WHAT’S NEW?

Overview

This document provides information on the issues included in iREMS release 1.6.3.7.

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

Occupancy

➢ Housing for Disabled Survey List

The active indicator now accurately reflects the status of a Housing for Disabled Survey after it’s been updated due to an update in the database sync from Oracle to Sybase.

Physical Inspections

➢ Physical Inspection/EH&S Items

iREMS now is changing the EH&S flag to “N” if the PASS system pulls the EH&S and the record no longer exists in the EH&S table. The EH&S indicator is now reflected online and in the management plan goal reports accurately.
Physical Inspection

- Physical Inspection List
- Physical Inspection Detail

The Physical Inspection\EH&S Detail screen displays the Physical Inspection\EH&S Event Tracking section. When the user adds and saves a new EH&S Event Tracking Detail they also add the Responsible Person/Role. When the user goes back into the record, the new responsible person and role appears in the Physical Inspection\EH&S Event Tracking section.
Property Attributes

Servicing Site

The HUB and Servicing site, formally called “OIHCF” (Office of Insured Health Care Facilities) have been changed to “OHP” (Office of Healthcare Programs). Within the iREMS servicing_site_reference table (and all throughout iREMS) any reference to “OIHCF” has been changed to “OHP”. Users will now see the updated name of “OHP” throughout the iREMS application, including the reports drop down selection boxes.
Subsidy Administration

Contract Processing

- Function Contract Selection

When two contracts are combined the Contract(s) and/or Stage(s) list will include the surviving contract number listed once and also display the non-surviving contract number.
Function Contract Selection

The user selects an option from the **HUD Approved Rent** drop-down box. Then the user clicks on the *unit type* and the **Calculated Renewal Rent Detail** page displays. The user changes and saves the utility allowance. The selected option will remain as the **HUD Approved Rent**. The user did not change the rent; they just changed the utility allowance.

**Note:** The HUD Approved Rents drop down selection does change if selected and the renewal rents are changed.

(Using *OCAF Adjusted* as our example)
I
ntegrated Real Estate Management System

What's New?

Release 1.6.3.7

CONTRACT ADMINISTRATORS

April 2017

Calculated Renewal Rent Detail -- Added and Saved Utility Allowance

Rents after save. The HUD Approved Rent drop down selection still displays.
Auto OCAF Letter

- Options 1 and 3 - Part A

Some of the wording in Part A of the Auto OCAF Letter has been changed. Options 1 and Options 3 generate the Part A letter. A sample of the letter for Option 1 displays below with the changes highlighted:

Part A – page 1
Other:

Part A – page 2
I (We) hereby **certify** that the debt service amount of $0.00 and the non-section 8 rent potential amount of $0.00 are true, accurate and complete to the best of my (our) knowledge and belief.

Project Name: __________________________________________

Owner Name: __________________________________________

Owner Signature: __________________________ Date: __________

Should you have any questions, please contact our office. It is very important that you send your response to the attention of ________________.

Sincerely,

Laura Moore
Project Manager

OMB Control #0201-0097
Exp (10/31/2012)

Public reporting burden for this collection of information is estimated to average 1 hour. This includes the time for collecting, reviewing, and reporting the data. The information is being collected for purposes of determining rent adjustments and will be used for estimating new rents. This request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number. No confidentiality is assured.

Privacy Act Notice: The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in the form by virtue of Title 12, United States Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. While no assurance of confidentiality is pledged torespondents, HUD generally discloses this data only in response to a Freedom of Information Act request.

Part A - page 3
• Options 2 and 4 - Part B

The wording in Part B of the Auto OCAF Letter has been changed. A Budget Base increase displays as one of the changes on the Part B letter. Options 2 and Option 4 generate the Part B letter. A sample of the letter for Option 2 displays below with the changes highlighted:

U.S. Department of Housing and Urban Development
U.S. Dept. of Housing & Urban Development
Providence Field Office
121 South Main Street Suite 300
Providence, Rhode Island 02903

The GMG Group Limited Partnership 03/19/2012
286 Sage Trail
North Kingstown, RI 02852

Subject: Automatic OCAF Rent Increase
STILLWATER APARTMENTS
RI45H023997:01698091
Rent Comparability Study Expires: 02/25/2016

Dear Owner/Mortgagee:

STILLWATER APARTMENTS is in a multi-year Housing Assistance Payments Contract and, as such, is eligible for an automatic OCAF rent increase to become effective 07/01/2011. The rent increase factor is 1.010. The debt service amount used in the calculation of new rents is $11,491.88.

Should you elect this rent increase, the new rents for STILLWATER APARTMENTS will be as indicated on the attached Exhibit A. Complete, execute, and return three (3) forms HUD-92458 Rent Schedule Low Rent Housing to your HUD/PHBCA within 10 days of receipt of this package.

Indicate below which rent increase option you are requesting be applied in the upcoming contract year. Complete the Project information section that follows, and return this Notice and any attachments to your HUD/PHBCA within 10 days of receipt of this package (check one).

- [ ] I elect to receive the attached automatic OCAF rent increase.
- [ ] I elect to receive the attached automatic OCAF rent increase, and am submitting a Utility Analysis and recommendation for a change to the Utility Allowances. Supporting documentation is enclosed.
- [ ] I request a [rare] budget-based rent adjustment in lieu of the OCAF adjustment and understand that this will result in renewed 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
Amend Rents Auto OCAF Part B

Part B - page 1
☐ I request a Budget Based Rent Increase for the upcoming contract year. The required documentation for this rent increase is enclosed. If applicable, I am submitting a Utility Analysis and recommendation for a change to the Utility Allowances.

☐ Other: ____________________________________________
I (We) hereby certify that the debt service amount of $11,491.88 and the non-section 8 rent potential amount of $0.00 are true, accurate and complete to the best of my (our) knowledge and belief.

Project Name:________________________________________

Owner Name:________________________________________

Owner Signature:_________________________ Date:________________________

Should you have any questions, please contact our office. It is very important that you send your response to the attention of ____________________.

Sincerely,

Lawrence Morris
Property Manager

OMB Control #2502-0387
Exp (10/31/2012)

Public reporting burden for this collection of information is estimated to average 1 hour. This includes the time for collecting, reviewing, and reporting the data. The information is being collected for purposes of determining rent adjustments and will be used for estimating new rents.

Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number. No confidentiality is assured.

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Attachment

Amend Rents Auto OCAF Part B

Part B - page 3