WHAT’S NEW?

Overview

This document provides information on the issues included in iREMS release 2.0.0.1.

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

My Events

The Event Notifications: “Rent Comp Study Expiring in 9 Months. Sent 4 years and 3 months after appraiser’s signature” and “OPIIS Risk Category has Changed” will be generated only if the property is active.

DEC Referrals

➢ Referral List
➢ Referral Detail

When the DEC user re-opens a closed DEC Referral (with a status of “Closed/Returned to Hub” or “Closed/Monitoring”), the DEC Status shows correctly on the DEC Referral List and Referral Detail pages. The “Referral Closed Date” on the page also displays the corrected date or is deleted, if the status is not closed.
Referral Data – “Closed/Returned to Hub”

DEC Status History – “Closed/Returned to Hub” changing to “Final Report”
Integrated Real Estate Management System
Release 2.0.0.1
What's New?
HSG/DEC

DEC Status History – “Final Report”

Referral Data – “Final Report”

Referral List – “Final Report”
Management Review

➢ Management Review Detail
➢ Project Action List

The Project Activity detail screen compares the user’s role code on the property to the role code of the responsible person on the project activity. If they do not match, then the user isn’t allowed to update the record. iREMS no longer pulls the first role code it finds as the comparison, and now looks to see if the role on the project action is assigned to the person signed on. If it is then the user is allowed to update the project action.

![Management Review List](image)

Workload Management - Assignments – assigned to 2 positions

![Management Review List](image)
Integrated Real Estate Management System

What's New?

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HSG/DEC

Management Review Detail

Project Action List

Project Action Detail
Integrated Real Estate Management System

What's New?

Release 2.0.0.1

HSG/DEC

Project Action Detail – added dates

Project Action List – closed date displayed

Management Review Detail – dates displayed
Integrated Real Estate Management System
What’s New?
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HSG/DEC

Management Review List – *date and status displayed*

Property Attributes

Summaries

- **Geocode Information:** (Automated)

For the Longitude and Latitude, iREMS will retrieve 6 decimal places from GEO Code and store these 6 digits in the database. The 6 decimal places will display within the **Summaries** and **Property Attribute** section, under the **Geocode Information**, in the **Longitude/Latitude** field.

**Summaries - Summary tab – Primary Address**
Property Attribute - Buildings tab - Property Address
Subsidy Administration

Contract Processing

➢ Function Contract Selection

- Rents

The user chooses one type of rent from the *HUD Approved Rent* field and chooses “Yes” for the *Rent Final for Contract Exhibit* and saves as final. Then the user returns to the *HUD Approved Rent* drop down and selects another type of rent and re-finalizes the Renewed Rents column will display the rents that were most recently selected. This will occur on any renewal or amend rents action; no matter how many times the user changes the rents and re-finalizes the rents.

![Renewal Rents Table](image-url)

1st saved RENTS page - *Current*
- Rents - Renewal 5a

When the user is in the Rents tab for a Renewal 5a and the renewal is finalized. They can go into any one of the unit type records without any warning signs displaying. “The renewal is now complete: please initiate your funding request procedures” should only show when the user is finalizing the renewal.
Function Detail - Rents
Reports

CAOM PBCA Reports

- PBCA - Quarterly Risk Assessment Report

The **PBCA – Quarterly Risk Assessment Report** will display the **Covered Units** at the **Beginning ACC Year** and **End of Quarter** accurately from iREMS. The **Covered Units in Month 1/2/3 of Quarter** will continue to display with numbers from TRACS.  “Management & Occupancy Reviews” has been deleted and a new criterion “Management, Occupancy & FHEO Reviews” has been added to the report.

![PBCA - Quarterly Risk Assessment Report](image)

Report displaying accurate counts and new criterion name

Management Plan and Goals

- Management Plan – Substandard MF Properties, Score between 0 and 59

The header on the **Management Plan – Substandard MF Properties, Score between 0 and 59** report show the correct dates entered into the date parameters from the parameter page.
Integrated Real Estate Management System

What's New?

Release 2.0.0.1

HSG/DEC

Parameter page

Management Plan Report for Substandard Multifamily Housing Properties
Score between 0 and 59
Inspections Between 8/17/2011 and 8/16/2012

Score between 0 and 59 report
Risk Management

➢ Root Problem Cause / Mitigation Strategy History

The Total Properties field on the Root Problem Cause / Mitigation Strategy History report shows the total number of properties included in the generated report.

Financial Management

➢ Non FHA Loan Collections

On the Non FHA Loan Collection report, for all “Green” loans, the Loan Group Type column will be labeled “4539 Green Retrofit”. Also the Unpaid Principal Balance column title has been corrected.
**Property/Participant**

- **Participant List**

When the user searches the *Participant List* using the “*Source by Participant Individual Name*” field, the system will search by the name you requested. The report will generate the individual name, in the *Individual Name* field.
### Participant List

**Property Name:** LELAND APARTMENTS  
**Property ID:** 800001839  
**Project Manager:** RANJEET KHAIRE  
**Address:** 903 HOWARD ST SAN FRANCISCO, CA 94103-4180  
**HUD Name:** San Francisco  
**Site Name:** San Francisco

<table>
<thead>
<tr>
<th>Role</th>
<th>Name</th>
<th>Effective Date</th>
<th>TAX ID</th>
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</thead>
<tbody>
<tr>
<td>Owner/Mortgagor</td>
<td>TODD AND DEC</td>
<td>07/01/2000</td>
<td>95222266</td>
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<tr>
<td>Management Agent</td>
<td>John Stewart Company</td>
<td></td>
<td>912477073</td>
</tr>
</tbody>
</table>

**Current Contract Administrators:**

**HUD Administered Contracts:**

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**Participant List**

**Property Name:** PARKVIEW APARTMENTS (aka Pierce Street Apartments)  
**Property ID:** 800002291  
**Project Manager:** BETTY LEE  
**Address:** 181 PIERCE STREET, OAKLAND, CA 94602-4263  
**HUD Name:** San Francisco  
**Site Name:** San Francisco

<table>
<thead>
<tr>
<th>Role</th>
<th>Name</th>
<th>Effective Date</th>
<th>TAX ID</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner/Mortgagor</td>
<td>JOHN RAYMOND DEAN</td>
<td>05/01/2000</td>
<td>9421713083</td>
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<tr>
<td>Management Agent</td>
<td>JMK INVESTMENTS, INC.</td>
<td></td>
<td>95222266</td>
</tr>
</tbody>
</table>

**Current Contract Administrators:**

**HUD Administered Contracts:**

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**“John” as Management Agent**

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**“John” as Owner/Mortgagor**
## Participant List

Protected data in accordance with the Privacy Act of 1974

<table>
<thead>
<tr>
<th>Role Parameter</th>
<th>Details</th>
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<tbody>
<tr>
<td>HUB:</td>
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<tr>
<td>Service Site:</td>
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<tr>
<td>Property Status</td>
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<td>Tax ID:</td>
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<tr>
<td>Assigned User First Name:</td>
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<tr>
<td>Assigned User Last Name:</td>
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<tr>
<td>Organization Name:</td>
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<tr>
<td>Individual Name:</td>
<td>John</td>
</tr>
</tbody>
</table>
Database Changes

Servicing

- IRP List

When a user deletes an IRP record in iREMS online, the record will delete from the Oracle database and the Sybase database. This sync will clean up the reporting when the user is seeking Active IRPs on their properties.
Subsidy Administration

The iREMS nightly batch process will compare each record from the Sybase stage table to the nightly feed from iCON/TRACS, and if a record exists in the stage table that does not exist in iCON/TRACS nightly feed, the process will delete that record (stage) from the Sybase stage table.