

*i*REIMS

INTRODUCING

iREIMS

***NEW Spring (2008) FASHION
for Portfolio Management***

What is iREMS?

A newly designed
Secure System

integrated Real Estate Management System
(*iREMS*)

will replace with
the current Real Estate Management System
(**REMS**)

WHY iREMS?

- The objective of **iREMS** is to better **integrate** Housing's Multifamily information systems
- To adapt to the HUD technology modernization initiative
- To ensure efficient and effective access to data and functionality

Benefits of iREMS design

- User's portfolio available at log-in
- Pages are tailored according to your log-in capability
- Data is presented in a more efficient and effective format pertaining to system functionality
- Clearer presentation of information
- **Navigation** is designed in a user friendly format...more like traditional websites.



What's stays the *SAME* as in REMS

LOG-in - Data - FUNCTIONALITY

- *Same* **SECURE SYSTEM Log-in**
- *Same* **USER ID**
- *Same* **PASSWORD**
- *Same* **ROLES**
- *Same* **ASSIGNMENTS**
- *Same* **DATA & PROCESS FUNCTIONALITY**

Same Security Log-in process

(*Same* - PASSWORD - ID)



Secure Systems

User Login

[housing](#) | [mail](#) | [help](#) | [search](#) | [home](#) | [logout](#)

Legal Warning

Misuse of Federal Information through the HUD Secure Connection web site falls under the provisions of title 18, United States Code, Section 1030. This law specifies penalties for exceeding authorized access, alterations, damage, or destruction of information residing on Federal Computers.

Warning Notice

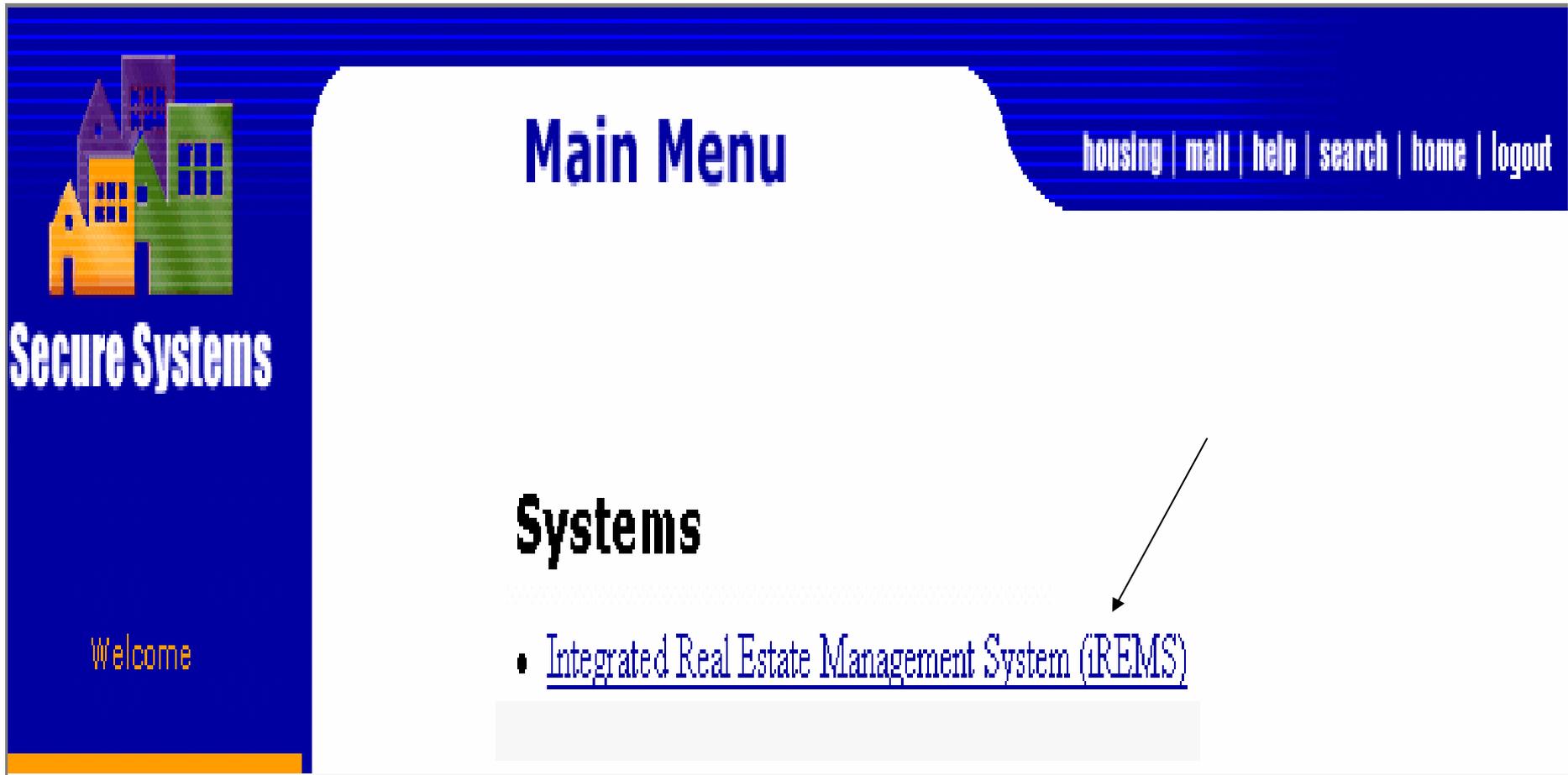
The Secure Systems security access software supports Internet Explorer 6.0 browser. Internet Explorer 5.0 browser is supported for all processing systems except ARAMS. Other browsers may not be compatible with this software.

Message of the Day

No message today.
MA7866

User now selects iREMS as Secure Systems selection

(*Same Roles and Assignments*)



The screenshot shows a web application interface with a dark blue background. On the left side, there is a vertical sidebar containing a logo of three stylized buildings (orange, purple, and green) and the text "Secure Systems" in white. Below the logo, the word "Welcome" is written in orange. The main content area is white and features the text "Main Menu" in blue at the top. To the right of "Main Menu", there is a horizontal navigation bar with the links "housing | mail | help | search | home | logout" in white. Below "Main Menu", the word "Systems" is written in bold black text. Underneath "Systems", there is a bulleted list with one item: "• [Integrated Real Estate Management System \(iREMS\)](#)". A black arrow points from the top right of the list area down to the "iREMS" link. Below the list item, there is a light gray rectangular box.



What's NEW?

GENERAL LOOK and FEEL:

- Unique **BUSINESS FUNCTIONS**
- Specific **ROLE DEFAULTS**
- New **SIDEBAR SELECTIONS**
- Tabular **NAVIGATION**
- Redesign **SCREEN LAYOUT**

PBCA role specific Business Systems displays

Asset Management

Subsidy Administration

Current PBCA Business Systems

Asset Management

- The ***Asset Management*** business navigation tab contains the majority of information previously contained in **REMS**.
- When you log into **iREMS**, the ***Asset Management*** business function area displays with a list of all properties assigned to your User id.
- Your property selection is formatted within various *property-selection* tabs.
- The *business functions tabs*, *sidebar line items* and *property search* features are also displayed as additional navigation options.

PBCA – *Asset Management*

(Portfolio/Dashboard *log-in* display)

Search:
Settings

[Portfolio/Dashboard](#)

[Financial Statements](#)

[Financing](#)

[Management Reviews](#)

[Occupancy](#)

[Physical Inspections](#)

[Property Attributes](#)

[Property Participants](#)

[Risk Management](#)

[Servicing](#)

[Summaries](#)

[Workload Management](#)

[Downloads](#)

[Secure Systems](#)

[Logout](#)

My Properties (396)
My Events (8)
Open EH&S Items (9)
Open Management Reviews (217)
Open Project Actions (107)
Properties with Contract(s) Assigned to CA ID (399)
Advanced Search

My Properties for JOHN TESTER (MJ7116) Records 1 to 15 of 396

Search:

	Property Name ▲	Property Id	Street	City	State
1	100 CENTER HI-RISE	800007121	100 N. CENTER ST	MISHAWAKA	IN
2	ADAM & BRUCE APARTMENTS	800006535	5910 HESSEN CASSEL ROAD	FORT WAYNE	IN
3	AHEPA 232 APARTMENTS I	800006537	7355 SHADELAND STATION WAY	INDIANAPOLIS	IN
4	AHEPA 232 APARTMENTS II	800006538	7355 SHADELAND STATION WAY	INDIANAPOLIS	IN
5	ALEXANDRIA MANOR	800006540	600 EAST JACKSON STREET	ALEXANDRIA	IN
6	ALLEN COUNTY GROUP HOMES	800006543	2542 THOMPSON AVENUE	FORT WAYNE	IN

Asset Management

Portfolio/Dashboard

Financial Statements

Financing

Management Reviews

Occupancy

Physical Inspections

Property Attributes

Property Participants

Risk Management

Servicing

Summaries

Workload Management

Downloads

Secure Systems

Logout

PBCA

Asset Management

(side bar options)

PBCA – Asset Management

(log- in Property Search options)

Pre-defined assignment TABS with counts

Search: Property ID

Settings

My Properties (396) My Events (8) Open EH&S Items (9) Open Management Reviews (217) Open Project Actions (107) Properties with Contract(s) Assigned to CAID (399) Advanced Search

Additional Search Features

My Properties for JOHN TESTER (MJ7116) Records 1 to 15 of 396

Search: Property Name

First < Previous Next > Last

COLUMNS adjusted per assignment tab

Pre-defined Property links

	Property Name ▲	Property Id	Street	City	State
1	100 CENTER HI-RISE	800007121	100 N. CENTER ST	MISHAWAKA	IN
2	ADAM & BRUCE APARTMENTS	800006535	5910 HESSEN CASSEL ROAD	FORT WAYNE	IN

Property Attributes

(selection display)

Property Header

Property ID: 800006535 Name: ADAM & BRUCE APARTMENTS
Contract/FHA#: 073EH259 Active Status: Y Watch List: N Troubled Status: Potentially Tr

- [Portfolio/Dashboard](#)
- [Financial Statements](#)
- [Financing](#)
- [Management Reviews](#)
- [Occupancy](#)
- [Physical Inspections](#)
- [Property Attributes](#)
- [Property Participants](#)
- [Risk Management](#)
- [Servicing](#)
- [Summaries](#)
- [Workload Management](#)
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- [Logout](#)

Property Name, Address Buildings RENTS (TRACS) Neighborhood Network Center

Additional side-bar defined Navigation TABS

Property Name

Current Name: ADAM & BRUCE APARTMENTS
AKA Name(s):
Phone Number: 260-447-3496

Primary Address

Street: 5910 HESSEN CASSEL ROAD
Street2:
City: FORT WAYNE
U.S. State or Territory: IN
Foreign State or Territory:
Country: USA
U.S. Zip Code: 46816 -4706
Foreign Postal Code:
Standardization Status: 100% Overall probable correctness
Scattered Sites: No
Servicing Site: Indianapolis
HUB: Chicago

Data Available for view, edit or entry

Side-bar links
Navigation available

Property Name,
Address

Buildings

RENTS
(TRACS)

Neighborhood
Network Center



Rent Detail from TRACS

Contracts

Rent Effective Date	Contract# Project#	Contract Status	Unit Type	#Units	Contract Rent	Utility Allow. Effective Date
12/15/2006	KY36T841015	Active	0	15	649	
			1	45	686	

Non-Contract/Project

Rent Effective Date	FHA #	Unit Type	Total TRACS Project # Units	Basic Rent	Market Rent
12/15/2006	083EH162	0	15	0	0
		1	45	0	0

Last Update from TRACS: 12/16/2006

Property Name,
Address

Buildings

RENTS
(TRACS)

Neighborhood
Network Center



Neighborhood Network Center

Neighborhood Network? Yes No Unconfirmed

Date Plan Approved: 

Date Plan Established: 

Resident Organization Contact

Name: **Phone:**

U.S. State or Territory:

Foreign State or Territory:

Country:

U.S. Zip Code:

Foreign Postal Code:

Standardization Status:

Residents & Neighborhood Office Contact Narratives

Property Management

Side-bar Navigation

[Portfolio/Dashboard](#)

[Financial Statements](#)

[Financing](#)

[Management Reviews](#)

[Occupancy](#)

[Physical Inspections](#)

[Property Attributes](#)

[Property Participants](#)

[Risk Management](#)

[Servicing](#)

Management Review
List

Management Review
Detail



Management Review List

Add

Management Review 1 to 7 of 7

First

< Previous

Next >

Last

	Scheduled Date ▼	Performed Date	Report Date	Response Due Date	Closed Date	Overall Rating
1	05/31/2007	05/31/2007	06/25/2007	07/25/2007	09/19/2007	Satisfactory
2	06/08/2006	06/08/2006	06/30/2006	07/30/2006	09/29/2006	Above Average

Subsidy Administration

Asset Management

Subsidy Administration

Subsidy Administration

- The ***Subsidy Administration*** business navigational tab contains the *assistance contract* information and *renewal* information.
- The ***Subsidy Administration*** business function area is where information is viewed, entered and edited for all Contract Processing functions.

PBCA – Subsidy Administration

(Portfolio/Dashboard display)

Search:
Settings

Portfolio/Dashboard

Assistance Contracts

Contract Processing

Comparability Studies

Renewal Budgets

Secure Systems

Logout

My Properties (396)

Open Contract Processing (20)

Properties with Contract(s) Assigned to CA ID (399)

Advanced Search

My Properties for JOHN TESTER (MJ7116) Records 1 to 15 of 396

Search:

First
< Previous
Next >
Last

	Property Name	Property Id	Street	City	State
1	100 CENTER HI-RISE	800007121	100 N. CENTER ST	MISHAWAKA	IN
2	ADAM & BRUCE APARTMENTS	800006535	5910 HESSEN CASSEL ROAD	FORT WAYNE	IN
3	AHEPA 232 APARTMENTS I	800006537	7355 SHADELAND STATION WAY	INDIANAPOLIS	IN

Subsidy Administration

Portfolio/Dashboard

Assistance Contracts

Contract Processing

Comparability Studies

Renewal Budgets

Secure Systems

Logout

PBCA

Subsidy Administration

(side bar options)

Assistance Contracts

[Portfolio/Dashboard](#)

[Assistance Contracts](#)

[Contract Processing](#)

[Comparability Studies](#)

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[Secure Systems](#)

[Logout](#)

Assistance Contract
List

Assistance Contract
Status

Assistance Contract
Detail

Current Contract
Administrator/ Contact

Contract Administrator
History



Assistance Contract List

Save

Reset

Contract #	Current Contract Status	TRACS Contract Status	Program	Exp Date	Staged	Contract Authority	Budget Authority
IN36T861011	Active - Active	Active	202/8 NC	02/12/2012	N	304752.00	5294865.00

First Contract or Stage Expiration Date Pursuant to MAHRA:



Does Owner Participate in LIHPRA/ELIHPA? Yes No Unconfirmed

Discuss Preservation:

Owner/Field Offices Contacts Narrative: Assistance Contracts

Summary Narrative: Assistance Contracts

Contract Administrator Narrative: Assistance Contracts

Comparability Studies

[Portfolio/Dashboard](#)

[Assistance Contracts](#)

[Contract Processing](#)

[Comparability Studies](#)

[Renewal Budgets](#)

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[Logout](#)

Comparability Study

List

Comparability Study

Detail



Comparability Studies

Add

Fiscal Year	Date Appraiser Signed HUD 92273	Source	Execution Date of First Related Renewal	Unit Type	Comparable Rent
2008	01/28/2008	Owner	01/28/2008	4	665.00

Comparability Study Details

Comparability Study
List

Comparability Study
Detail



Comparability Study Detail

Save

Reset

Delete

Fiscal Year:

2007

Date HUD Form 92273 Signed by Appraiser:

03/06/2007

Comparability Study Submitted (to HUD) Date:

03/13/2007

Comparability Study Source:

HUD

Comparability Study Reviewed (by HUD) Date:

03/20/2007

Date Accepted/Approved by HUD:

02/28/2007

Comparable Rents

Add

Unit/Bedroom Type	Comparable Rent (Monthly)	Unit Description
1	600.00	
1	610.00	
2	650.00	

Renewal Budgets

[Portfolio/Dashboard](#)

[Assistance Contracts](#)

[Contract Processing](#)

[Comparability Studies](#)

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[Secure Systems](#)

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Renewal Budget List

Renewal Budget Detail

RHS Budget Detail 

Budget Lists

Renewal Budgets:

Add Renewal Budget

Fiscal Year	Date Approved by HUD	Budget-Based Rents % Increase
2007	06/07/2007	1.03
2005	07/13/2005	0.40
2004	05/12/2004	3.70
2003	11/04/2003	5.00
2002	04/15/2002	0.00

RHS Budgets:

Add RHS Budget

Fiscal Year	Date Approved by HUD	Unit Type	Budget-Based Rent
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Renewal Budget Detail

Renewal Budget List

Renewal Budget Detail

RHS Budget Detail



Renewal Budget Detail

Budget Prepared Date:	06/06/2007
Fiscal Year:	2007
Budget Submitted (to HUD) Date:	06/07/2007
Budget Reviewed (by HUD) Date:	06/08/2007
Budget Accepted/Approved (by HUD) Date:	06/07/2007
Budget-Based Rents % Increase/Decrease (if the Increase/Decrease is 6.5%, enter 0.065):	0.0103
Budget-Based Utility Allowance % Increase (if separate from rent and applicable):	0.0525

Function Contract Selection (ADD)

[Portfolio/Dashboard](#)
[Assistance Contracts](#)
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Contract Processing List
Function / Contract Selection
Function Detail

Save Reset

Function/Contract Selection

Contract(s) and/or Stage(s):

Select	Contract #	Stage	Expiration Date at Contract/Stage Expiration	Original Contract Effective Date Prior to October 1981?
<input type="checkbox"/>	IN36T861011	N/A	02/12/2012	N

Combine Contracts and/or Stages: Yes No Not Applicable

Surviving Contract:

HUD Policy:

Fiscal Year:

Contract Function:

Contract Action Selection:

Processing Status(if applicable):

Date Owner Signed Submission:

Date Owner Submission Package Initially Received:

Date Complete Package Received from Owner:

Contract Processing

- [Portfolio/Dashboard](#)
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- [Logout](#)

Contract Processing List

Function / Contract Selection

Function Detail

Contract Processing List

Contract #	Stage	Processing Function Type	Contract Actions	Effective Date	Expiration Date	Status
IN36T831005	4	Amend Rents	FY 2007 - 4: Request Renewal for Projects Exempt from OAHF	11/09/2006	11/08/2007	Completed - Contract/Stage Renewed
IN36T831005	4	Amend Rents	FY 2006 - 4: Request Renewal for Projects Exempt from OAHF	11/09/2005	11/08/2006	Completed - Contract/Stage Renewed

Function Detail

Contract Processing List	Function / Contract Selection	Function Detail 
Dates and Comments Comparability Study Selection Budget Selection OCAF Rents Final Review		
Dates and Comments		<input type="button" value="Save"/> <input type="button" value="Reset"/>
Surviving Contract: IN36T861011	Stage: N/A	
Function Type: Renewal	Action: FY 2008 - 2: Request Renewal Without Restructuring at or Below Comparable Rents	
Effective Date: 02/13/2012	ARAMS Status:	
Renewal Contract: <input type="text" value=""/>		
Exception Project Exempted from OAHF:	<input type="text" value=""/>	
Annual Financial Statement Required To be Submitted to HUD?	Yes	
Contract/Stage Date Information		
Contract/Stage Renewal Execution Date:		
Contract Effective Date:	<input type="text" value="02/13/2012"/> 	
Length of Contract in Months:	<input type="text" value=""/>	
Contract Expiration Date:		
Reason for Short-term Renewal:	<input type="text" value=""/>	
Decision Comments:		

OCAF

Contract Processing List	Function / Contract Selection	Function Detail 
Dates and Comments Comparability Study Selection Budget Selection OCAF Rents Final Review		
OCAF		<input type="button" value="Save"/> <input type="button" value="Reset"/>
Surviving Contract: IN36T861011	Stage: N/A	
Function Type: Renewal (ST)	Action: FY 2008 - 2: Request Renewal Without Restructuring at or Below Comparable Rents	
Effective Date: 02/13/2012	ARAMS Status:	
<hr/>		
OCAF Rent Adjustments		
Annual Rent Potential for all Section 8 Units Included in the Current Renewal:	<input type="text" value="393000.00"/>	
Annual Comparable (Owner's) Rent Potential for Units Included in the Current Renewal:	<input type="text" value="0.00"/>	
Annual Rent Potential for all Section 8 Units Expiring in the Current Renewal:	<input type="text" value="393000.00"/>	
Annual Rent Potential for all Active Section 8 Units Not Expiring in the Current Renewal:	<input type="text" value="0.00"/>	
Annual Rent Potential Non-Section 8 Units:	<input type="text" value="0.00"/>	
Annual Project Rent Potential:	393000.00	
Expiring Section 8 Portion of Total Rent Potential:	1.00	
Annual Project Debt Service:	<input type="text" value="157444.08"/>	
Annual Expiring Section 8 Share of Debt Service:	157444.08	
Annual Expiring Section 8 Rent Potential Less Expiring Section 8 Share of Debt Service:	235555.92	

RENTS

Contract Processing List	Function / Contract Selection	Function Detail 
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[Dates and Comments](#) | [Comparability Study Selection](#) | [Budget Selection](#) | [OCAF](#) | **[Rents](#)** | [Final Review](#)

Rents

Surviving Contract: TN37T801010 **Stage:** N/A
Function Type: Renewal **Action:** FY 2008 - 4: Request Renewal for Projects Exempt from OAHF
Effective Date: 08/20/2008 **ARAMS Status:**

HUD Approved Rent: OCAF Adjusted

Calculated Renewal Rents:

Unit Type	# of Units	Current Contract Rent at Expiration	Comparable (HUD 92273) Rent	OCAF Adjusted Rent	Budget-based Rent	Renewed Rent
1	10	588		599		599
1	90	588		599		599
Rent Potentials						
Monthly		58800		59900		59900
Annual		705600		718800		718800

Renewal Rent Effective Date: 08/20/2008
Monthly Increase to the Reserve for Replacement Account: 60

Final Review (1 of 4)

Contract Processing
List

Function /
Contract Selection

Function Detail 

[Dates and Comments](#) | [Comparability Study Selection](#) | [Budget Selection](#) | [OCAF](#) | [Rents](#) | **[Final Review](#)**

Final Review

Surviving Contract: IN36T861011

Stage: N/A

Function Type: Renewal (ST)

Action: FY 2008 - 2: Request Renewal Without Restructuring at or Below Comparable Rents

Effective Date: 02/13/2012

ARAMS Status:

Dates and Comments

Renewal Contract:

Exception Project Exempted from OAHP:

Annual Financial Statement Required To be Submitted to HUD? Yes

Contract/Stage Date Information

Contract/Stage Renewal Execution Date:

Contract Effective Date: 02/13/2012

Length of Contract in Months: 0

Contract Expiration Date:

Reason for Short-term Renewal: Insufficient Time for Owner to Perform Comparability Study

Decision Comments:

Final Review (2 of 4)

Comparability Study Selection

Comparability Study Required? Unconfirmed

Type of Alternative to Comparability Study Used:

Comparability Study:

Select	Date Appraiser Signed HUD 92273	Source	Execution Date of First Related Renewal	Unit Type	Comparable Rent
<input type="checkbox"/>	02/07/2008	Owner	02/15/2008		

Budget Selection

Renewal Budget Required?

Unconfirmed

Renewal Budget Type:

Final Review (3 of 4)

OCAF

Annual Rent Potential for all Section 8 Units Included in the Current Renewal:	393000.00
Annual Comparable (Owner's) Rent Potential for Units Included in the Current Renewal:	0.00
Annual Rent Potential for all Section 8 Units Expiring in the Current Renewal:	393000.00
Annual Rent Potential for all Active Section 8 Units Not Expiring in the Current Renewal:	0.00
Annual Rent Potential Non-Section 8 Units:	0.00
Annual Project Rent Potential:	393000.00
Expiring Section 8 Portion of Total Rent Potential:	1.00
Annual Project Debt Service:	157444.08
Annual Expiring Section 8 Share of Debt Service:	157444.08
Annual Expiring Section 8 Rent Potential Less Expiring Section 8 Share of Debt Service:	235555.92
Annual Expiring Section 8 Rent Potential Attributed to Operation Multiplied by the Published OCAF (4.100%)	245213.71
OCAF Adjusted Contract Rent Potential:	402657.79
Lesser of OCAF or Correlated Comparable Rent Potential:	402657.79
Rent Increase Factor (Based upon Lesser of OCAF vs. Comps):	1.025

Final Review (4 of 4)

Rents

HUD Approved Rent:

Calculated Renewal Rents:

Unit Type	# of Units	Current Contract Rent at Expiration	Comparable (HUD 92273) Rent	OCAF Adjusted Rent	Budget-based Rent	Renewed Rent
0	12	617		627		
1	38	667		678		
Rent Potentials						
Monthly		32750		33288		
Annual		393000		399456		

Renewal Rent Effective Date: 02/13/2012

Monthly Increase to the Reserve for Replacement Account: 39

Monthly Deposit Amount (most recent entered amount): 2434.00

Date Sent to OAHP: (If rents determined by HUD/CA to be over Comparable)

Reason sent to OAHP:

Date Review Results Received from OAHP:

OAHP Results:

Dispute/Appeal Comments:

Rents Final for Contract Exhibit: No

Current iREMS Status

- REMS is the first system to integrate into iREMS
- HUD technology modernization:
 - Cold Fusion to Java
 - Sybase to Oracle
- Implementation scheduled for Spring 2008

Vision for iREMS Growth

The *integration and consolidation* of a variety of Multifamily systems *with* the user access tailored to functional roles and rights.

