

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 displays the IREMS Subsidy Administration interface. At the top, the property information is shown: Property ID: 800245631, Name: 700 Main Street, Contract/FHA#: NH36RDD1322, Active Status: Y, Watch List: N, Troubled Status: DEC Status: NONE. A search bar for FHA # is also present. The left sidebar contains a menu with options: Portfolio/Dashboard, Assistance Contracts (highlighted), Contract Processing, Comparability Studies, Renewal Budgets, Secure Systems, and Logout. The main content area is titled 'Assistance Contract List' and features 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 for Contract # NH36RDD1322, with Current Contract Status 'Active - Active', TRACS Contract Status 'Active', Program '811 PRA DEMO', Doc Type 'RAC' (highlighted with a red box), Exp Date '05/31/2037', Staged 'N', EPC Enrollment 'N', Contract Authority '0.00', and Budget Authority '0.00'. Below the table, there are fields for 'First Contract or Stage Expiration Date Pursuant to MAHRA:', 'Does Owner Participate in LIHPRA/ELIHPA?' (with radio buttons for Yes, No, and Unconfirmed), and a 'Discuss Preservation:' section with a text area. At the bottom, the 'Owner/Field Offices Contacts Narrative' is displayed as 'Assistance Contracts'.

Contract #	Current Contract Status	TRACS Contract Status	Program	Doc Type	Exp Date	Staged	EPC Enrollment	Contract Authority	Budget Authority
NH36RDD1322	Active - Active	Active	811 PRA DEMO	RAC	05/31/2037	N	N	0.00	0.00

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:

The screenshot shows the iREMS interface with the 'PRAC/Other Contract Processing List' selected. The interface includes a top navigation bar with tabs for Asset Management, Subsidy Administration, Asset Disposition, Reports, and Database Status. Below this, a search bar is set to 'Property ID'. The main content area displays a table with the following data:

Contract #	Stage	Processing Function Type	Contract Actions	Effective Date	Expiration Date	Status
NH36RDD1322	N/A	Rent Adjustment	FY 2018 - OCAF Adjustment	02/07/2018		Executed

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:

The screenshot shows the iREMS interface with the 'Function/Contract Selection' screen. The interface includes a top navigation bar with tabs for Asset Management, Subsidy Administration, Asset Disposition, Reports, and Database Status. Below this, a search bar is set to 'FHA #'. The main content area displays a table with the following data:

Select	Contract #	Stage	Expiration Date at Contract/Stage Expiration
<input checked="" type="checkbox"/>	NH36RDD1322	N/A	05/31/2037

Below the table, there are fields for 'Fiscal Year' (set to 2018) and 'Contract Function' (set to 'Select a contract action'). A dropdown menu for 'Contract Action Selection' is open, showing two options: 'Manual Correction' and 'OCAF Adjustment'. The 'Manual Correction' option is highlighted.

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 displays the 'Property Attributes' menu item selected in the left sidebar. The main content area shows the 'Energy Benchmarking Score' tab, which is highlighted with a red box. The tab contains 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: 1 Year
- Status:

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.

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:

Pay For Success

PFS Participation Property: ☒ Yes ☐ No

PFS Total Project Cost: \$

PFS Reserve For Replacement Amount: \$

PFS Reserve For Replacement Uses:

Property Attributes – *Pay for Success*

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