

WHAT'S NEW?



IREMS 2.5

Overview

This document provides information on the issues included in **iREMS** release 2.5.

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

A user reported Auto OCAF Event Notifications were creating duplicates. This was caused by the way iREMS handled updates of an Auto OCAF created renewal record. If an online user updated a renewal record that was created by the Auto OCAF process, iREMS deleted the renewal record and re-inserted it. This was causing duplicate Events.

The Events code has been modified so that if an Auto OCAF generated renewal is updated by a user using the online, the Event “*Amend Rents Record Created for FY[year] Option[option #] Automatic Rent Increase Notification Due to be Sent to Owner/Agent*” will only be generated once.

Property Name	Identifier	Notification Date	Description
AHEPA 310 III Apartments	AL09T881024	01/20/2014	Amend Rents Record Created for FY 2014 option 4, Automatic Rent Increase Notification Due to be Sent to Owner/Agent
BARBOUR COUNTY APARTMENTS	AL09R000039	01/17/2014	Amend Rents Record Created for FY 2014 option 4, Automatic Rent Increase Notification Due to be Sent to Owner/Agent

My Events – (after modification)

Financing

➤ Financing List

Servicing

➤ Association to Property

Previously, a loan that had a T” suffix would display in the **Financing** section but not in the **Servicing** section. The **Financing List** screen and the **Association to Property** screen has been corrected. The loan that has a “T” suffix appears on both tables.

FHA Number	SOA Group Type	Field Office Status	Active	Business Phase	Under Management	Pipeline	Primary Financing Instrument	In Delinquency or Default
04455090	221(d)(3) BMIR Urban Renewal/ Coop Hsg	Terminated - Inactive	No	Terminated	No	No	N/A	
04455090G	221(d)(3) BMIR Urban Renewal/ Coop Hsg	HUD-Held - Inactive	No	HUD-Held	No	No	N/A	
04455090T	201 Amortizing	Under Management - Active	Yes	Under Management	Yes	No	1	N

Financing – Financing List

Associations to Property	Reserve Tracking	Use Restriction List	IRP List	Other Public Subsidies List
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Association to Property

Associated Financing

FHA Number	SOA Name	Current Status Detail	Primary Loan
04455090	221(d)(3)BMIR	Terminated - Inactive	N/A
04455090G	221(d)(3)BMIR	HUD-Held - Inactive	N/A

Associated Subsidy Contracts

Contract Number	Current Contract Status
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Servicing - Association to Property (before)

Associations to Property	Reserve Tracking	Use Restriction List	IRP List	Other Public Subsidies List
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Association to Property

Associated Financing

FHA Number	SOA Name	Current Status Detail	Primary Loan
04455090	221(d)(3)BMIR	Terminated - Inactive	N/A
04455090G	221(d)(3)BMIR	HUD-Held - Inactive	N/A
04455090T		Under Management - Active	1

Associated Subsidy Contracts

Contract Number	Current Contract Status
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Make New Association to the Current Property

☒ Financing
 ☐ Contract

Servicing - Association to Property (after)

Inter-Agency Physical Inspections

When a property is financed by more than one agency such as IRS, USDA, State HFA and HUD, there was a duplication of effort in conducting physical inspections for this property. In order to unify inspection protocols, eliminate the redundant physical inspections carried out by the different agencies and simplify the process of sharing results of these physical inspections, HUD-REAC has embarked on an initiative to recommend enhancements to existing systems such as **PASS**, **PIC** and **iREMS**. The enhancements to the **iREMS** system allows HUD and other funding partners to enter and share information related to the physical inspection of such properties funded by multiple partners. Once an agency is selected to conduct the physical inspection of such a property, the other agencies which are also financing the property shall use the **iREMS** application to view the results generated by the agency that conducts the physical inspection.

The following page changes are included in **iREMS** for *Inter-Agency Physical Inspections* shared projects for an **Other Agency** user:

Property Attributes

- Non-HUD Information List

Portfolio/Dashboard Financial Statements Financing Management Reviews Occupancy Physical Inspections Property Attributes Property Participants Risk Management	Property Name, Address	Buildings	RENTS (TRACS)	Neighborhood Network Center	Non-HUD Information List
	Property Name				
	Current Name: BEACON MANOR				
	AKA Name(s):				
	Property Phone Number:				
	Primary Address				

Portfolio/Dashboard Financial Statements Financing Management Reviews Occupancy Physical Inspections Property Attributes Property Participants	Property Name, Address	Buildings	RENTS (TRACS)	Neighborhood Network Center	Non-HUD Information List
	Other Agency List				
	Other Agency Name	Other Property ID	Other Property Name	Other Agency Alias Name	# of Assisted Units

Occupancy

➤ Units and Narratives

Portfolio/Dashboard Financial Statements Financing Management Reviews Occupancy Physical Inspections Property Attributes Property Participants Risk Management Services Summaries Workload Management Secure Systems Logout	Type and Occupancy Eligibility	Units and Narratives	Housing for Disabled Survey List	Current Reviewer Cover Sheet	Section I Occupancy	Section II Accessible Units	Section III Program Accessibility	Final Submission
	Units and Narratives							
	Property Unit Information							
	Unit Type	#Contract Units	#Insured and/or Non-contract Units	#Total Units				
	0	0	0	0				
	1	32	0	32				
	2	8	0	8				
	3	0	0	0				
	4	0	0	0				
	5	0	0	0				
	6	0	0	0				
	7	0	0	0				
	8	0	0	0				
	9	0	0	0				
	Unknown	0	0	0				
Total Units	40	0	40					
Property Unit Information from PASS								
Total Units: 0								
Total Assisted Units: 0								
Date of Unit data update: 11/06/2012								
Grand Totals(HUD and Other Agencies)								
Grand Total of Assisted Units: 40								
232 Detail								
Number of Assisted Living Units:								
Number of Nursing Home Beds:								
Number of Intermediate Care Units:								
Number of Board and Care Units:								
Narratives								
Owner/Field Office Contacts Narrative: Occupancy								
Summary Narrative: Occupancy								

Servicing

➤ Other Public Subsidies List

Associations to Property Tracking List Reserve Use Restriction List RP List Other Public Subsidies List

Other Public Subsidies List Save Reset

Displaying records 1 to 4 of 4

First < Previous Next > Last

Type	Subsidy	Amount	Servicing Required	Effective Date	Expiration Date	Agency Name
Federal	Other	520192.00	No			HUD
Federal	Service Coord.	0.00	No	03/01/2012	06/30/2012	HUD
Federal	Service Coord.	3767.00	No	01/01/2011	12/31/2011	HUD
Federal	Other	118585.00	No	11/21/1994	06/06/2002	HUD

Describe Funding:

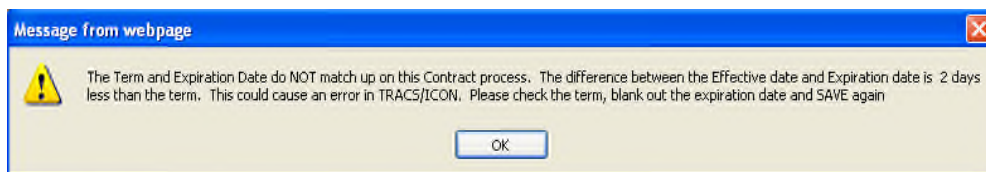
Subsidy Administration

Contract Processing

- Section 8 Contract Processing List
- Function Detail
 - Dates and Comments

Previously, within iREMS there was a difference between how the handler calculated the expiration date and how the front end application calculated the expiration date. The error displayed on the *Dates and Comments* page when the user hit the **Save** button. The expiration date should always be one day less than the [effective date + term]. For example, if the effective date is 10/1/2014 and the term are 60 months..... the expiration date will be 10/1/2014 + 60 months – 1 day = 9/30/2019. If this is correct the record should be saved.

However, that was not what was happening. If the user displayed the correct expiration date, such as the 9/30/2019 date (*above*), they still get an error message.



sample error message

The only time the user should see this message is if the expiration date does not equal the effective date, plus the term, minus one day.

A screenshot of the "Dates and Comments" page in the iREMS application. The page has a navigation bar at the top with tabs: "Section 8 Contract Processing List", "PRAC Contract Processing List", "Function / Contract Selection", and "Function Detail". Below this is a sub-navigation bar with tabs: "Dates and Comments", "Comparability Study Selection", "Input Rents", "Eligibility", "Rents", and "Final Review". The "Dates and Comments" tab is active, and a yellow "Save Successful (x)" message is displayed. The page contains several fields: "Surviving Contract: MI28E000051", "Function Type: Renewal", "Effective Date: 12/01/2014", "Stage: N/A", "Action: FY 2014 - 1a: Mark-Up-To-Market Eligibility", and "ARAMS Status:". Below these is a "Renewal Contract:" dropdown menu. The "Contract/Stage Date Information" section includes "Contract/Stage Renewal Execution Date:", "Contract Effective Date:" (12/01/2014), "Length of Contract in Months:" (60), "Contract Expiration Date:" (11/30/2019), "Reason for Short-term Renewal:" dropdown, and "Decision Comments:" text area. "Save" and "Reset" buttons are in the top right corner.

Dates and Comments page (save successful)

Section 8 Contract Processing List PRAC Contract Processing List Function / Contract Selection Function Detail

Dates and Comments Comparability Study Selection Input Rents Eligibility Rents Final Review

Dates and Comments Save Reset

Surviving Contract: MI28E000051 Stage: N/A

Function Type: N/A

Effective Date: 12/01/2014

Renewal Contract: N/A

Contract/Stage: N/A

Contract Effective Date: 12/01/2014

Length of Contract in Months: 60

Contract Expiration Date: 12/01/2019

Reason for Short-term Renewal: [Dropdown]

Decision Comments: [Text Area]

Message from webpage

The Term and Expiration Date do NOT match up on this Contract process. The difference between the Effective date and Expiration date is 1 day greater than the term. This could cause an error in TRACS/ICON. Please check the term, blank out the expiration date and SAVE again

OK

Dates and Comments sample page (error message displayed)

Message from webpage

The Term and Expiration Date do NOT match up on this Contract process. The difference between the Effective date and Expiration date is 1 day greater than the term. This could cause an error in TRACS/ICON. Please check the term, blank out the expiration date and SAVE again

OK

sample error message

Contract Processing

➤ Function Detail

Comparability Study

➤ Comparabilty Study Lists

Previously, there was a problem in the system (for Options 1 and 2) that was taking the year of the amend rents (2014 for example) and was only comparing the year of the *Comparability Study* (RCS) to the year of the amend rents to determine whether the comp_study is 5 years old. Therefore $2014 (\text{amend rents year}) - 2009 (\text{RCS year}) = 5$. This problem only happens when it's the year before the RCS expires and the amend rents is in a different FY.

In the sample below, the contract was an Option 2 in its 4th year, Amend Rents effective 3/15/2014 and the RCS appraiser date is 10/7/2009. The auto OCAF process for amend rents options 1 and 2 were fixed to take the entire appraiser signature date of the *Comparability Study* (RCS) for the property that the contract is being reviewed or calculated on, and compare it against the entire amend rents effective date for the contract to determine if the RCS is 5 years old (or more) and doesn't need to be adjusted.

Now in IREMS, the Auto OCAF will create an accurate option 1 or 2 with the Auto OCAF eligibility indicator as "Y" and adjust the Comparability Study (RCS) by OCAF in its final year.

Section 8 Contract Processing List PRAC Contract Processing List Function / Contract Selection Function Detail




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

Dates and Comments Save Reset

Surviving Contract: NH36H019064 Stage: N/A
Function Type: Amend Rents Action: FY 2014 - 2: Request Renewal Without Restructuring at or Below Comparable Rents
Effective Date: 03/15/2014 ARAMS Status:

Exception Project Exempted from OAHF:
Annual Financial Statement Required To be Submitted to HUD? No

Contract/Stage Date Information
Contract/Stage Renewal Execution Date:
Contract Effective Date: 03/15/2010
Length of Contract in Months: 240
Contract Expiration Date: 03/14/2030

Amend Rents Dates
Amend Rents Effective Date: 03/15/2014 
Amend Rents Expiration Date: 03/14/2015  

Decision Comments:

Function Detail – Dates and Comments

Comparability Study List Comparability Study Detail

Comparability Studies Add

Fiscal Year	Date Appraiser Signed HUD 92273	Source	Execution Date of First Related Renewal	Auto OCAF Created	Unit Type	Comparable Rent
2013	10/07/2009	Owner		Yes	1	1092.00
2012	10/07/2009	Owner		No	1	1071.00
2011	10/07/2009	Owner		No	1	1057.00
2010	10/07/2009	Owner	01/22/2010	No	1	1000.00

Comparability Studies (*before*)

Comparability Study List Comparability Study Detail

Comparability Studies Add

Fiscal Year	Date Appraiser Signed HUD 92273	Source	Execution Date of First Related Renewal	Auto OCAF Created	Unit Type	Comparable Rent
2014	10/07/2009	Owner		No	1	1105.00
2013	10/07/2009	Owner		Yes	1	1092.00
2012	10/07/2009	Owner		No	1	1071.00
2011	10/07/2009	Owner		No	1	1057.00
2010	10/07/2009	Owner	01/22/2010	No	1	1000.00

Comparability Studies (*after*)