

WHAT'S NEW?



IREMS 2.0.0.1

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**.

My Properties (255)

My Events (20)

My Troubled Properties (37)

Open EH&S Items (0)

Open Management Reviews (29)

Open Project Actions (408)

Advanced Search

My Events for WILL RALEs (H20580) Records 1 to 20 of 20

Search:

Property Name

Remove Checked Events

First

< Previous

Next >

Last

	Property Name	Identifier	Notification Date	Description
1	<input type="checkbox"/> SCITUATE VISTA	800019412	07/30/2012	Rent Comp Study Expiring in 9 Months. Sent 4 years and 3 months after appraisers signature.
2	<input type="checkbox"/> WATERVIEW APTS	800019443	07/30/2012	Physical Inspection Released
3	<input type="checkbox"/> MESHANTICUT VISTA	800019370	07/28/2012	Physical Inspection Conducted - EH&S Items Found
4	<input type="checkbox"/> TRINITY NEWPORT (AKA NEWPORT HEIGHTS PHASE 2B)	800221835	07/27/2012	Physical Inspection Conducted - EH&S Items Found
5	<input type="checkbox"/> GRANDEVILLE AT GREENWICH	800231409	07/07/2012	OPIIS Risk Category has Changed
6	<input type="checkbox"/> MESHANTICUT VISTA	800019370	06/29/2012	OPIIS Risk Category has Changed

My Events page

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 List

Referral Detail

Status History

Referral Narratives

Action Plan

Task Management

Recovered Funds List

AFS Non-Filer

High-Level Tracking Lists

Referral List

Add

Referral Properties 1 to 5 of 5

First

< Previous

Next >

Last

Referral ID	Referral Date	Referred By	Satellite Office Assigned	DEC Status	Referral Type	Inspection ID	Financial Due Date
5	06/10/2009	REAC-FASS	Fort Worth	Closed/Returned to Hub	Non-Filer		04/30/2009
4	07/27/2004	HUB	Fort Worth	Evaluation	Physical		
3	10/29/2002	REAC-FASS	Fort Worth	Closed/Returned to Hub	Financial		
2	10/29/2002	REAC-FASS	Fort Worth	Closed/Returned to Hub	Financial		
1	06/10/2002	REAC-FASS	Fort Worth	Closed/Returned to Hub	Non-Filer		

Referral List – “*Closed/Returned to Hub*”

Referral List	Referral Detail	Status History	Referral Narratives	Action Plan	Task Management	Recovered Funds List	AFS Non-Filer	High-Level Tracking Lists
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Referral Detail Save Reset Related Project Action

Referral ID: 3
 DEC Status: Closed/Returned to Hub
 Referral Source: REAC-FASS
 HUB Office: Fort Worth
 Project Manager: PAMELA D SPICER
 DEC Analyst: CAROLYN LEWIS
 DEC Attorney:
 Referral Priority: Normal
 Referral Closed Date: 08/20/2012
 Resolution of Closed Referral: With Recommendations

Referral Date: 10/29/2002
 DEC Status Effective/Change Date: 08/20/2012
 Servicing Site: Fort Worth
 Satellite Office Assigned: Fort Worth
 Referral Type: Financial
 FASS Due Date: 04/30/2002

Type of Families Protected Add

Type of Families	Number of Families	Date Updated
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Referral Data – “Closed/Returned to Hub”

Referral List	Referral Detail	Status History	Referral Narratives	Action Plan	Task Management	Recovered Funds List	AFS Non-Filer	High-Level Tracking Lists
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DEC Status History Add

Referral ID 3

DEC Status History 1 to 6 of 6

First < Previous Next > Last

DEC Status Effective Update Date	DEC Status	Last Update User
08/20/2012 01:45 PM	Closed/Returned to Hub	HOPE E FILE
08/20/2012 01:25 PM	Final Report	TERESSIA SMITH
05/27/2003 12:00 AM	Closed/Returned to Hub	DAVID J TURNER
05/23/2003 12:00 AM	Initial Report	DAVID J TURNER
05/23/2003 12:00 AM	Final Report	DAVID J TURNER
10/29/2002 12:00 AM	Evaluation	DAVID J TURNER


Status History Detail Save Reset Close

DEC Status: Final Report
 DEC Status Effective Date/Update Date: 09/17/2012 03:40 PM
 Resolution of Closed Referral:
 Last Update User: TERESSIA SMITH

DEC Status History – “Closed/Returned to Hub” changing to “Final Report”

Referral List	Referral Detail	Status History	Referral Narratives	Action Plan	Task Management	Recovered Funds List	AFS Non-Filer	High-Level Tracking Lists
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DEC Status History Save successful (x) Add

Referral ID 3 

DEC Status History 1 to 7 of 7


First < Previous Next > Last

DEC Status Effective Update Date	DEC Status	Last Update User
09/17/2012 03:40 PM	Final Report	TERESSIA SMITH
08/20/2012 01:45 PM	Closed/Returned to Hub	HOPE E FILE
08/20/2012 01:25 PM	Final Report	TERESSIA SMITH
05/27/2003 12:00 AM	Closed/Returned to Hub	DAVID J TURNER
05/23/2003 12:00 AM	Initial Report	DAVID J TURNER
05/23/2003 12:00 AM	Final Report	DAVID J TURNER
10/29/2002 12:00 AM	Evaluation	DAVID J TURNER

DEC Status History – “Final Report”

Referral List	Referral Detail	Status History	Referral Narratives	Action Plan	Task Management	Recovered Funds List	AFS Non-Filer	High-Level Tracking Lists
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Referral Detail Save Reset Related Project Action

Referral ID: 3 

DEC Status: Final Report

Referral Source: REAC-FASS

HUB Office: Fort Worth

Project Manager: PAMELA D SPICER

DEC Analyst: CAROLYN LEWIS

DEC Attorney:

Referral Priority: Normal

Referral Closed Date:

Resolution of Closed Referral:

Referral Date: 10/29/2002

DEC Status Effective/Change Date: 09/17/2012

Servicing Site: Fort Worth

Satellite Office Assigned: Fort Worth

Referral Type: Financial

FASS Due Date: 04/30/2002

Type of Families Protected Add

Type of Families	Number of Families	Date Updated
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Referral Data – “Final Report”

Referral List	Referral Detail	Status History	Referral Narratives	Action Plan	Task Management	Recovered Funds List	AFS Non-Filer	High-Level Tracking Lists
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Referral List

Referral Properties 1 to 5 of 5

First < Previous Next > Last

Referral ID	Referral Date	Referred By	Satellite Office Assigned	DEC Status	Referral Type	Inspection ID	Financial Due Date
5	06/10/2009	REAC-FASS	Fort Worth	Closed/Monitoring	Non-Filer		04/30/2009
4	07/27/2004	HUB	Fort Worth	Evaluation	Physical		
3 	10/29/2002	REAC-FASS	Fort Worth	Final Report	Financial		
2	10/29/2002	REAC-FASS	Fort Worth	Closed/Returned to Hub	Financial		
1	06/10/2002	REAC-FASS	Fort Worth	Closed/Returned to Hub	Non-Filer		

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.

Project Action List			
Project Action Detail			
Assignments			
Assignments 1 to 27 of 27			
First < Previous Next > Last			
	Role Name	User Name	System Id
1	AFS Submitter	CURTIS O KILGORE	FASSUB
2	AFS Submitter	JUDY A WHITE	FASSUB
3	Backup Project Manager	RANDY L BOND	REMS
4	Backup Project Manager	SARAH N ANDINO	REMS
5	CPA Certifier	MARCIA L ADAMS	FASSUB
6	DEC Analyst	STEVE W ESTERL	REMSEC
7	DEC Manager	REBECCA H SHANK	REMSEC
8	EHS External Viewer	JUDY A WHITE	PASS
9	EHS Read External	JUDY A WHITE	PASS
10	Inspection Contractor Coordinator	DEBBIE ADAMS	PASS
11	MF - EIV - Housing Coordinator	MARCIA L ADAMS	EIV
12	MF - EIV - Non-HUD User	PATRICIA A PARR	EIV
13	MF - EIV - Non-HUD User	SHARON K COMBS	EIV
14	Multifamily Director	JANE D CHARIDA	REMS
15	Project Assistant	SUSAN L SIEWERT	REMS
16	Project Manager	DEBBIE ADAMS	REMS
17	Supervisory Project Manager	JANET A ESTEY	REMS
18	TRACS Tenant Query	LISA K WHEELER	TRACS
19	TRACS Tenant Query	MARCIA L ADAMS	TRACS
20	TRACS Voucher Query	LISA K WHEELER	TRACS
21	TRACS Voucher Query	MARCIA L ADAMS	TRACS

Workload Management - Assignments – assigned to 2 positions

Management Review						
List						
Management Review Detail						
Management Review List						
Add						
Management Review 1 to 8 of 8						
First < Previous Next > Last						
	Scheduled Date	Performed Date	Report Date	Response Due Date	Closed Date	Overall Rating
1	03/27/2012	03/27/2012	04/03/2012	05/21/2012		
2	03/05/2010	03/05/2010	03/22/2010	04/21/2010	04/28/2010	Satisfactory
3	03/25/2009	03/25/2009	04/13/2009	05/12/2009	05/12/2009	Satisfactory
4	07/25/2007	07/25/2007	08/17/2007	09/16/2007	10/30/2007	Below Average
5	06/30/2005	04/20/2005	05/23/2005	06/30/2005	06/30/2005	Satisfactory
6	06/05/2003	06/05/2003	07/03/2003	08/02/2003	08/18/2003	Satisfactory
7	07/19/2001	07/19/2001	08/10/2001	09/10/2001	09/24/2001	Satisfactory
8	07/14/1999	07/14/1999	08/04/1999	09/04/1999	09/07/1999	Satisfactory

Management Review List

Management Review List Management Review Detail

Management Review Detail Save Reset Delete **Related Project Actions**

Scheduled Date: 03/27/2012
Review Type: Management, Occupancy & FHEO Review
Person/Role Responsible for Review: DEBBIE ADAMS- Role: PM
Performed Date: 03/27/2012
Report Date: 04/03/2012
Date Report Date Entered: 04/03/2012
Owner Response Due: ☒ Yes ☐ No
Response Due Date: 05/21/2012
Response Received Date:
Closed Date:
Overall Rating:

Management Review Detail

Project Action List Project Action Detail Assignments

Project Action List Add

Project Actions 1 to 1 of 1

First < Previous Next > Last

Action	Responsible Person	Role	Type of Plan	Start Date	Target Completion Date	Amended Target Date	Closed Date	Related Referral ID
1 Management Review Sent to Owner & Response Due	DEBBIE ADAMS	PM	H	04/03/2012	05/03/2012			

Project Action List

Project Action List Project Action Detail Assignments

Project Action Detail Save Reset

Action Entered Date: 04/03/2012
Action Type: Asset Management Activities
Current Action: Management Review Sent to Owner & Response Due
Action Group: Housing Program
Type of Plan: Housing
Action Start Date: 04/03/2012
Person/Role Responsible for Action: DEBBIE ADAMS- Role: PM
Target Completion Date: 05/03/2012
Amended Target Date:
Date Amended:
EC Concurrence: ☐ Yes ☒ No
EC Concurrence Date:
Closed Date:
Reason for Closure:
Estimate of Hours Spent on Activity: 0
Further Action Required (Another Project Action is Needed): ☐ Yes ☒ No
Comments:
Action Generated from Management Review Detail page

Project Action Detail

Project Action List Project Action Detail Assignments

Project Action Detail Save Reset

Action Entered Date: 04/03/2012
 Action Type: Asset Management Activities
 Current Action: Management Review Sent to Owner & Response Due
 Action Group: Housing Program
 Type of Plan: Housing
 Action Start Date: 04/03/2012
 Person/Role Responsible for Action: DEBBIE ADAMS- Role: PM
 Target Completion Date: 05/03/2012
 Amended Target Date:
 Date Amended: 07/16/2012
 EC Concurrency: ☐ Yes ☒ No
 EC Concurrency Date:
 Closed Date: 07/27/2012
 Reason for Closure: Completed
 Estimate of Hours Spent on Activity: 0
 Further Action Required (Another Project Action is Needed): ☐ Yes ☒ No
 Comments:
 Action Generated from Management Review Detail page

Project Action Detail – added dates

Project Action List Add

Project Actions 1 to 1 of 1

First < Previous Next > Last

	Action	Responsible Person	Role	Type of Plan	Start Date	Target Completion Date	Amended Target Date	Closed Date	Related Referral ID
1	Management Review Sent to Owner & Response Due	DEBBIE WHITE	PM	H	04/03/2012	05/03/2012		07/27/2012	

Project Action List – closed date displayed

Management Review List Management Review Detail

Management Review Detail Save Reset Delete Related Project Actions

Scheduled Date: 03/27/2012
 Review Type: Management, Occupancy & FHEO Review
 Person/Role Responsible for Review: DEBBIE ADAMS- Role: PM
 Performed Date: 03/27/2012
 Report Date: 04/03/2012
 Date Report Date Entered: 04/03/2012
 Owner Response Due: ☒ Yes ☐ No
 Response Due Date: 05/03/2012
 Response Received Date: 05/21/2012
 Closed Date: 05/21/2012
 Overall Rating: Satisfactory

Management Review Detail – dates displayed

Portfolio/Dashboard

DEC Referrals

DEC Report & Narratives

Financial Statements

Financing

Management Reviews

Occupancy

Physical Inspections

Property Attributes

Property Participants

Risk Management

Servicing

Summaries

Workload Management

Security Administration

DEC Portfolio Reviews

DEC Workload Queues

Management Review

List

Management Review

Detail

Management Review List

Management Review 1 to 8 of 8

First

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Last

	Scheduled Date	Performed Date	Report Date	Response Due Date	Closed Date	Overall Rating
1	03/27/2012	03/27/2012	04/03/2012	05/03/2012	05/21/2012	Satisfactory
2	03/05/2010	03/05/2010	03/22/2010	04/21/2010	04/28/2010	Satisfactory
3	03/25/2009	03/25/2009	04/13/2009	05/12/2009	05/12/2009	Satisfactory
4	07/25/2007	07/25/2007	08/17/2007	09/16/2007	10/30/2007	Below Average
5	06/30/2005	04/20/2005	05/23/2005	06/30/2005	06/30/2005	Satisfactory
6	06/05/2003	06/05/2003	07/03/2003	08/02/2003	08/18/2003	Satisfactory
7	07/19/2001	07/19/2001	08/10/2001	09/10/2001	09/24/2001	Satisfactory
8	07/14/1999	07/14/1999	08/04/1999	09/04/1999	09/07/1999	Satisfactory

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.

Summary

Summary

Consolidated

Screen Print

Property Summary

Assigned Project Manager

Project Manager: VICK SMILES

Primary Address

Street:

333 MILL ST

Street2:

City:

LAKE CHARLES

U.S.State or Territory:

LA

Foreign State or Territory:

Country:

U.S. Zip Code:

70601 - 4227

Foreign Postal Code:

Standardization Status:

100% Overall probable correctness

Scattered Sites:

No

Servicing Site:

New Orleans

HUB:

Fort Worth

Geocode Information:(Automated)

County Code:

019

County Name:

Calcasieu

Census Tract:

000100

MSA Code:

3960

MSA Name:

Lake Charles, LA MSA

County Subdivision Code:

94405

County Subdivision Name:

District 3

Congressional District:

07

State House District:

00

State Senate District:

00

Place Based City:

LAKE CHARLES

Longitude/Latitude:

-93.2164 / 30.2318

Summaries - Summary tab – Primary Address

Property Name: Address		Buildings	RENTS (TRACS)	Neighborhood Network Center
Buildings				
Property Address			Save Reset Close	
Address			Geocode Information: (Automated)	
Street:	333 Mill St		County Code:	019
Street2:			County Name:	Calcasieu
City:	Lake Charles		Census Tract:	000100
U.S. State or Territory:	LOUISIANA		MSA Code:	3960
Foreign State or Territory:			MSA Name:	Lake Charles La
Country:	USA		County Subdivision Code:	94405
U.S. Zip Code:	70601 4227		County Subdivision Name:	District 3
Foreign Postal Code:			Congressional District:	007
Mailing Address for the Property:	<input type="radio"/> Yes <input checked="" type="radio"/> No		State House District:	00
Automated GEO Code:	<input checked="" type="radio"/> Automated <input type="radio"/> Manual		State Senate District:	00
Address Standardization 100% Overall probable correctness			Place Based City:	LAKE CHARLES
			Longitude/Latitude:	-93.2165/30.2316

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.

Contract Processing List | Function / Contract Selection | Function Detail

Dates and Comments | Comparability Study Selection | OCAF | Rents | Auto OCAF Letter | Final Review

Rents Save Successful (x) Save Reset

Surviving Contract: CA39L000019 Stage: N/A
Function Type: Amend Rents Action: FY 2013 - 1b: Discretionary Authority Eligibility Mark-Up-To-Market
Effective Date: 12/01/2012 ARAMS Status:

Add New Rent Record Overlay Rents with Current Rents from TRACS

HUD Approved Rent: Current

Calculated Renewal Rents:

Unit Type	# of Units	Current Gross Rent at Expiration	OCAF Adjusted Gross Rent	Renewed Gross Rent
1	8	752	755	752
2	36	849	852	849
3	52	982	986	982
4	4	1362	1367	1362
Rent Potentials				
Monthly		93092	93452	93092
Annual		1117104	1121424	1117104

Renewal Rent Effective Date: 12/01/2012
Approved by Housing HQ Date: 08/24/2012
Monthly Reserve for Replacement Deposit Amount (most recent entered amount): 3673.00
Monthly Increase to the Reserve for Replacement Account: 15
Rents Final for Contract Exhibit: Yes No
Rents Final for Contract Exhibit Date: 08/14/2012

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

1st saved RENTS page - Current

Contract Processing / List Function / Contract Selection Function Detail

Dates and Comments Comparability Study Selection OCAF Rents Auto OCAF Letter Final Review

Rents Save Successful (x) Save Reset

Surviving Contract: CA39L000019 Stage: N/A
Function Type: Amend Rents Action: FY 2013 - 1b: Discretionary Authority Eligibility Mark-Up-To-Market
Effective Date: 12/01/2012 ARAMS Status:

Add New Rent Record Overlay Rents with Current Rents from TRACS

HUD Approved Rent: OCAF Adjusted

Calculated Renewal Rents:

Unit Type	# of Units	Current Gross Rent at Expiration	OCAF Adjusted Gross Rent	Renewed Gross Rent
1	8	752	755	755
2	36	849	852	852
3	52	982	986	986
4	4	1362	1367	1367
Rent Potentials				
Monthly		93092	93452	93452
Annual		1117104	1121424	1121424

Renewal Rent Effective Date: 12/01/2012
Approved by Housing HQ Date: 08/24/2012
Monthly Reserve for Replacement Deposit Amount (most recent entered amount): 3673.00
Monthly Increase to the Reserve for Replacement Account: 15
Rents Final for Contract Exhibit: ☒ Yes ☐ No
Rents Final for Contract Exhibit Date: 08/14/2012

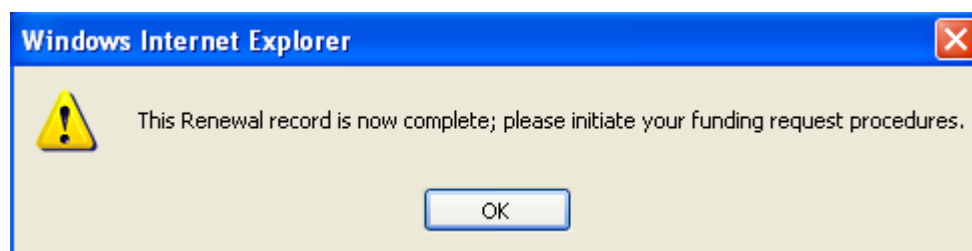
[Dates and Comments](#) | [Comparability Study Selection](#) | [OCAF](#) | [Rents](#) | [Auto OCAF Letter](#) | [Final Review](#)

2nd saved RENTS page – OCAF Adjusted

- 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.



Warning Sign

Contract Processing List		Function / Contract Selection		Function Detail	
Dates and Comments		OCAF		Rents	
Final Review					

Rents

Surviving Contract: CA39M000405 **Stage:** N/A
Function Type: Amend Rents **Action:** FY 2012 - 5a: Request Contract Renewal for a Portfolio Re-engineering Demonstration Project
Effective Date: 04/01/2012 **ARAMS Status:**

HUD Approved Rent: OCAF Adjusted

Calculated Renewal Rents:

Unit Type	# of Units	Current Contract Rent at Expiration	OCAF Adjusted Rent	Renewed Rent
1	4	1299	1329	1329
2	28	1630	1667	1667
Rent Potentials				
Monthly		50836	51992	51992
Annual		610032	623904	623904

Renewal Rent Effective Date: 04/01/2012

Monthly Reserve for Replacement Deposit Amount (most recent entered amount): 1480.00

Monthly Increase to the Reserve for Replacement Account: 34

Rents Final for Contract Exhibit: ☒ Yes ☐ No

Rents Final for Contract Exhibit Date:

Calculated Renewal Rent Detail

Unit/Bedroom Type Description:

Unit Type: 1

Number of Units:

Current Contract Rent at Time of Expiration: 1299

Current Utility Allowance (if separate from rent): 44

OCAF Adjusted Rent:

Energy Adjustment Amount Applied to Final Rent:

Renewed Rent:

Renewed Utility Allowance (if separate from rent):

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				
Data Required for Quarterly Risk Assessment by CA ID, CA Name				
PBCA Quarterly Risk Assessment - AL800 -- Jefferson County Assisted Housing Corp				
Fiscal Year: 2012 Fiscal Quarter: 1				
NUMBER	Beginning ACC Year	End of Quarter		
Assigned Projects	281	281		
HAP Contracts	281	281		
Covered Units	16119	16119		
NUMBER	Month 1 of Quarter	Month 2 of Quarter	Month 3 of Quarter	
Covered Units	16119	16119	16119	
Covered Units Receiving Subsidy Under HAP Contracts	15405	15384	15355	
Covered Units Vacant	541	569	591	
NUMBER	Within Quarter			
Management, Occupancy & FHEO Reviews -- Report issued to owner	0			
Management, Occupancy & FHEO Reviews with findings (all rating levels)	0			
Management, Occupancy & FHEO Reviews rated less than satisfactory	0			
Management, Occupancy & FHEO Reviews closed within Quarter	0			
REAC Inspections	9			
REAC Inspections with EH&S violations	8			
REAC Inspections with below 60 scores	0			
HAP Contracts Renewed -- Number of Contracts	3			
HAP Contracts Renewed -- Number of Covered Units	162			
HAP Contracts Terminated -- Number of Contracts	0			
HAP Contracts Terminated -- Number of Covered Units	0			
HAP Contracts Owner Opt-Out -- Number of Contracts	0			
HAP Contracts Owner Opt-Out -- Number of Covered Units	0			

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.

parameter page

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.

Root Problem Cause / Mitigation Strategy History Report		
Total Properties: 1,038		Run Date: 08/16/2012
HUB:	Atlanta	Servicing Site: Caribbean
Property Name:	CASA AIBONITO	Property ID: 800019069
Primary FHA/Contract Number:	056EH031	
Owner Name:	CASA AIBONITO, INC	Management Agent Name: CASA AIBONITO, INC
Project Manager:	DAMARIS SANTIAGO	
DEC Analyst:	SHARON A WARREN	DEC Status: Closed/Returned to Hub
Troubled Status:	Not Troubled	OPIIS Risk Category: Low
Last Status Change Date:	7/15/2011 12:00:00 AM	OPIIS Risk Category Change Date: 9/5/2011 2:13:59 AM
Troubled/OPIIS Risk Disagreement Reason: New MOR performed by PRHFA rate satisfactory. Review of project assessment of FY 2011 the not troubled category.		
Root Problem Cause		
Initial Entered Date	Underlying Problem	Closed Date
12/07/2007	Existing management has been inadequate.	
Mitigation Strategy		

8/16/2012 10:56 AM

Department of Housing and Urban Development

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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.

Non FHA Loan Collections									
Financing Type	HUB	Servicing Site	Property Name	Property ID	Project Manager	FHA Number	Loan Group Type	Current Loan Amount	Unpaid Principal Balance
Flexible Subsidy	Chicago	Chicago	BAPTIST TOWERS	800040030	GWENDOLYN THOMAS	07135432T	201 Non-Amortg	\$225,000.00	\$88,016.93
Flexible Subsidy	Chicago	Chicago	FARWELL-JARVIS APTS	800005902	SHERRY A CHANEY	07144138T	201 Non-Amortg	\$310,751.00	\$310,750.60
Green Retrofit	Chicago	Chicago	Northeastwood Shores	800006172	KARYN M STAMPS	071GL006	4589 Green Retrofit	\$2,760,320.00	\$2,760,320.00

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.

Help
Export

Index

1 Enter Property Status (Required)
2 Select a HUB
3 Select a Servicing Site
4 Enter Assigned User's First Name
5 Enter Assigned User's Last Name
6 Search by Participant Organization Name
7 Search by Participant Individual Name
8 Enter TAX ID

1. Enter Property Status (Required)
Enter Property Status (Default is Y for Active properties, select both Y and N to get Active and Inactive properties, select only N for Inactive properties)
☐ N
☒ Y
1 - 2 of 2

2. Select a HUB
Choose elements of Hub.
San Francisco
1 - 20 of 20

3. Select a Servicing Site
Choose elements of Servicing Site.
San Francisco
1 - 62 of 62

4. Enter Assigned User's First Name
Enter Assigned User's First Name

5. Enter Assigned User's Last Name
Enter Assigned User's Last Name

6. Search by Participant Organization Name
Type a full or partial name.

7. Search by Participant Individual Name
Type a full or partial name.
John

8. Enter TAX ID
This is the Federal EIN for Organizations or the SSN for Individual Owners.

Export Cancel

Requesting “John” in San Francisco HUB

Participant List			
Protected data in accordance with the Privacy Act of 1974			
Property Name: LELAND APARTMENTS		Troubled Status: Not Troubled	
Property ID: 800001839		HUB Name: San Francisco	
Project Manager: RAJANI KHARE		Site name: San Francisco	
Address: 980 HOWARD ST SAN FRANCISCO CA 94103-4188			
Current Property Participants:			
Role	Name	Effective Date	TAX ID
Owner/ Mortgagor	TODLAND, INC.		953227466
Management Agent	John Stewart Company	07/01/2000	942477073
Current Contract Administrators:			
HUD Administered Contracts:			
9/6/2012 12:07:22 PM			
Department of Housing and Urban Development			
Protected data in accordance with the Privacy Act of 1974			
Page 1 of 4			

"John" as Management Agent

Participant List			
Protected data in accordance with the Privacy Act of 1974			
Property Name: PARKVIEW APARTMENTS (aka Pierce Street Apartments)		Troubled Status: Not Troubled	
Property ID: 800002191		HUB Name: San Francisco	
Project Manager: RITA LEE		Site name: San Francisco	
Address: 181 Pierce Street GILROY CA 95020-4263			
Current Property Participants:			
Role	Name	Effective Date	TAX ID
Owner/ Mortgagor	John Kehriotis		572741938
Management Agent	JMK INVESTMENTS, INC.	05/14/1998	942718466
Current Contract Administrators:			
Contract Number	CA ID	Name	Effective Date
CA39M000324	CA801	California Affordable Housing Initiatives, Inc. (C	10/1/2004 12:00:00 AM
TAX ID 582669483			
HUD Administered Contracts:			
9/6/2012 12:47:05 PM			
Department of Housing and Urban Development			
Protected data in accordance with the Privacy Act of 1974			
Page 2 of 4			

"John" as Owner/Mortgagor

Participant List
Protected data in accordance with the Privacy Act of 1974

Report Parameters:

HUB:San Francisco

Servicing Site:San Francisco

Property Status:Y

Tax ID:

Assigned User First Name:

Assigned User Last Name:

Organization Name:

Individual Name:John

9/6/2012 12:07:22 PM

Department of Housing and Urban Development
Protected data in accordance with the Privacy Act of 1974

Page 4 of 4

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.

Associations to Property

Reserve Tracking

Use Restriction List

IRP List

Other Public Subsidies List

IRP List

Add

Displaying records 1 to 2 of 2

First

< Previous

Next >

Last

Non-Insured Number	Previous Associated Financing	Current Associated Financing	IRP Status	HUD Approved Date	HUD Execution Date	IRP End Date
062003NI	06244002	06297075 06244002	inactive	08/16/2002	08/22/2002	05/01/2012

Associations to Property	Reserve Tracking	Use Restriction List	IRP List	Other Public Subsidies List						
IRP Detail										
Save Reset Delete Add Another IRP Back										
Non-Insured Number:	062003NI									
Current Associated FHA Financing:	06297075									
Previous Associated FHA Financing:	06244002 06297075									
IRP Decoupled:	<input checked="" type="radio"/> Yes <input type="radio"/> No									
IRP Status:	Inactive									
HUD Approved Date:	08/16/2002									
HUD Execution Date:	08/22/2002									
IRP End Date:	05/01/2012									
Termination Date:	09/04/2012									
Suspend Payment Start Date:										
Suspend Payment End Date:										
Payee Name:	Columbus Bank & Trust									
Comments:	1148 Broadway Columbus, Georgia 31902 Attn: Rick Gordy									

Associations to Property

Reserve Tracking

Use Restriction List

IRP List

Other Public Subsidies List



IRP List

Add

Displaying records 1 to 1 of 1

First

< Previous

Next >

Last

Non-Insured Number	Previous Associated Financing	Current Associated Financing	IRP Status	HUD Approved Date	HUD Execution Date	IRP End Date
		06244002	Inactive			

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.