IREMS 2.5.2

OVERVIEW

This document provides information on the issues included in **iREMS** release 2.5.2.

The **What's New** section 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.
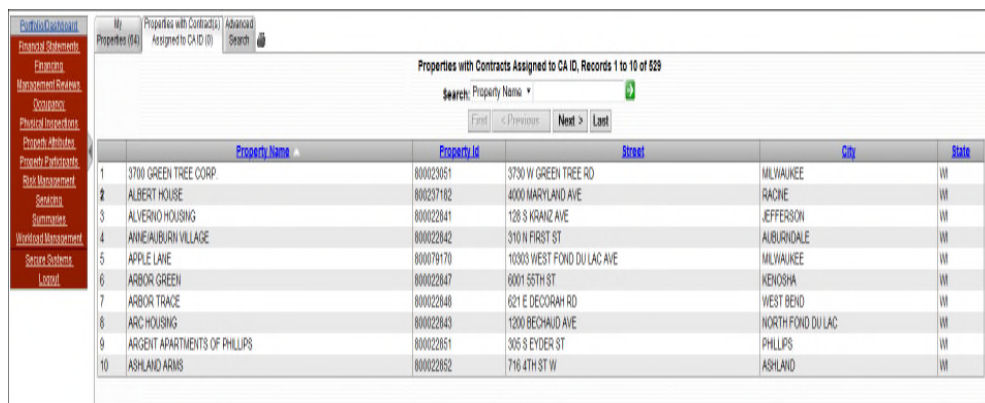
ASSET MANAGEMENT

Currently, if a PBCA user goes into his/her portfolio, and clicks on the 'My Properties with Contracts Assigned to CA ID' tab, and clicks on a property that is listed, but for which they are not assigned in assistance_contract_assignment, they get the message, 'Property is not valid or you do not have rights to view this property'. This is incorrect.

The contractor shall fix the iREMS logic that is mistakenly blocking the user from viewing their property in the 'My Properties With Contracts Assigned to CA ID' tab when they are not assigned to that property in the assistance_contract_assignment, but where they are assigned to the CA ID from within the contract_participant table.
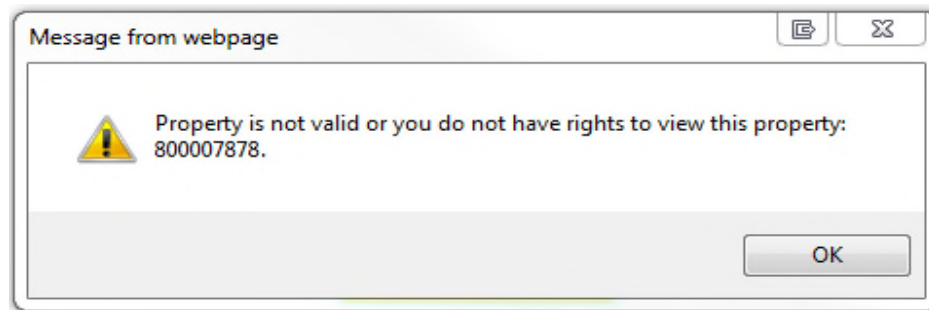
Pure PBCA users will now be able to view information on their properties listed in the 'My Properties With Contracts Assigned to CA ID' so long as their CA ID is listed in the contract_participant table for that property.

This user should have view rights to this property, because even though there is no record in the assistance_contract_assignment table, they are assigned to the CA ID in the contract_participant table.

Properties with Contracts Assigned to CA ID

Sample error message

Financing

> **Financing List**
> **Financing Detail**

Summaries

> **Summary**
>   • **Financing**
>   • **Contract Rent**

On the ***Financing List*** page the column previously labeled "*SOA/Group Type*" has been changed to "*SOA Description/Group Type*". This column will display the SOA Code, the Section of the Act and the Group Type. The "*SOA Description/Group Type*" will also display on the ***Financing Detail*** and the ***Summary*** pages.

On the ***Summary*** page, two columns have been added in the ***Current Rent*** section. "*Contract Effective Date*" and "*Contract Expiration Date*" are the two added columns. The iREMS users can reference these dates when searching for them on the contracts.

Financing List

Financing Detail

Summaries

Property Attributes

- ➢ **Buildings**
  - • **Building Types**

Summaries

- ➢ **Summary**
  - • **Building & Unit Information**

In the **Property Attributes** section, under the ***Building*** tab, a couple of the *Building Types* are renamed. The *Walk-Up/Garden* and the *Mid-Rise* types have been renamed to *Walk-up* and *2-5 Story Elevator*. These changes also display in the **Summaries** section, under ***Building & Unit Information***.

Buildings – Building Types

Summary – Building & Unit Information

Financing

 ➢ **Financing List**
Assistance Contracts

 ➢ **Assistance Contract List**

Currently, there are some capital advances that have been paid in full (terminated for an iREMS point of view) that still show active because they are still in the Program Accounting System (PAS) file. This is due to the PAS system not having a status and they don't take paid in full capital advances out of the file.

Since NLS cannot send us a status or take them out of the file, to terminate them, the users has to request DAP put in a 'Payment In Full' status which in turn iREMS will read and terminate the capital advances. This will benefit Multifamily Housing (MFH) by accurately reporting capital advances status for paid in full properties.

(This is a sample project.)

Active Status: *Y*

FHA – Field Office Status = *Terminated – Inactive*

TRACS Contract Status = *Terminated*

Inter-Agency Physical Inspections

iREMS turns an active property to inactive when all the following conditions are met:

1) The contract for the property is no longer active
2) There are no active financial instruments for the property
3) There are no active Other Public Subsidies (OPS) for the property
4) There are no active use agreements for the property
5) There are no active IRPs (Interest Reduction Payments) associated with the property

The 3rd condition has been modified to look at only the **OPS** entries created by HUD, but all other conditions shall be retained as is.

However, with the implementation of the Inter-Agency Physical Inspections enhancement, a HUD property may have multiple stakeholders involving other federal and state agencies. As a result, Other Public Subsidies (OPS) may be created for this shared property in iREMS by the other agencies.
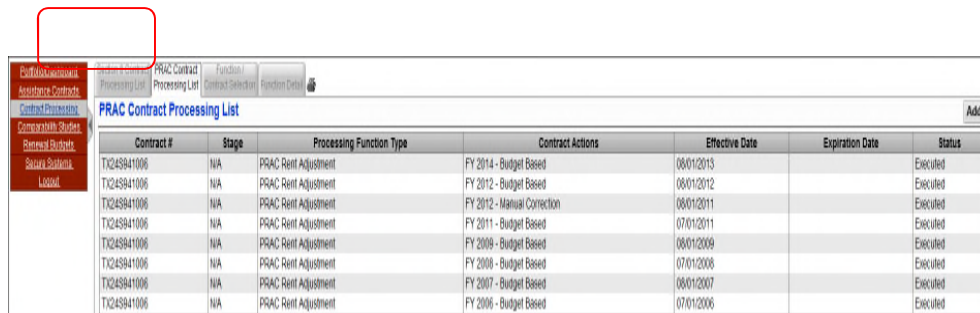
When all HUD instruments are inactive, HUD no longer has an interest in the property.

SUBSIDY ADMINISTRATION
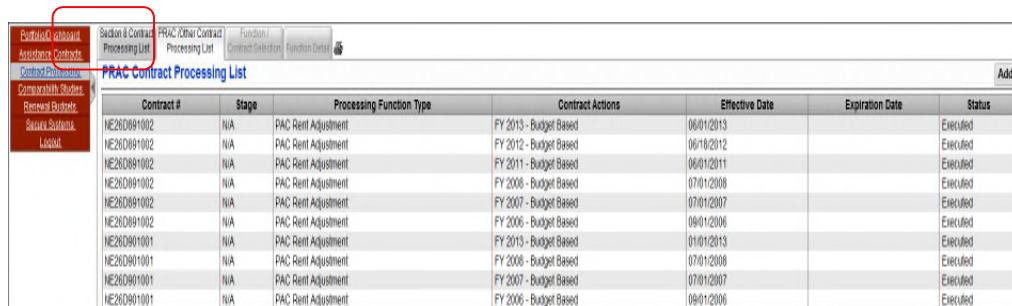
Contract Processing

➤ **PRAC/Other Contract Processing List**

PAC contract rent adjustments are now available in the iREMS system. The PAC Rent Adjustment process has been added to the **PRAC Contract Processing List** screen and functions. The section tab has been changed from *PRAC Contract Processing List* to *PRAC/Other Contract Processing List*. (Note: PRAC and PAC contracts cannot do renewals or amend rent increase processes.)

PRAC Contract Processing List tab (<u>before</u> adding PAC)

PRAC/Other Contract Processing List tab (<u>after</u> adding PAC)