

## WHAT'S NEW?



**IREMS 1.6.3.6**

### Overview

This document provides information on the issues included in **iREMS** release **1.6.3.6**.

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

## Financing

### ➤ Financing Detail

Financing List	Financing Detail	Status History	
<b>Financing Detail</b>			
<b>Current Status</b>			
FHA Number:	087HD018	Primary Financing Instrument:	0
SOA/Group Type:	811 - 811 Capital Advance for Disabled		
Active Financing Instrument:	No	Business Phase:	Terminated
Under Management:	No	In Development Pipeline:	No
Field Office Status:	Terminated - Inactive		
Additional Field Office Status Info:	In Foreclosure		
Source System:	PAS	Last Update:	12/13/2011
Financing Comments:	Foreclosed and sold at auction.		
Select to View data from: <a href="#">DAP</a>   PAS			

Grants that were foreclosed on (*terminated*) still show *active* in the Active Financing Instrument and Field Office Status fields.

Since, these grants originate in the DAP system the policy will be to change the DAP status to “L03” foreclosure by DAP. A new iREMS Financing Instrument Rules Status (FIRS) will be added to look at the foreclosed DAP status of “L03” and if from LAS/NLS or PAS then the financing instrument will get terminated. The grants with other terminated DAP status like “T%”, “N%” or “J%” remain active.

This will assist in accurately reporting loan/grant status for foreclosed properties.

## Physical Inspection

### ➤ Physical Inspection List

	Inspection Number	Inspection Date	EH&S Items?	Released Date	Score
1	323728	10/27/2011	N	11/02/2011	99, a
2	226376	08/28/2008	N	09/03/2008	100, a
3	182822	08/10/2005	Y	08/17/2005	99, c
4	119110	08/21/2002	Y	08/29/2002	99, a*
5	72765	10/14/1999	N	10/22/1999	96, a

The PASS system maintains physical inspection scores with decimals. However, they round the scores. Upon the PASS system migrating to a new Oracle database they did not round the scores between 99.50 to 99.99. iREMS will now round the Physical Inspection scores between 99.50 and 99.99 down to 99. The physical inspection scores of 100 will remain 100.

## Subsidy Administration

### Contract Processing

- **Function Detail**
- **Comparability Study Selection**
- **Comparability Study Detail**

When the user selects the *Adjust Comp Rents by OCAF* button on the *Comparability Study Detail* page, the calculation of the rent multiplied by the OCAF value, will be round 49 cents and below DOWN to the nearest dollar, and 50 cents and above UP to the next highest dollar since the comparability study does not show cents.

Example: 650.50 gets rounded UP to 660.00  
665.49 gets rounded DOWN to 665.00

Contract Processing > Function / Contract Selection > Function Detail

**Comparability Study Detail** Save Reset Back Adjust Comp Rents by OCAF

Surviving Contract: MA06R000024 Stage: N/A  
Function Type: Renewal (ST) Action: FY 2012 - 1a: Mark-Up-To-Market Eligibility  
Effective Date: 11/30/2011 ARAMS Status:

Fiscal Year: 2011  
Date HUD Form 92273 Signed by Appraiser: 12/06/2011  
Comparability Study Submitted (to HUD) Date: 12/08/2011  
Comparability Study Source: HUD  
Comparability Study Reviewed (by HUD) Date: 12/13/2011  
Date Accepted / Approved by HUD: 12/21/2011  
Auto OCAF Created: No

Comparable Rents: Add Comparable Rent

Unit/Bedroom Type	Comparable Rent (Monthly)	Unit Description
0	650	
1	655	
2	670	

Contract Processing | Function | Contract Selection | Function Detail

**Comparability Study Detail** Adjust Comp Rents by OCAF successful. Save Reset Back Adjust Comp Rents by OCAF

Surviving Contract: MA06R000024 Stage: N/A  
Function Type: Renewal (ST) Action: FY 2012 - 1a: Mark-Up-To-Market Eligibility  
Effective Date: 11/30/2011 ARAMS Status:

Fiscal Year: 2012  
Date HUD Form 92273 Signed by Appraiser: 12/06/2011  
Comparability Study Submitted (to HUD) Date: 12/08/2011  
Comparability Study Source: HUD  
Comparability Study Reviewed (by HUD) Date: 12/13/2011  
Date Accepted / Approved by HUD: 12/20/2011  
Auto OCAF Created: No

Comparable Rents: Add Comparable Rent

Unit Bedroom Type	Comparable Rent (Monthly)	Unit Description
0	660	
1	665	
2	681	

- **Functional Detail**
- **Rents**

Where the *Rents Final for Contract Exhibit* indicator is set to “Yes” and the utility allowance is changed after the fact in the Rents Detail screen then the indicator will be reset back to “No” and the *Rents Final for Contract Exhibit Date* will be blanked out.

Contract Processing | Function | Contract Selection | Function Detail

Dates and Comments | Comparability Study Selection | Budget Selection | OCAF | Rents | Final Review

**Rents** Save Reset

Surviving Contract: MA06R0000024 Stage: N/A  
Function Type: Renewal (ST) Action: FY 2012 - 2: Request Renewal Without Restructuring at or Below Comparable Rents  
Effective Date: 11/30/2011 ARAMS Status:

Add New Rent Record Overlay Rents with Current Rents from TRACS

HUD Approved Rent: [Dropdown]

**Calculated Renewal Rents:**

Unit Type	# of Units	Current Contract Rent at Expiration	Comparable (HUD 92273) Rent	OCAF Adjusted Rent	Budget-based Rent	Renewed Rent
1	8	632		650		650
<b>Rent Potentials</b>						
Monthly		5056		5200		5200
Annual		60672		62400		62400

Renewal Rent Effective Date: 11/30/2011  
Monthly Reserve for Replacement Deposit Amount (most recent entered amount): 0.00  
Monthly Increase to the Reserve for Replacement Account: 0  
Date Sent to OAHF: (If rents determined by HUD/CA to be over Comparable) [Date Field]  
Reason sent to OAHF: [Dropdown]  
Date Review Results Received from OAHF: [Date Field]  
OAHF Results: [Dropdown]  
Dispute/Appeal Comments: [Text Area]  
Rents Final for Contract Exhibit:  Yes  No  
Rents Final for Contract Exhibit Date: [Date Field]

**"Rents Final for Contract Exhibit" reset back to "No" after a utility allowance change.**

## Auto OCAF

**The Auto OCAF changes only apply to contracts/properties in the Auto OCAF Pilot Program.**

- **Function Detail**
- **Auto OCAF Letter**

The budget based increase line selection in the Auto OCAF Letter has been modified to add new language for an owner to elect the zero budget-based option in lieu of the OCAF. OGC has stated that an owner can elect to the zero budget based option if they submit a certification that the owner has reviewed the project's income and expenses and has determined that a zero budget-based request is sufficient to continue to operate the property with physical and financial needs met. The *new* first page of the letter is printed below.

This part of the letter, *Part B*, is for Options 1, 2 and 4. *Part A* of the letter for Option 3 has not changed.



U.S. Department of Housing and Urban Development  
San Francisco Multifamily Hub  
600 Harrison Street, 3rd Floor  
San Francisco, CA 94107-1387

RIDGEVIEW TERRACE AFFORDABLE HOUSING 12/27/2011  
INC.  
140 CASHMERE ST  
SAN FRANCISCO, CA 94124-2422

Subject: Automatic OCAF Rent Increase  
RIDGEVIEW TERRACE  
CA39M000244/12144024  
Rent Comparability Study Expires:

Dear Owner/ Mortgagee:

RIDGEVIEW TERRACE is in a multi-year Housing Assistance Payments Contract and, as such, is eligible for an automatic rent increase to become effective 01/01/2012. The rent increase factor is 1.018. The debt service amount used in the calculation of new rents is \$0.00.

Should you elect this rent increase, the new rents for RIDGEVIEW TERRACE will be as indicated on the attached Exhibit A. Complete, execute, and return three (3) forms HUD-92458 Rent Schedule Low Rent Housing to your HUD/PBCA within 10 days of receipt of this package.

Indicate below which rent increase option is to be applied in the upcoming contract year. Complete the Project information section that follows, and return this Notice and any attachments to your HUD/PBCA within 10 days of receipt of this package.



- I elect to receive the attached automatic rent increase.
- I elect to receive the attached automatic rent increase, and am submitting a Utility Analysis and recommendation for a change to the Utility Allowances. Supporting documentation is enclosed.
- I elect a zero budget-based rent adjustment in lieu of the OCAF adjustment and understand that this will result in renewed funding at current rents. I further understand that the OCAF adjustment for this year may not be recouped retroactively in the future. If applicable, I am submitting a Utility Analysis and recommendation for a change to the Utility Allowances. My signature on this letter certifies that I have reviewed the project's income and expenses and they are at levels that will enable me to continue to provide decent, safe and sanitary housing.

Attachment  
Amend Rents Auto OCAF Part B

form HUD-9627 (02/2009)

## **Auto OCAF**

### ➤ **Auto OCAF batch job**

Auto OCAF has been modified to identify the effective date a contract comes into the Auto OCAF pilot to determine what type of amend rents Contract Processing screens to display. All screens with an amend rents effective date prior to the contract being in the Auto OCAF pilot will display the old/regular amend rents screens, which include the owner package submission dates on the Function/Contract Selection screen, OCAF tab without auto ocaf eligibility indicators and dates, it does not include the Auto OCAF Letter tab, and it shows all types of rents columns on the Rents tab. All screens automatically created or manually created with an amend rents effective date after the contract is in the Auto OCAF pilot will display the new auto ocaf amend rents screens, which includes NO owner package submission dates displaying on the Function/Contract Selection screen, OCAF tab with auto ocaf eligibility indicators and owner selecting ocaf dates, it does include the Auto OCAF Letter tab, and it shows only applicable rents columns on the Rents tab.