

WHAT'S NEW?



IREMS 2.9.0.0

Overview

This document provides information on the issues included in **iREMS** release 2.9.0.0.

The **What's New** addresses new issues identified by users or the iREMS development team. These items may include functionality or feature changes. There are also explanations for modifications or improvements instituted to maintain system performance.

The **Policy/Regulations** section addresses any business rule highlights, announcements, or changes that are necessary to maintain accurate property portfolios.

Subsidy Administration

Contract Processing

➤ Function/Contract Selection

▪ RAC Rent Adjustment

A Rental Assistance Contract (RAC) is a legal document executed between State Housing Agencies (SHA) and the multi-family housing owner. RACs are part of the Section 811 Project Rental Assistance (PRA) Program. They differ from the existing PRACs in that they have no capital funding -- they are strictly rental assistance only. RACs also do not fall under MAHRA. Also, the SHA and not HUD are the contract administrators. Since the Section 811 PRA is an entirely new program, *there is no precedence for the rental adjustment procedure.*

IREMS now has functionality to process rent adjustments for RAC contracts. HUD users with edit capability in Contract Processing assigned to RAC properties will now be able to do rent adjustments on these properties. Only two kinds of rent adjustments are available for RAC contracts: (1) OCAF Adjustments and (2) Manual Corrections.

In the Subsidy Administration tab, Assistance Contract List, a property containing a RAC contract is shown:

The screenshot shows the IREMS web application interface. At the top, there is a navigation bar with tabs for 'Assistance Contract List', 'Assistance Contract Status', 'Assistance Contract Detail', 'Current Contract Administrator/Contact', and 'Contract Administrator/History'. The 'Assistance Contract List' tab is selected and highlighted. Below the navigation bar, there is a search bar with 'FHA #' and a 'Settings' button. The main content area displays a table with the following columns: Contract #, Current Contract Status, TRACS Contract Status, Program, Doc Type, Exp Date, Staged, EPC Enrollment, Contract Authority, and Budget Authority. The table contains one row with the following data: Contract # NH36RDD1322, Current Contract Status Active - Active, TRACS Contract Status Active, Program 811 PRA DEMO, Doc Type RAC, Exp Date 05/31/2037, Staged N, EPC Enrollment N, Contract Authority 0.00, and Budget Authority 0.00. Below the table, there is a form with a text input field for 'First Contract or Stage Expiration Date Pursuant to MAHRA:', a radio button group for 'Does Owner Participate in LIHPRA/ELIHPA?' (Yes, No, Unconfirmed), and a text area for 'Discuss Preservation:'. At the bottom, there is a text field for 'Owner/Field Offices Contacts Narrative: Assistance Contracts'.

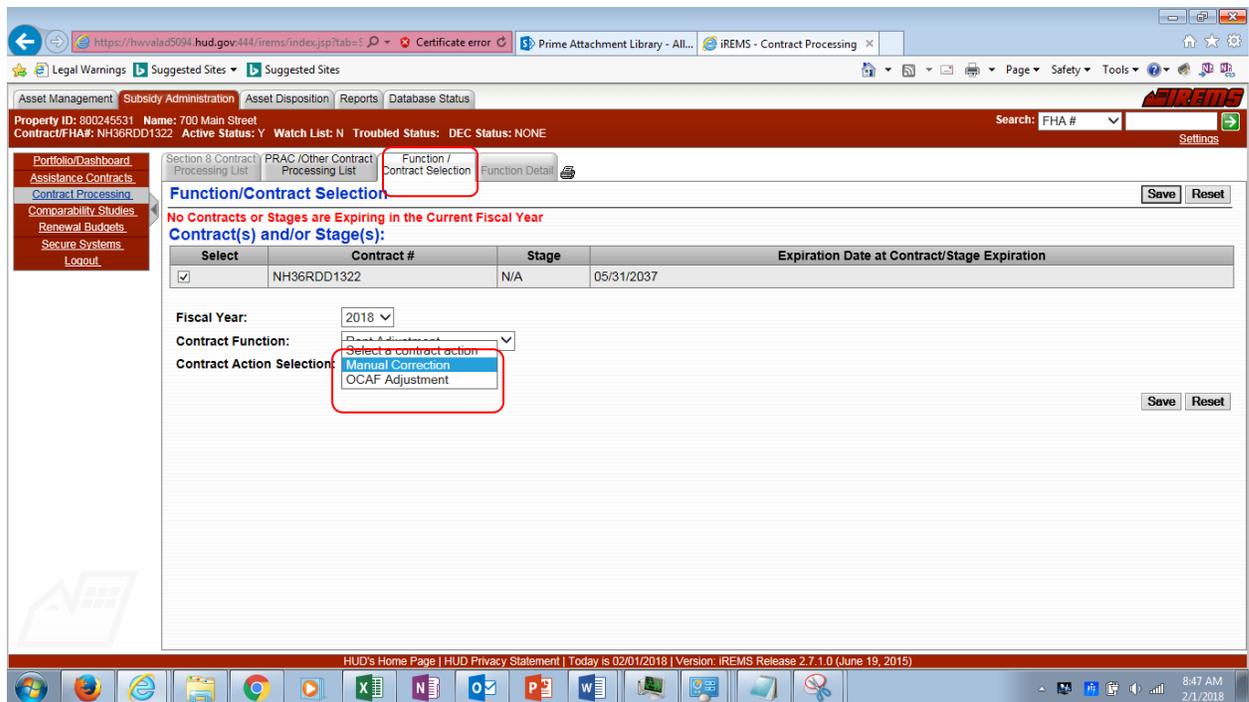
Assistance Contract List – Property with RAC contract

The RAC contracts will open in the PRAC/Other Contract Processing List if the Contract Processing menu item is selected:



Contract Processing List – Rent Adjustments for RAC contracts can be added

If a rent adjustment is added for this RAC contract, the only two options available are OCAF adjustment and Manual Correction:



Function/Contract Selection – OCAF or Manual Correction Rent Adjustments are available for RAC

Property Attributes

➤ Energy Benchmarking Score

The Energy Benchmarking Score is part of the effort to fulfill HUD's requirement to meet the Office of Asset Management & Portfolio Oversight's (OAMPO) Energy Benchmarking Initiative. These scores, derived from the EPA's Energy Star Portfolio Manager, will be sent by the property owners to HUD. HUD users with edit capability in Property Attributes will now be able to enter energy benchmarking scores to their assigned properties.

Two newly created tabs will appear in the Asset Management: Property Attributes menu item:

1. The Energy Benchmarking Score will contain the property's current Energy Benchmarking Score Performance Metrics. This page is editable to HUD users who have (1) edit rights in the Property Attributes menu item and (2) been assigned to this property.

The screenshot shows the 'Energy Benchmarking Score' form within the 'Property Attributes' menu. The form includes the following fields:

- Energy Star Account Number:
- EUI (Energy Use Intensity): kBtu/sq-ft
- WUI (Water Use Intensity): gal/sq-ft
- Energy Star Usage - Electricity Usage:
- Energy Star Usage - Water Usage:
- Reporting Anniversary Date:
- Frequency Count: Year
- Status:

The 'Energy Benchmarking Score' tab is highlighted in the top navigation bar, and the 'Energy Benchmarking Score' menu item is highlighted in the left sidebar.

Property Attributes – Energy Benchmarking Score

2. The Energy Benchmarking Score History will contain the property's historic Energy Benchmarking Score Performance Metrics. This page is read-only for all users with access to the Property Attributes menu item.

The screenshot shows the iREMS interface with the 'Energy Benchmarking Score History' tab selected. The table below contains the following data:

Reporting Anniversary Date	Energy Star Account Number	Energy Use Intensity Number	Water Use Intensity Number	ESS Electricity	ESS Water	Status	Created Date	Last Update Date
12/12/2016	0123456789	367.9	67.4	12	23	Expired	01/21/2018	01/21/2018

Property Attributes – Energy Benchmarking Score History

Property Attributes

➤ **Pay For Success (PFS)**

Pay-For-Success (PFS) is a demonstration program under the “Fixing American’s Surface Transportation Act” (FAST), that will eventually enable HUD to enter into performance-based agreements with intermediaries, who then raise private capital from investors to fund energy and water upgrades in HUD-assisted properties. The PFS functionality in iREMS has been created as part of the pilot implementation for this demonstration program. Designated HUD users, those with SPM, PM or BPM roles, will now be able to enter Pay for Success (PFS) information to their assigned properties.

An additional tab has been created in the Property Attributes page which will allow these HUD users to enter relevant information to properties participating in the energy and water conservation pay-for-success pilot program:

The screenshot shows the 'Pay For Success' form in the iREMS interface. The form includes the following fields and options:

- PFS Participation Property:** Radio buttons for Yes (selected) and No.
- PFS Total Project Cost:** A text input field with a dollar sign prefix.
- PFS Reserve For Replacement Amount:** A text input field with a dollar sign prefix.
- PFS Reserve For Replacement Uses:** A large text area for describing the uses of the reserve.

Buttons for 'Save' and 'Reset' are located at the top right of the form area.

Property Attributes – *Pay for Success*

All other users with access to Property Attributes will only have read-only capability to this tab.