WHAT’S NEW?

Overview

This document provides information on the issues included in iREMS release 1.6.3.6.

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.
ASSET MANAGEMENT

Financing

➢ Financing Detail

Grants that were foreclosed on (terminated) still show active in the Active Financing Instrument and Field Office Status fields.

Since, these grants originate in the DAP system the policy will be to change the DAP status to “L03” foreclosure by DAP. A new iREMS Financing Instrument Rules Status (FIRS) will be added to look at the foreclosed DAP status of “L03” and if from LAS/NLS or PAS then the financing instrument will get terminated. The grants with other terminated DAP status like “T%”, “N%” or “J%” remain active.

This will assist in accurately reporting loan/grant status for foreclosed properties.
Physical Inspection

- Physical Inspection List

The PASS system maintains physical inspection scores with decimals. However, they round the scores. Upon the PASS system migrating to a new Oracle database they did not round the scores between 99.50 to 99.99. iREMS will now round the Physical Inspection scores between 99.50 and 99.99 down to 99. The physical inspection scores of 100 will remain 100.

<table>
<thead>
<tr>
<th>Inspection Number</th>
<th>Inspection Date</th>
<th>EHHS Items?</th>
<th>Released Date</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>02/07/2011</td>
<td>N</td>
<td>11/02/2011</td>
<td>90 a</td>
</tr>
<tr>
<td>2</td>
<td>08/09/2008</td>
<td>N</td>
<td>09/05/2008</td>
<td>100 a</td>
</tr>
<tr>
<td>3</td>
<td>08/07/2005</td>
<td>Y</td>
<td>08/17/2005</td>
<td>90 c</td>
</tr>
<tr>
<td>4</td>
<td>08/01/2002</td>
<td>Y</td>
<td>08/20/2002</td>
<td>90 d</td>
</tr>
<tr>
<td>5</td>
<td>07/15/1999</td>
<td>N</td>
<td>10/22/1999</td>
<td>90 e</td>
</tr>
</tbody>
</table>
Subsidy Administration

Contract Processing

➢ Function Detail
➢ Comparability Study Selection
➢ Comparability Study Detail

When the user selects the *Adjust Comp Rents by OCAF* button on the *Comparability Study Detail* page, the calculation of the rent multiplied by the OCAF value, will be round 49 cents and below DOWN to the nearest dollar, and 50 cents and above UP to the next highest dollar since the comparability study does not show cents.

Example: 650.50 gets rounded UP to 660.00

665.49 gets rounded DOWN to 665.00
Functional Detail

Rents

Where the *Rents Final for Contract Exhibit* indicator is set to “Yes” and the utility allowance is changed after the fact in the Rents Detail screen then the indicator will be reset back to “No” and the *Rents Final for Contract Exhibit Date* will be blanked out.

"Rents Final for Contract Exhibit" reset back to "No" after a utility allowance change.
Auto OCAF

The Auto OCAF changes only apply to contracts/properties in the Auto OCAF Pilot Program.

- Function Detail
- Auto OCAF Letter

The budget based increase line selection in the Auto OCAF Letter has been modified to add new language for an owner to elect the zero budget-based option in lieu of the OCAF. OGC has stated that an owner can elect to the zero budget based option if they submit a certification that the owner has reviewed the project’s income and expenses and has determined that a zero budget-based request is sufficient to continue to operate the property with physical and financial needs met. The new first page of the letter is printed below.

This part of the letter, Part B, is for Options 1, 2 and 4. Part A of the letter for Option 3 has not changed.
U.S. Department of Housing and Urban Development
San Francisco Multifamily Hub
800 Harrison Street, 3rd Floor
San Francisco, CA 94107-1387

RIDGEVIEW TERRACE AFFORDABLE HOUSING 12/27/2011
INC.
140 CASHMERE ST
SAN FRANCISCO, CA 94124-2422

Subject: Automatic OCAF Rent Increase
RIDGEVIEW TERRACE
CA39M000244/12144024
Rent Compliancy Study Expires:

Dear Owner/Mortgagee:

RIDGEVIEW TERRACE is in a multi-year Housing Assistance Payments Contract and, as such, is eligible for an automatic rent increase to become effective 01/01/2012. The rent increase factor is 1.018. The debt service amount used in the calculation of new rents is $0.00.

Should you elect this rent increase, the new rents for RIDGEVIEW TERRACE will be as indicated on the attached Exhibit A. Complete, execute, and return these (3) forms HUD-82458 Rent Schedule Low Rent Housing to your HUD PHA within 10 days of receipt of this package.

Indicate below which rent increase option is to be applied in the upcoming contract year. Complete the Project Information section that follows, and return this Notice and any attachments to your HUD PHA within 10 of receipt of this package.

☐ I elect to receive the attached automatic rent increase.

☐ I elect to receive the attached automatic rent increase, and am submitting a Utility Analysis and recommendation for a change to the Utility Allowances. Supporting documentation is enclosed.

☐ I elect a zero budget-based rent adjustment in lieu of the OCAF adjustment and understand that this will result in reserved funding at current rents. I further understand that the OCAF adjustment for this year may not be recouped retroactively in the future. If applicable, I am submitting a Utility Analysis and recommendation for a change to the Utility Allowances. My signature on this letter certifies that I have reviewed the project’s income and expenses and they are at levels that will enable me to continue to provide decent, safe and sanitary housing.

Attachment
Amended Rent Assist OCAF Part E

February 2012
Auto OCAF

- Auto OCAF batch job

Auto OCAF has been modified to identify the effective date a contract comes into the Auto OCAF pilot to determine what type of amend rents Contract Processing screens to display. All screens with an amend rents effective date prior to the contract being in the Auto OCAF pilot will display the old/regular amend rents screens, which include the owner package submission dates on the Function/Contract Selection screen, OCAF tab without auto ocaf eligibility indicators and dates, it does not include the Auto OCAF Letter tab, and it shows all types of rents columns on the Rents tab. All screens automatically created or manually created with an amend rents effective date after the contract is in the Auto OCAF pilot will display the new auto ocaf amend rents screens, which includes NO owner package submission dates displaying on the Function/Contract Selection screen, OCAF tab with auto ocaf eligibility indicators and owner selecting ocaf dates, it does include the Auto OCAF Letter tab, and it shows only applicable rents columns on the Rents tab.