

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

OFFICE OF MULTIFAMILY HOUSING



WHAT'S NEW?



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.

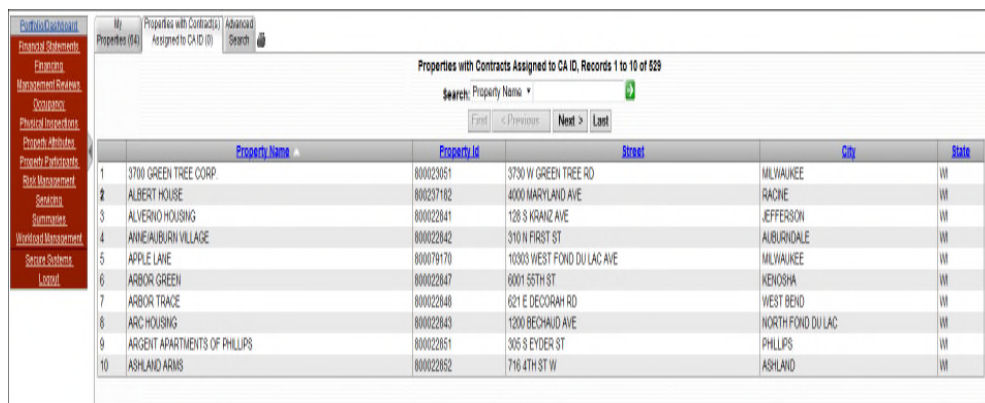
ASSET MANAGEMENT

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.

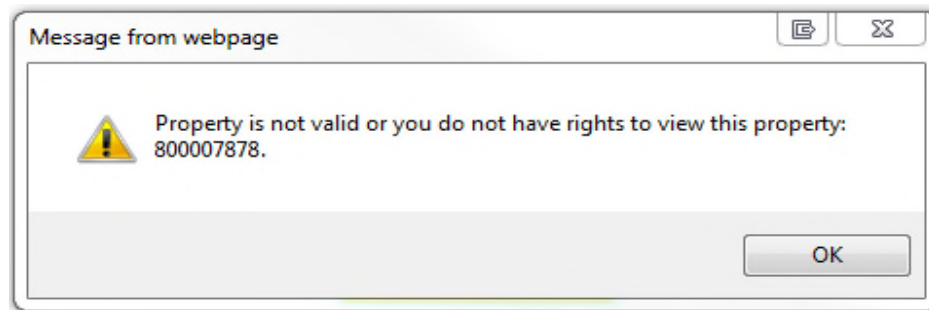
Pure PBCA users will now be able to view information on their properties listed in the 'My Properties With Contracts Assigned to CA ID' so long as their CA ID is listed in the contract_participant table for that property.

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.



	Property Name	Property Id	Street	City	State
1	3700 GREEN TREE CORP.	000023051	3730 W GREEN TREE RD	MILWAUKEE	WI
2	ALBERT HOUSE	0000237182	4000 MARYLAND AVE	RACINE	WI
3	ALVERNO HOUSING	000022841	128 S KRAVIZ AVE	JEFFERSON	WI
4	ANNEAUBURN VILLAGE	000022842	510 N FIRST ST	AUBURNDALE	WI
5	APPLE LANE	000079170	10303 WEST FOND DU LAC AVE	MILWAUKEE	WI
6	ARBOR GREEN	000022847	6001 55TH ST	KENOSHA	WI
7	ARBOR TRACE	000022849	621 E DECORAH RD	WEST BEND	WI
8	ARC HOUSING	000022843	1200 BECHAUD AVE	NORTH FOND DU LAC	WI
9	ARGENT APARTMENTS OF PHILLIPS	000022851	305 S EYDER ST	PHILLIPS	WI
10	ASHLAND ARMS	000022852	716 4TH ST W	ASHLAND	WI

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.

Portfolio/Dashboard	Financing List	Financing Detail	Status History
Financial Statements	Financing List		
Financing			
Management Reviews			
Occupancy			
Physical Inspections			
Property Attributes			
Property Participants			
Risk Management			
Secure Systems			
Logout			

FHA Number	SOA Description/Group Type	Field Office Status	Active	Business Phase	Under Management	Pipeline	Primary Financing Instrument	In Delinquency or Default
12644089	VAR - 236(j)(1) Lower Income Families	Terminated - Inactive	No	Terminated	No	No	1	N

Financing List

Portfolio/Dashboard	Financing List	Financing Detail	Status History
Financial Statements	Financing Detail		
Financing			
Management Reviews			
Occupancy			
Physical Inspections			
Property Attributes			
Property Participants			
Risk Management			
Service			
Summaries			
Workload Management			
Secure Systems			
Logout			

Current Status			
FHA Number:	12644089	Primary Financing Instrument:	1
SOA Description/Group Type:	VAR - 236(j)(1) Lower Income Families		
Active Financing Instrument:	No	Business Phase:	Terminated
Under Management:	No	In Development Pipeline:	No
Field Office Status:	Terminated - Inactive		
Additional Field Office Status Info:			
Source System:	FHASL	Last Update:	06/03/2011
Financing Comments:			

Financing Detail

Portfolio/Dashboard	Summary	Consolidated	Screen Print
Financial Statements	Summary		
Financing			
Management Reviews			
Occupancy			
Physical Inspections			
Property Attributes			
Property Participants			
Risk Management			
Service			
Summaries			
Workload Management			
Secure Systems			
Logout			

FHA Number	SOA Description/Group Type	Field Office Status	Active	Business Phase	Under Management	Pipeline	Primary Financing Instrument	In Delinquency or Default
12644089	VAR - 236(j)(1) Lower Income Families	Terminated - Inactive	N	Terminated	N	N	1	N

Rent Effective Date	Contract Effective Date	Contract Expiration Date	Contract Project#	Contract Status	Unit Type	#Units	Contract Rent	Utility Allow. Effective Date	Utility Allow.	Gross Rent	FMR
09/01/2013	09/01/2012	08/31/2017	OR16M000081	Active	0	6	396	09/01/2013	48	444	666
					1	4	438	09/01/2013	66	504	774

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**.

Portfolio/Dashboard Financial Statements Financing Management Reviews Occupancy Physical Inspections Property Attributes Property Participants Risk Management Servicing Summaries Workload Management Secure Systems Logout	Property Name, Address	Buildings	RENTS (TRACS)	Neighborhood Network Center	Non-HUD Information List	
	Buildings					
	Building Types: Check All Applicable					
	<input type="checkbox"/> Row					
	<input type="checkbox"/> Townhouse					
	<input type="checkbox"/> Detached					
	<input type="checkbox"/> Semi-Detached					
	<input type="checkbox"/> Walk-Up					
	<input type="checkbox"/> 2-5 Story Elevator					
	<input type="checkbox"/> High-Rise/ Elevator					
Building Count: 1						
Property Status						
OAHP Green Flag: No						
OAHP Green Retrofit Flag: No						

Buildings – Building Types

Portfolio Dashboard
Financial Statements
Financing
Management Reviews
Occupancy
Physical Inspections
Property Attributes
Property Participants
Risk Management
Servicing
Summaries
Workload Management
Secure Systems
Logout

Summary | Summary | Consolidated
Narrative | Screen Print

Building & Unit Information

Building Type Descriptions:

- ☐ Row
- ☐ Townhouse
- ☐ Detached
- ☐ Semi-Detached
- ☐ Walk-Up
- ☐ 2-5 Story Elevator
- ☐ High-Rise/ Elevator

Building Count: 1
Initial Occupancy Date : 08/08/1980

Unit Type	#	Total Units
0	0	
1	9	
2	0	
3	0	
4	0	
5	0	
6	0	
7	0	
8	0	
9	0	
Unknown	0	
Total Units	9	

Grand Totals(HUD and Other Agencies)
Grand Total of Assisted Units: 8

Client Group Information
Client Group: Disabled - Chronically Mentally Ill

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.)

Property ID: 800217721 Name: Aaniyak Senior Housing
Contract/FHA#: Active Status: Y Watch List: N Troubled Status: Troubled DEC Status: Closed

Active Status: Y

Property ID: 800217721 Name: Aaniyak Senior Housing Contract/FHA#: Active Status: Y Watch List: N Troubled Status: Troubled DEC Status: Closed									
<div>Portfolio Dashboard</div> <div> FHA Dashboard FHA Report & Overview Financial Statements Financing Management Review Documents Physical Inspections Project Approval </div>									
Financing List									
FHA Number	BOA Description/Group	Field Office Status	Active	Business Phase	Under Management	Pipeline	Primary Financing Instrument	In Compliance or Default	
176EE000	ZPE - 202 Capital Advance for Elderly	Terminated - Inactive	Yes	Under Management	Yes	No	N/A	N	

FHA – Field Office Status = *Terminated – Inactive*

Property ID: 800217721 Name: Aaniyak Senior Housing Contract/FHA#: Active Status: Y Watch List: N Troubled Status: Troubled DEC Status: Closed									
<div>Portfolio Dashboard</div> <div> Assistance Contracts Contract Processing Compliance Studies Business Budgets Service Systems Liaison </div>									
Assistance Contract List									
Contract#	Current Contract Status	TRACS Contract Status	Program	Doc Type	Exp Date	Staged	EMC Enrollment	Contract Authority	Budget Authority
AK05021000	Terminated - Inactive	Terminated	PRAC/202	PRAC	07/29/2014	N	N	28000.00	0.00
First Contract or Stage Expiration Date Pursuant to IMHRA:									
DUNS Number:									
Does Owner Participate in LHMRA/ILMRA? (Unconfirmed)									
Discuss Preservation:									
Owner/Field Office Contacts Narrative: Assistance Contracts \$1,200 operating expense at origination.									
Summary Narrative: Assistance Contracts Grant paid in full 9/30/11. Contract termination approved by HQ on 1/31/2014.									

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.

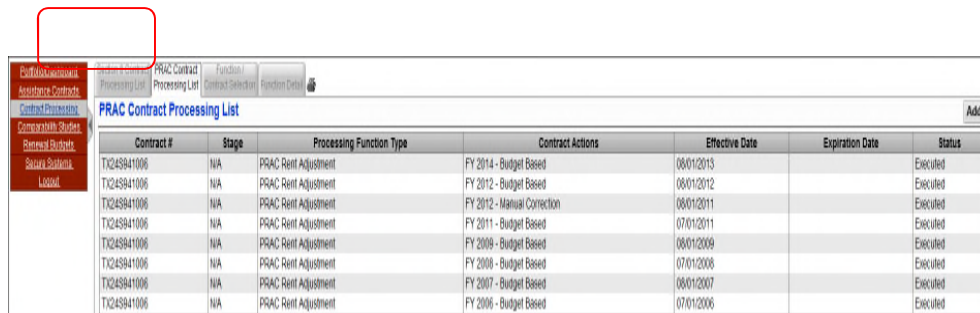
When all HUD instruments are inactive, HUD no longer has an interest in the property.

SUBSIDY ADMINISTRATION

Contract Processing

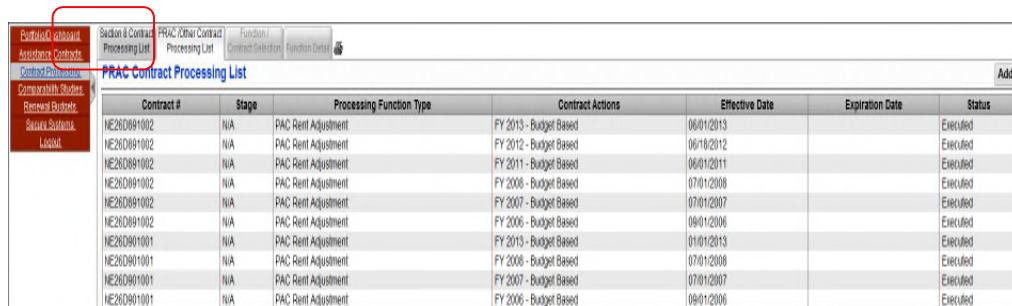
➤ PRAC/Other Contract Processing List

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.)



Contract #	Stage	Processing Function Type	Contract Actions	Effective Date	Expiration Date	Status
TX243941006	N/A	PRAC Rent Adjustment	FY 2014 - Budget Based	06/01/2013		Executed
TX243941006	N/A	PRAC Rent Adjustment	FY 2012 - Budget Based	06/01/2012		Executed
TX243941006	N/A	PRAC Rent Adjustment	FY 2012 - Manual Correction	06/01/2011		Executed
TX243941006	N/A	PRAC Rent Adjustment	FY 2011 - Budget Based	07/01/2011		Executed
TX243941006	N/A	PRAC Rent Adjustment	FY 2009 - Budget Based	06/01/2009		Executed
TX243941006	N/A	PRAC Rent Adjustment	FY 2008 - Budget Based	07/01/2008		Executed
TX243941006	N/A	PRAC Rent Adjustment	FY 2007 - Budget Based	06/01/2007		Executed
TX243941006	N/A	PRAC Rent Adjustment	FY 2006 - Budget Based	07/01/2006		Executed

PRAC Contract Processing List tab (**before** adding PAC)



Contract #	Stage	Processing Function Type	Contract Actions	Effective Date	Expiration Date	Status
NE26D891002	N/A	PAC Rent Adjustment	FY 2013 - Budget Based	06/01/2013		Executed
NE26D891002	N/A	PAC Rent Adjustment	FY 2012 - Budget Based	06/18/2012		Executed
NE26D891002	N/A	PAC Rent Adjustment	FY 2011 - Budget Based	06/01/2011		Executed
NE26D891002	N/A	PAC Rent Adjustment	FY 2008 - Budget Based	07/01/2008		Executed
NE26D891002	N/A	PAC Rent Adjustment	FY 2007 - Budget Based	07/01/2007		Executed
NE26D891002	N/A	PAC Rent Adjustment	FY 2006 - Budget Based	09/01/2006		Executed
NE26D901001	N/A	PAC Rent Adjustment	FY 2013 - Budget Based	01/01/2013		Executed
NE26D901001	N/A	PAC Rent Adjustment	FY 2008 - Budget Based	07/01/2008		Executed
NE26D901001	N/A	PAC Rent Adjustment	FY 2007 - Budget Based	07/01/2007		Executed
NE26D901001	N/A	PAC Rent Adjustment	FY 2006 - Budget Based	09/01/2006		Executed

PRAC/Other Contract Processing List tab (**after** adding PAC)