays the OAHP Green flag for only those properties that have gone through the M2M Green process. In addition, iREMS displays the OAHP Green Retrofit (GRP) flag. These view-only fields display on the **Buildings** page and come from the M2M system.

The OAHP Green flag and the OAHP Green Retrofit (GRP) flag are at the property/project level and not the contract level. This will eliminate the problem with phased or scattered sites.

To access Buildings information:

1. From the **Property Name** page, click on the **Buildings** tab and the **Buildings** page displays.

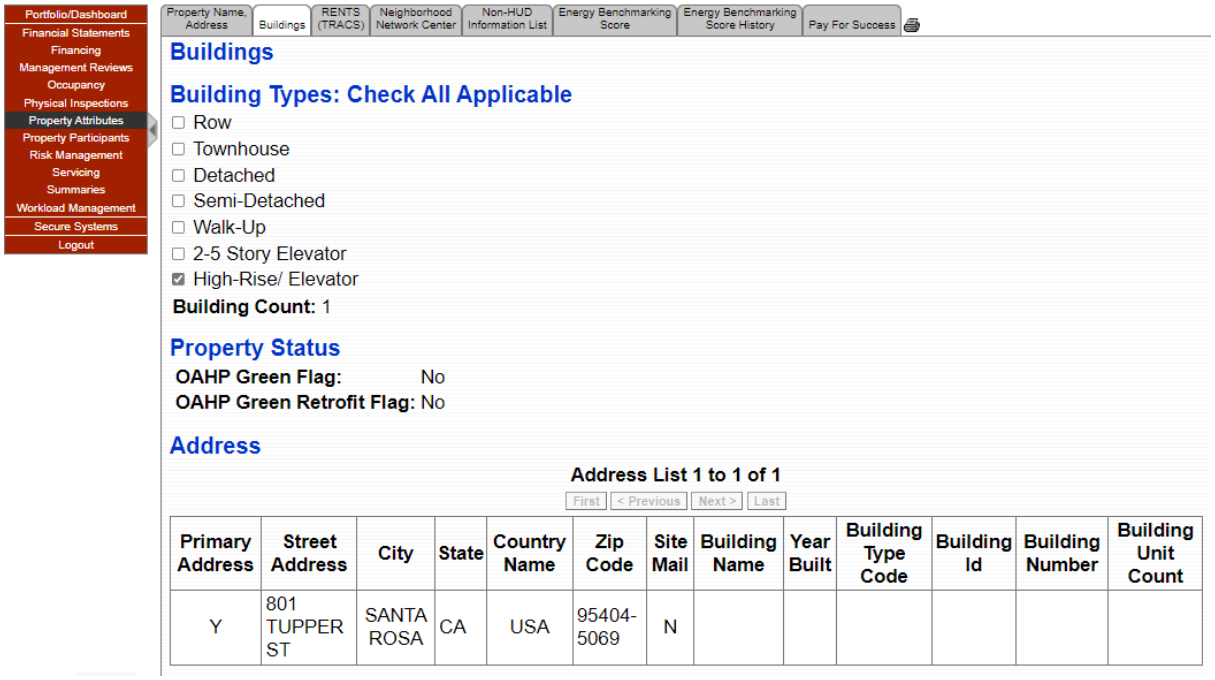


Figure 9-2. **Buildings Tab**

2. View building information.
3. Click on another tab or a sidebar option to exit this page.

> ✍ *Note: The navigational buttons display on pages when more than 10 records exist. If there are 10 or less records, the "first", "previous", "next", or "last" buttons will not display.*

To view building information:

1. On the **Buildings** page, click on the one of the addresses listed in the Address table. The **Property Address** page displays.

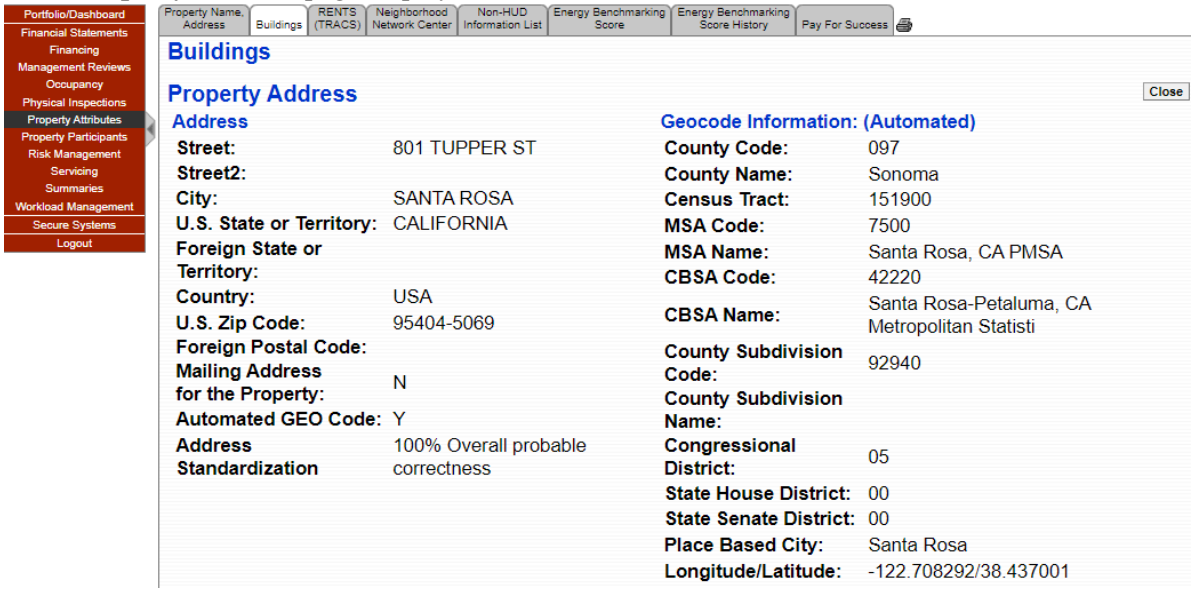


Figure 9-3. **Property Address page**

2. View property address information.
3. Click on the Close button to return to the **Buildings** page.

9.3 Rents (TRACS)

The **Rents (TRACS)** tab displays contract rent information from TRACS for all contracted units and non-contract units listed for the property. The information is updated in **iREMS** within 24 hours after TRACS is updated. The date the information was received is displayed on the **Rent Information from TRACS** page. The rent detailed information includes Rent Effective Dates, Contract #, Project #,Contract Status, unit type, # of Units, Contract rent, Utility Allowance Effective Date, Utility Allowance, Gross Rent and Fair Market Rents.

To view rent detail information:

1. Click on the **RENTS (TRACS)** tab and the **Rent Information from TRACS** page displays.

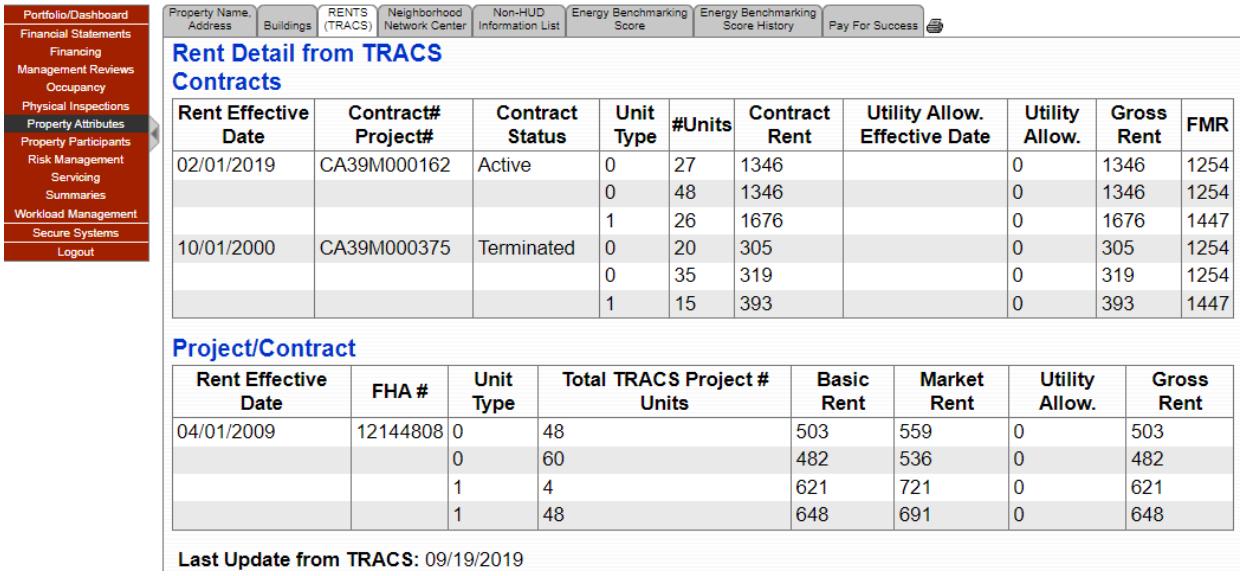


Figure 9-4. **Rent Detail from TRACS**

2. View TRACS data.
3. Select another tab or sidebar option to exit this page.

9.4 Neighborhood Network Center

The **Neighborhood Network Center** section is used to indicate whether or not a property has a neighborhood network. You can view the date when the network plan was approved and the date the plan was established. In addition, this section has Resident Organization Contact information and Residents and Neighborhood Office Contact Narratives section.

In the Residents and Neighborhood Office Contact Narratives section, there are three narrative fields; *Property Management, Summary Narrative: Residents and Neighborhood and Contract Administrators Summary Narrative: Residents andNeighborhoods*.

To access the neighborhood network center information:

1. From the **Property Name** page, click on the *Neighborhood Network Center* tab and the **Neighborhood Network Center** page displays.



Figure 9-5. **Neighborhood Network Center**

9.4.1 Resident Organization Contact

The Resident Organization Contact section is used to add or update resident organization contact information. The add button will only display if the contract is PBCA administered.

To add a resident organization contact WITHOUT using the search feature:

1. From the **Property Name** page, click on the *Neighborhood Network Center* tab and the **Neighborhood Network Center** page displays.
2. Click on Add and the **Contact Add** page displays.

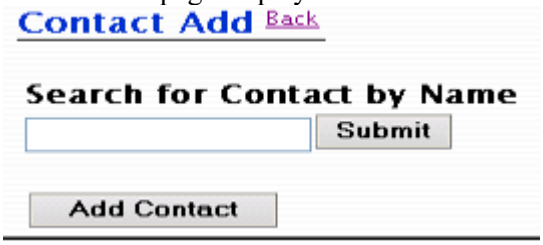


Figure 9-6. **Contact Search page**

3. Click on Add Contact and the Contact Detail page displays.

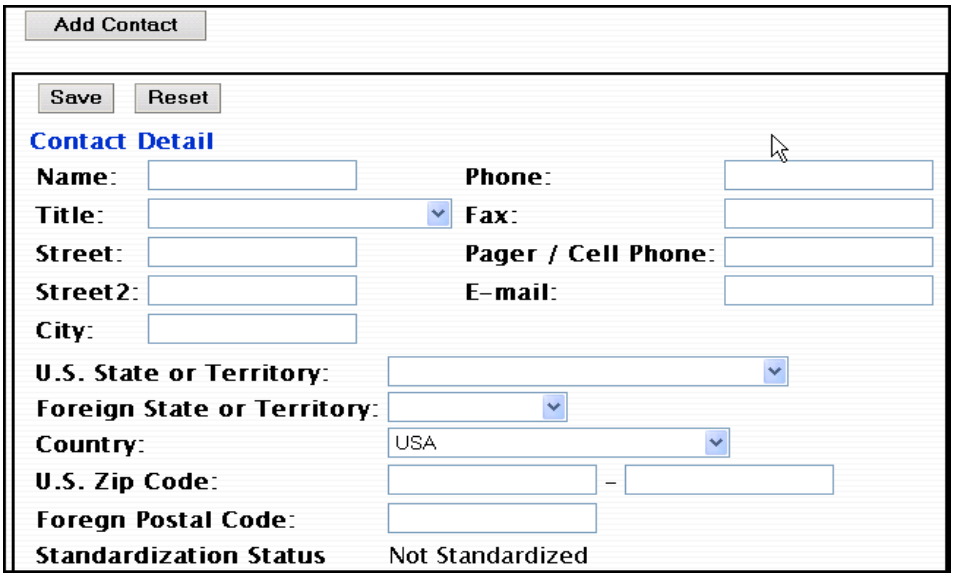


Figure 9-7. **Blank Contact Detail page**

4. Enter the contact information:

   - *Name (first, last)*
   - *Title,* from the drop-down list
   - *Address*
   - *City*

> ✍ *Note: A country must be selected from the drop-down list before the US state or territory, ora foreign state or territory can be selected.*

   - *Country, from the drop-down list*
   - *US State or Territory, from the drop-down list*
   - *US Zip Code*

   OR

   - *Foreign State or Territory, from the drop-down list*
   - *Foreign Postal Code*
   - *Phone*
   - *Fax*
   - *Pager/Cell Phone*
   - *Email*

5. Click on Save and the **Contact Detail** page displays the save was successful message. The *Resident Organization Contact* section of the page is now populated with the new data.

To add a new contact using the search feature:

1. From the **Property Name** page, click on the *Neighborhood Network Center* tab and the **Neighborhood Network Center** page displays.
2. In the Resident Organization Contact section of the **Neighborhood Network Center** page, click on Add and the Contact Search page displays.



Figure 9-8. **Contact Search page**

3. Enter a full or partial Name and click on Submit. The Select Contact Information page displays.

> ✍ *Note: You can search using a partial name. If you enter "Fran" in the Name field and click on Submit, all contacts whose first names begin with Fran (such as Frank and Francis) will display in the resulting drop-down list.*
>
> ✍ *Note: **iREMS** searches the contact database using the first characters you type. Consequently, you should always enter contact names using the "First Name, Last Name" convention and conduct searches the same way ("Jane Doe" as opposed to "Doe, Jane").*

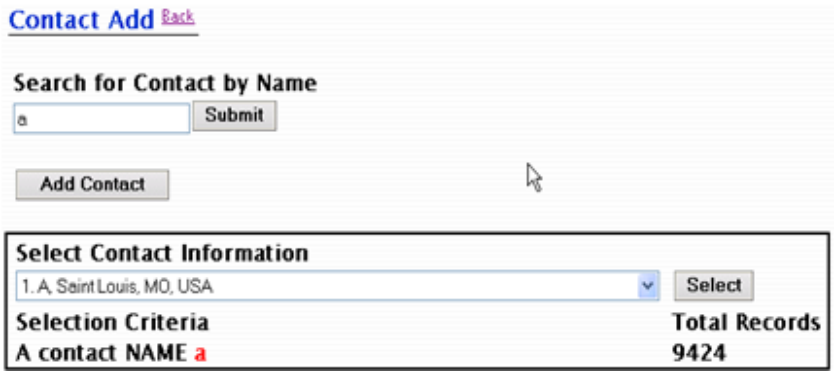


Figure 9-9. **Select Contact Information**

4. Highlight the appropriate name from the drop-down list and click on Select. The Contact Detail page displays.

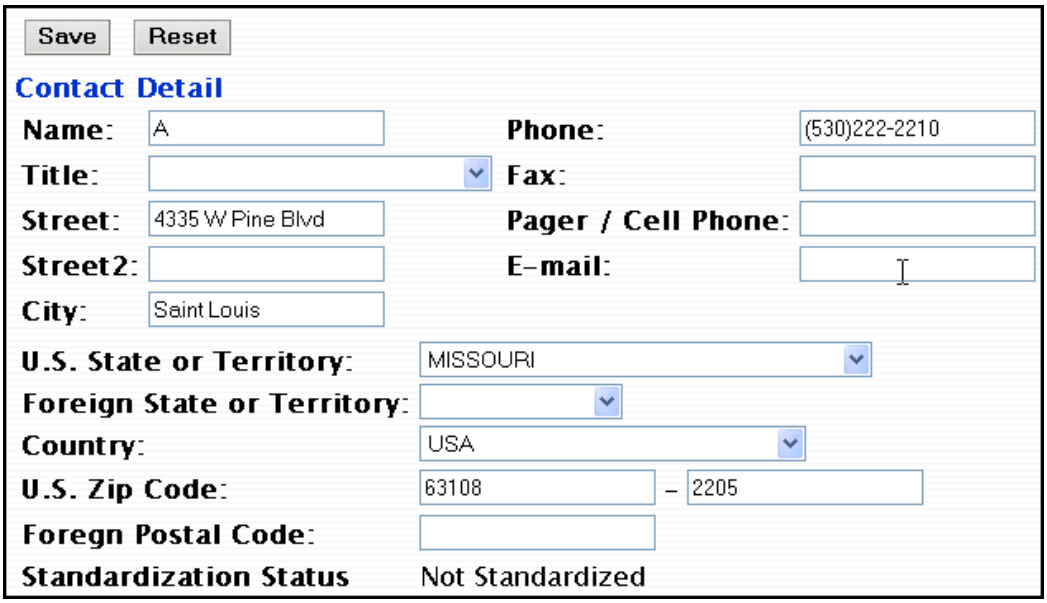


Figure 9-10. **Contact Detail page**

5. Click on Save and the **Contact Detail** page displays the save was successful message. The *Resident Organization Contact* section of the page is now populated with the new data.

To delete a contact:

1. From the **Property Name** page, click on the *Neighborhood Network Center* tab and the **Neighborhood Network Center** page displays.
2. In the Resident Organization Contact section of the Neighborhood Network Center page, click on Delete and the following confirmation message displays:

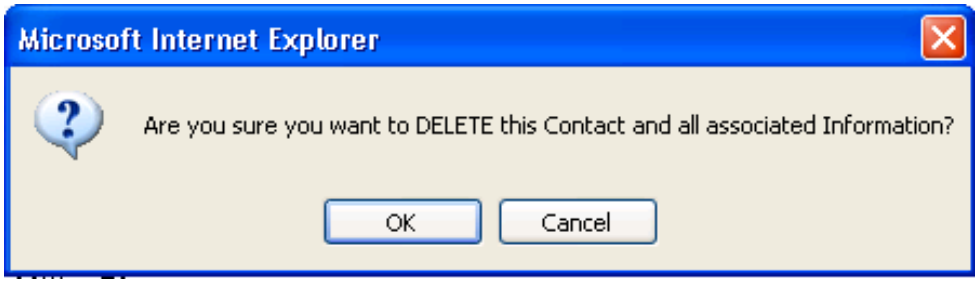


Figure 9-11. **Delete Confirmation**

3. Click on OK and a confirmation indicating save was successful message displays.

Alternative Option

Click on Cancel to cancel the function

9.4.2 Summary Narratives

The **Neighborhood Network Center** page displays a Residents and Neighborhood Office Contact Narratives section. In this section there are three narrative fields; *Property Management, Summary Narrative: Residents and Neighborhood and Contract Administrators Summary Narrative: Residents and Neighborhoods*. CA users can only add narrative in the *Contract Administrators Summary Narrative* field. The other two narrative fields are reserved for Housing users.



Figure 9-12. **Summary Narratives**

To enter narratives:

1. In the Narratives section of the **Neighborhood Network Center** page, click on the *Contract Administrators Summary Narrative*: *Residents and Neighborhood* text box to enter comments.

> ✍ *Note: In the narrative fields, the cursor defaults to the end of the existing notes.*

2. Click on Save and the **Neighborhood Network Center** page displays a message that the save was successful.

9.5 Non-HUD Information List

When a property is financed by more than one agency such as IRS, USDA, State HFA and HUD, there was a duplication of effort in conducting physical inspections for this property. Once an agency is selected to conduct the physical inspection of such a property, the other agencies which are also financing the property shall use the **iREMS** application to view the results generated by the agency that conducts the physical inspection.

To view the Other Agency List:

1. On the Property Name page, click on the Non-HUD Information List tab.

2. The Other Agency List displays

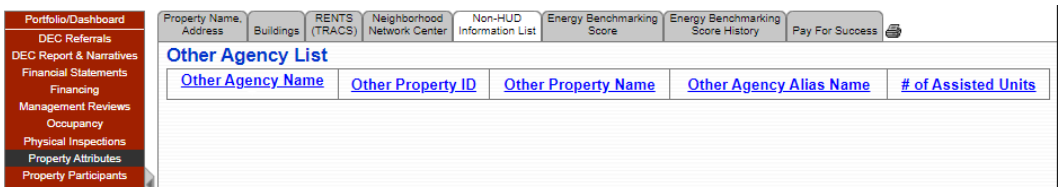


Figure 9-13. **Other Agency List**

9.6 Energy Benchmarking Score

The Inflation Reduction Act requires energy and water benchmarking of HUD-assisted multifamily portfolio. In accordance with this, the iREMS application will display energy and water Benchmarking Data associated with a property when it is available for the property. The Energy Benchmarking metrics, property details, and the EPA Energy Star Score for HUD MFH properties participating in the Green MIP initiative is read-only. This information allows monitoring performance and compliance of Green MIP properties, it records and tracks over time, their energy and water usage performance. This will enable MFH to assess the energy and water efficiency of its portfolio and track improvements over time.

The Energy Benchmarking metrics, property details, and the EPA Energy Star Score will be retrieved from Portfolio Manager (PM) using the EPA published application programming interface (API) via a service in iREMS. This maps the EPA PM Property data to the appropriate iREMS record using the HUD Property iREMS ID. This is a scheduled daily, batch, off-hours event. Off hours is defined by the EPA as 8:00 PM to 8:00 AM Eastern Time.

To View the Energy Benchmarking Score:

1. On the Property Name page, click on the Energy Benchmarking Score tab.

2. The Energy Benchmarking Score for that property displays. If there is no "current" data, then the fields are blank.

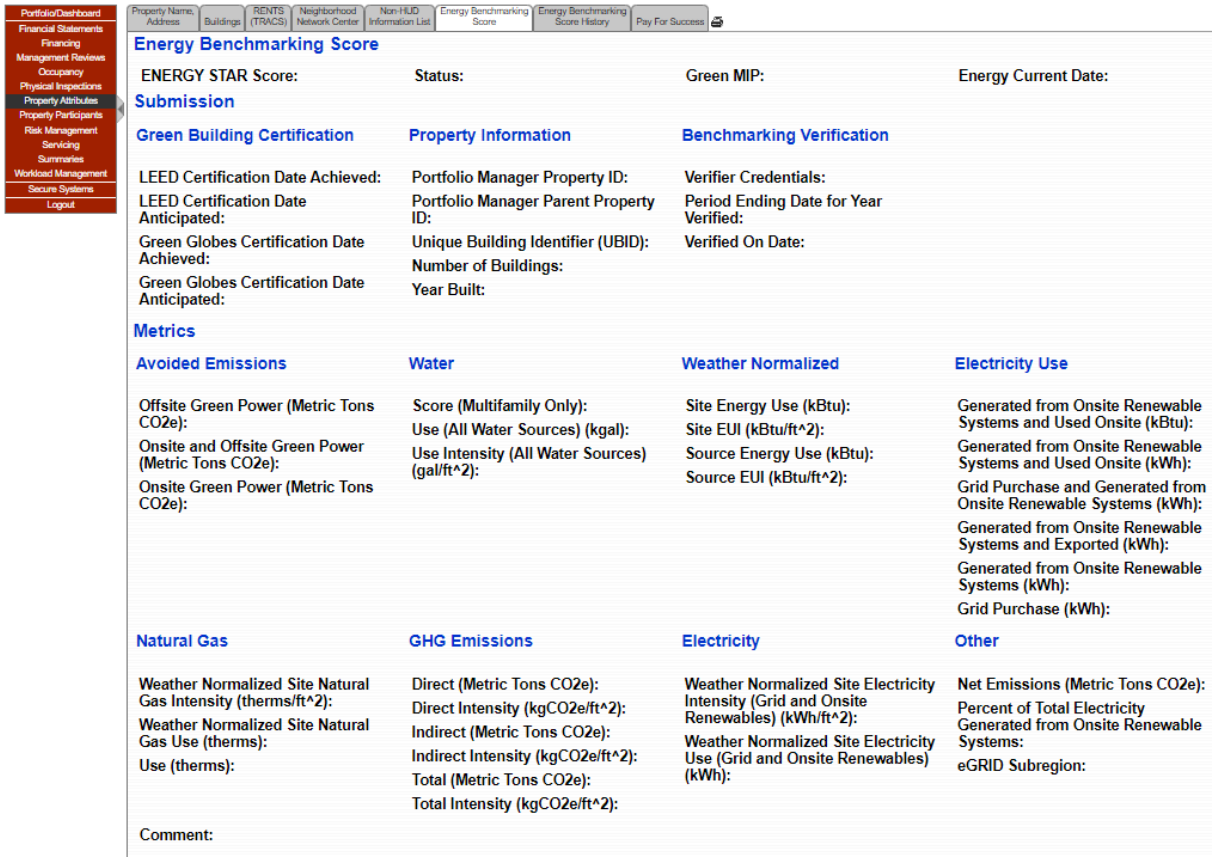


Figure 9-14. **Energy Benchmarking Score**

9.6.1 Energy Benchmarking Score

1. **ENERGY STAR Score** : There is only one current Energy Benchmarking Score for any given Property. An EPA Energy Score will be provided by EPA PM at the REMS Property level and not at the building level.
   Expired Energy Star scores are read-only and displayed in the Energy Benchmarking Score History tab.
2. **Status:** For Status, the criteria would be the following:
   a. If the property is **NOT** a Green MIP property, "N/A" will be displayed.
   b. If the property **IS** a Green MIP property and the Current Year Energy Star Score is**:**
      - More than 75, "Pass" will be displayed.
      - Less than 75, "Deficient" will be displayed.
      - Missing, "Delinquent" will be displayed.
3. **Green MIP:** The two options displayed would be "yes" or "no." this indicates whether it is a part of the Green MIP program.
4. **Energy Current Date:** This is the date that all the metrics are based on.

9.6.2 Submission

These data fields are organized into categories, with headers for each category displayed. The applicable dates are displayed in a YYYY/MM/DD format.

1. **Green Building Certification:**
   a. LEED Certification Date Achieved is displayed.

b. LEED Certification Date Anticipated is displayed.
c. Green Globes Certification Date Achieved is displayed.
d. Green Globes Certification Date Anticipated is displayed.
e. "Other" Certification Date Achieved is displayed. ("Other" is dynamic, specified in EPA PM).
f. "Other" Certification Date Anticipated is displayed. ("Other" is dynamic, specified in EPA PM).

2. **Property Information**

iREMS Properties are all "parent / campus" properties. iREMS does not track energy metrics at the building level. EPA PM does track energy metrics at the building level, but only the Parent property in EPM PM can be mapped to an iREMS Property ID and only that Parent Property can be shared.

a. Portfolio Manager Property ID: This is a unique ID assigned by EPA to each property,
b. Portfolio Manager Parent Property ID: If your property is a campus of buildings and you benchmark one or more "child" buildings individually, then each child building will be associated to its parent through this ID.
c. Unique Building Identifier (UBID): Unique Building Identifier number is displayed.
d. Number of Buildings: Number of buildings on the property.
e. Year Built: Year the property was constructed.

3. **Benchmarking Verification:**
   a. Verifier Credentials: Credentials of the person verifying the information.
   b. Period Ending Date for Year Verified: Period Ending Date for Year verified is displayed.
   c. Verified On Date: Date the information was verified on.

9.6.3 Metrics

The data displays submission and metrics data related to the energy benchmarking score. These data fields are organized into categories, with headers for each category displayed**.**

1. **Avoided Emissions**

Avoided Emissions are the emissions benefits associated with green power use. Avoided emissions may be either *onsite* or *offsite*.

Onsite Avoided Emissions: The emissions benefits of your onsite renewable system (when you've retained the Renewable Energy Certificates (RECs)) due to the reduction in grid-supplied electricity.

Offsite Avoided Emissions occur when you purchase green power (which come with RECs) from your utility or an independent supplier. Offsite Avoided Emissions also occur in the case of REC arbitrage, a transaction where you sell the RECs associated with your own onsite system and purchase other substitute RECs.

a. Offsite Green Power (Metric Tons CO2e): The green power purchases from your utility or independent suppliers.
b. Onsite and Offsite Green Power (Metric Tons CO2e): The combined total of Onsite and Offsite Green Power.
c. Onsite Green Power (Metric Tons CO2e): The power generated from an onsite renewable system.

2. **Water**
   a. Score (Multifamily Only): (1-100) This is a measure of how efficiently your property is

using water, compared to similar properties, when normalized for climate and operational characteristics.

b. Use (All Water Sources) (kgal): This is the sum of all water meters.
c. Use Intensity (All Water Sources) (gal/ft^2): Water Use Intensity number, or the water consumed per square foot per year (a number between 1-100,000 gal/sq-ft having one decimal place), provided by the property owners from their Energy Star Portfolio Manager Account.

3. **Weather Normalized**
Weather-normalized metrics are adjusted for the actual weather in your area. Weather normalized energy is not available for new building design projects because they have not yet experienced years with different weather.

a. Site Energy Use (kBtu): The energy use your property would have consumed during 30-year average weather conditions.
b. Site EUI (kBtu/ft^2): This is the *Weather Normalized Site Energy* divided by property size or by flow through a water/wastewater treatment plant.
c. Source Energy Use (kBtu): The source energy use your property would have consumed during 30-year average weather conditions.
d. Source EUI (kBtu/ft^2): This is the *Weather Normalized Source Energy* divided by property size or by flow through a water/wastewater treatment plant.

4. **Electricity Use**
a. Generated from Onsite Renewable Systems and Used Onsite (kBtu): The portion of the energy that was produced from your solar/wind system that was ***used*** at your property measured in kBtu.
b. Generated from Onsite Renewable Systems and Used Onsite (kWh): The portion of the energy that was produced from your solar/wind system that was ***used*** at your property measured in kWh.
c. Grid Purchase and Generated from Onsite Renewable Systems (kWh): The combined total of all the electricity used by the property, including grid purchases and the solar/wind electricity generated and used onsite.
d. Generated from Onsite Renewable Systems and Exported (kWh): The portion of the energy that was produced from your solar/wind systems that you exported back to the grid (you did not use).
e. Generated from Onsite Renewable Systems (kWh): The total amount of energy produced from your onsite solar/wind.
f. Grid Purchase (kWh): The electricity that the property used, for a grid purchase.

5. **Natural Gas**
a. Weather Normalized Site Natural Gas Intensity (therms/ft^2):
b. Weather Normalized Site Natural Gas Use (therms):
c. Use (therms):

6. **GHG Emissions**
Greenhouse Gas (GHG) Emissions are the carbon dioxide (CO2), methane (CH4), and nitrous oxide (N2O) gases released into the atmosphere as a result of energy consumption at the property. GHG emissions are expressed in carbon dioxide equivalent (CO2e).
a. Direct (Metric Tons CO2e): Emissions associated with onsite fuel combustion (e.g. combustion of natural gas or fuel oil).
b. Direct Intensity (kgCO2e/ft^2): Emissions intensity associated with onsite fuel combustion (e.g. combustion of natural gas or fuel oil).
c. Indirect (Metric Tons CO2e): Emissions associated with purchases of electricity, district

steam, district hot water, or district chilled water.

d. Indirect Intensity (kgCO2e/ft^2): Intensity of Emissions associated with purchases of electricity, district steam, district hot water, or district chilled water.
e. Total (Metric Tons CO2e): The sum of Direct Emissions and Indirect Emissions.
f. Total Intensity (kgCO2e/ft^2): The sum of the intensity of Direct Emissions and Indirect Emissions.

7. **Electricity**
   Weather-normalized metrics are adjusted for the actual weather in your area.
   a. Weather Normalized Site Electricity Intensity (Grid and Onsite Renewables) (kWh/ft^2): The intensity of electricity use the property would have consumed during 30-year average weather conditions.
   b. Weather Normalized Site Electricity Use (Grid and Onsite Renewables) (kWh): The use of electricity the property would have consumed during 30-year average weather conditions.
8. **Other**
   a. Net Emissions (Metric Tons CO2e): Net emissions in metric Tons.
   b. Percent of Total Electricity Generated from Onsite Renewable Systems: Percent of Total electricity generated is displayed.
   c. eGRID Subregion: (Emissions & Generation Resource Integrated Database) Subregion location.

9.6.4 Comment Section

The Energy Benchmarking Score tab is provided for users with Project Manager (PM), Business PM (BPM), or Supervisor PM (SPM) roles. There is no history tracking for the comments, once updated, any previous comments will be overwritten. Users with these roles are able to enter and submit text comments related to the energy benchmarking score. This section is read-only for all other users. The maximum length of characters is 255.

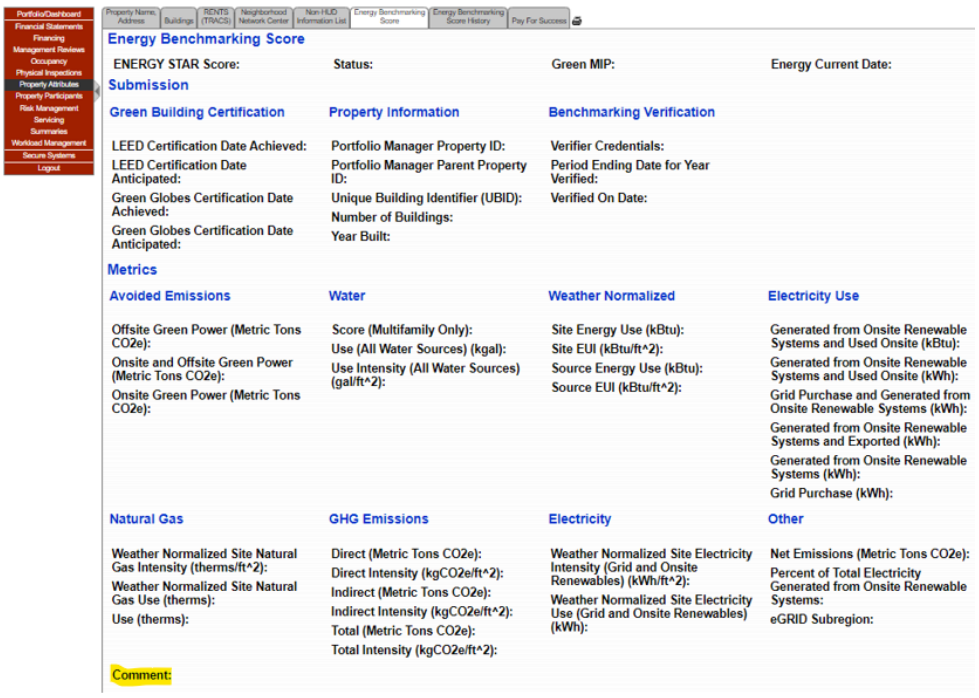


Figure 9-15. **Energy Benchmarking Comment Section**

9.7 Energy Benchmarking Score History Tab

The iREMS application will display the history of retrieved EPA PM Energy Benchmarking Data on the Property Attributes – Energy Benchmarking History tab. The following 7 data elements will be displayed: ENERGY STAR Score, ENERGY STAR Portfolio Manager account number, Weather Normalized Site EUI, Water Use Intensity, Water Score, Verified On Date and Period Ending Date for Year Verified.

The History record will be logged/added only if the following fields change: VERIFIED_PERIOD_ENDING_DATE, VERIFIED_ON_DATE,SCORE, SITE_INTENSITY_WN, WATER_SCORE, WATER_INTENSITY_TOTAL.

To view the Energy Benchmarking Score History Tab

1. On the Property Name page, click on the Energy Benchmarking Score History tab.
2. The Energy Benchmarking Score History for that property displays. If there is no "current" data, then the fields are blank.

9.7.1 Energy Benchmarking Score History

The energy benchmarking scores are read-only, in order by the date verified, with the most recent score appearing at the top of the list.

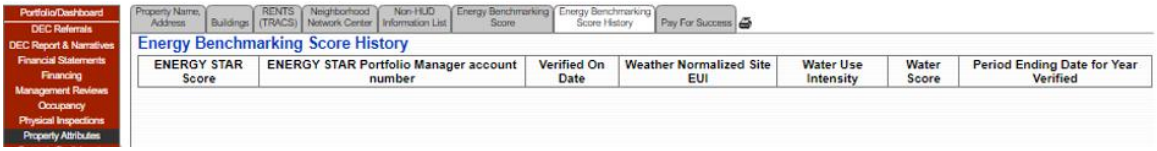


Figure 9-16. **Energy Benchmarking Score History**

3. **ENERGY STAR Score:**
   Expired Energy Benchmarking Score.
4. **ENERGY STAR Portfolio Manager Account Number:**
   A unique 10-digit identifier for each property provided by the Energy Star Portfolio Manager for property owners participating in the EPA's Energy Star program. Each property can have one and only one Energy Star Account Number.
5. **Weather Normalized Site EUI:**
   This is the Weather Normalized Site Energy divided by property size or by flow through a water/wastewater treatment plant.
6. **Water Use Intensity:**
   The water consumed per square foot per year (a number between 1-100,000 gal/sq-ft having one decimal place), provided by the property owners from their Energy Star Portfolio Manager Account.
7. **Water Score:**
   (Multifamily Only): (1-100) This is a measure of how efficiently your property is using water, compared to similar properties, when normalized for climate and operational characteristics.
8. **Verified On Date:**
   Period Ending Date for Year verified is displayed.
9. **Period Ending Date for Year Verified:**
   Date the information was verified on.

9.8 Pay for Success

The Pay for Success (PFS) functionality in iREMS has been developed as part of the pilot implementation for the energy and water conservation pay-for-success (PFS) pilot program. This program will enable HUD to enter into performance-based agreements with intermediaries, which then raise private capital from investors to fund energy and water upgrades in HUD-assisted properties.

Investors are paid back when certain cost savings are realized. The following information is captured in the Pay for Success (PFS) tab:

1. A means for identifying properties that are participating in the PFS pilot

2. For participating PFS properties, the following **required** parameters will be captured:
    a. The PFS total project cost (a value greater than $0 but less than $1 billion)
    b. The PFS reserve for replacement amount (a value greater than or equal to $0 but less than $1 billion)
    c. PFS reserve for replacement uses: This is a comments section with a 4000-character limit.

To view the Pay for Success (PFS) information:

1. On the Property Name page, click on the Pay for Success (PFS) tab.

2. The Pay for Success information for the property displays.



Figure 9-17. **Pay for Success (PFS) Tab Default Setting**

3. By default all properties initially have the PFS Participation Property Field set to "No."

4. **Designated HUD users with SPM, PM and BPM roles that are assigned to the property will have edit privileges on the PFS tab**. All other users will have *read-only privileges* on the PFS tab.

5. If the property is participating in the PFS pilot program, the designated HUD user will change the PFS Participating Property flag to "Yes." This will bring up the three other required fields:

    a. The PFS Total Project Cost – a dollar amount greater than $0 but less than $1 billion.
    b. The PFS Reserve for Replacement Amount - a dollar amount greater than or equal to $0 but less than $1 billion.
    c. The PFS Reserve for Replacement Uses – An explanation of how the reserve for replacement amount will be used. The limit is 4000 characters.

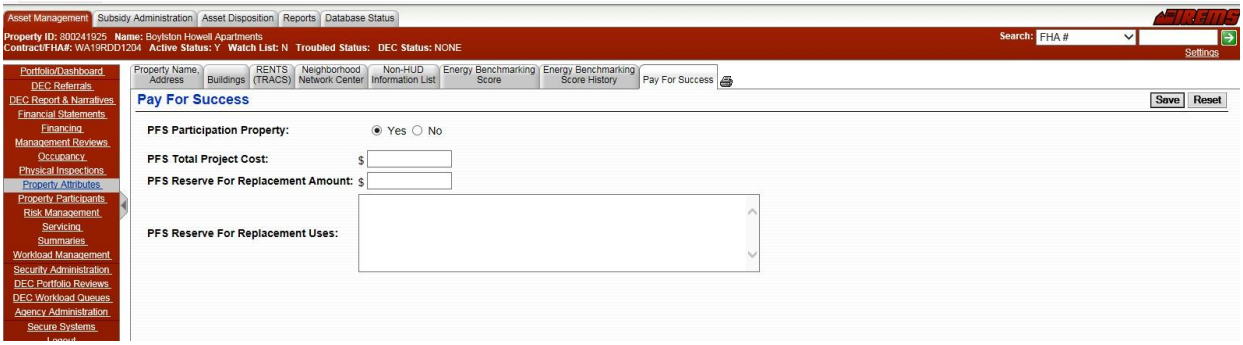


Figure 9-18. **PFS Required Fields**

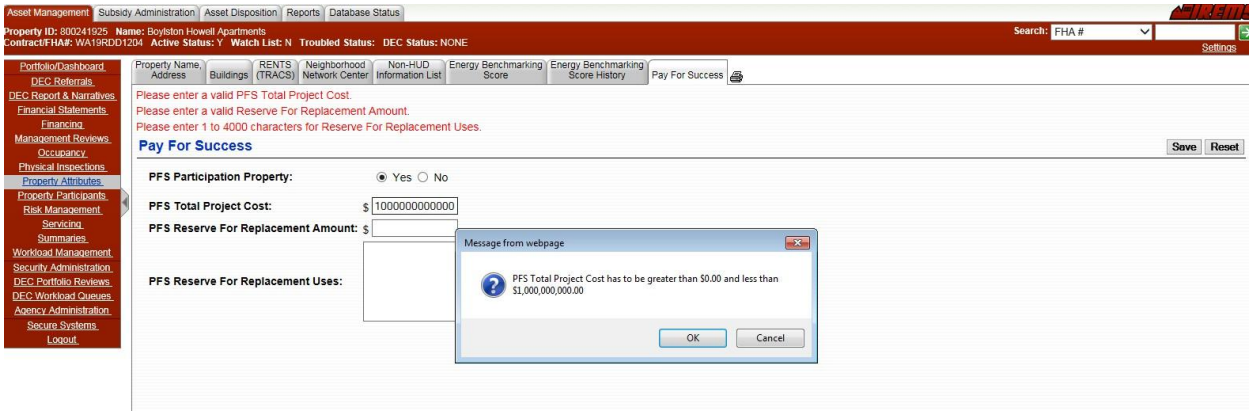


Figure 9-19. **PFS Field Validation**

6. Validation will ensure that only the proper values can be inserted into the fields.

7. Once the appropriate values have been inserted, the HUD user can click on the Save Button and a "Save Successful" message should appear.

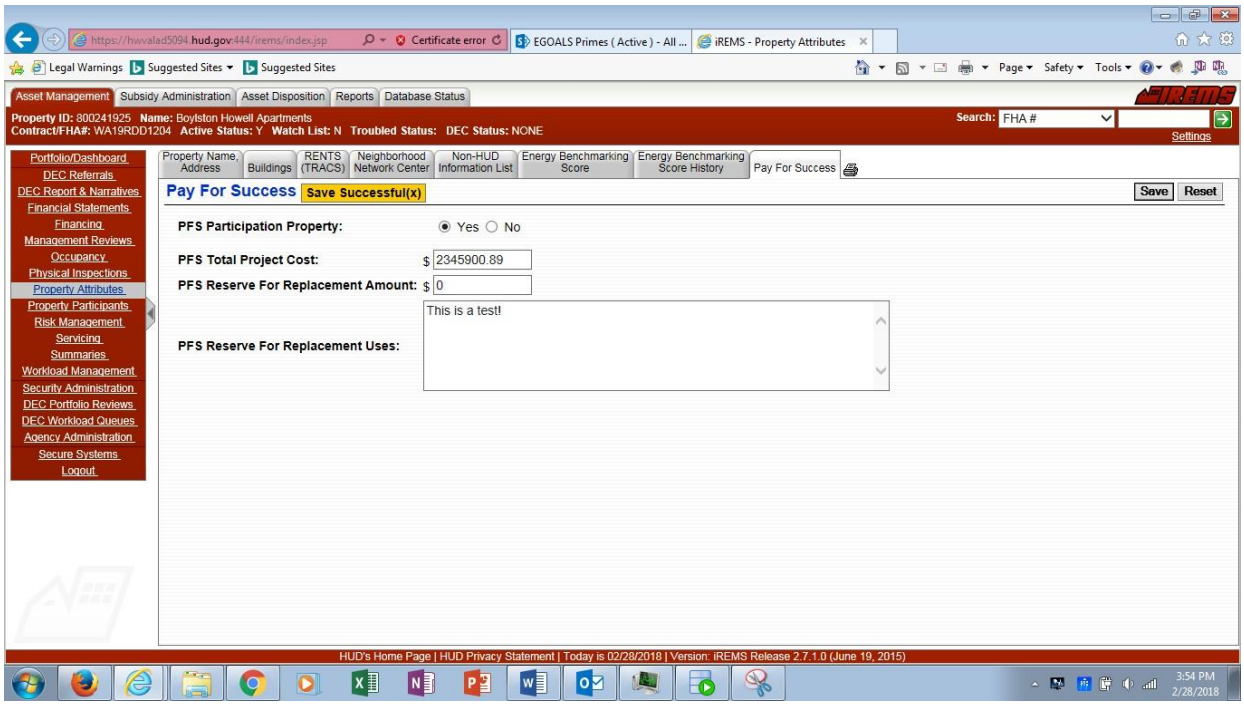


Figure 9-20**. PFS Information Saved Successfully**

8. The figure below shows what HUD users with read-only privileges will see when they click on the PFS tab for a participating property. The Save and Reset buttons have been removed:

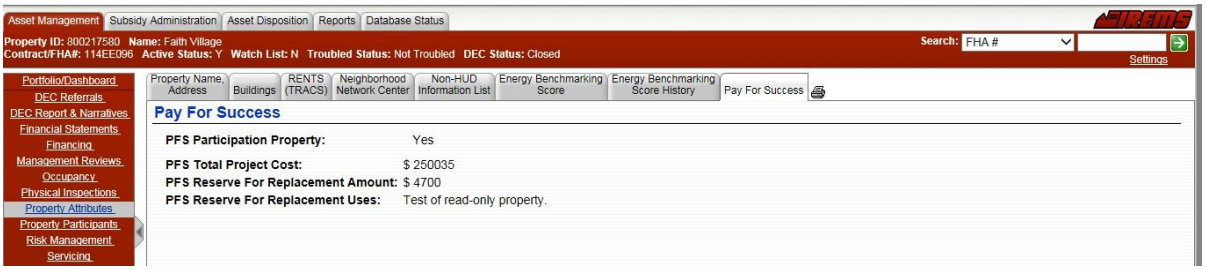


Figure 9-21**. Read Only View of PFS Tab**

Note: If a property was marked initially as a PFS participant and later, as not participating, then all existing PFS information will remain on that property but hidden from view. If this property is once again marked as a PFS participant, the original information will be displayed.