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## WHAT'S NEW?

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IREMS 2.5.2

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## 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.

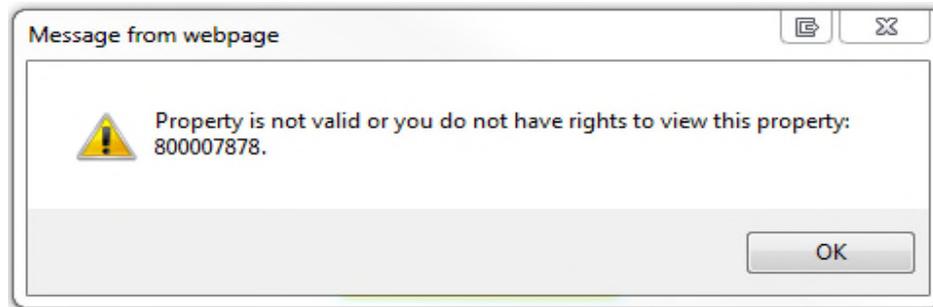
The contractor shall fix the iREMS logic that is mistakenly blocking the user from viewing their property in the 'My Properties With Contracts Assigned to CA ID' tab when they are not assigned to that property in the assistance\_contract\_assignment, but where they are assigned to the CA ID from within 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	000237182	4000 MARYLAND AVE	RACINE	WI
3	ALVERNO HOUSING	000022841	128 S KRANZ 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	KEKOSHA	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.

<a href="#">Portfolio/Dashboard</a> <a href="#">Financial Statements</a> <b>Financing</b> <a href="#">Management Reviews</a> <a href="#">Occupancy</a> <a href="#">Physical Inspections</a> <a href="#">Property Attributes</a> <a href="#">Property Participants</a> <a href="#">Risk Management</a> <a href="#">Servicing</a>	Financing List	Financing Detail	Status History							
	<b>Financing List</b>									
	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

<a href="#">Portfolio/Dashboard</a> <a href="#">Financial Statements</a> <b>Financing</b> <a href="#">Management Reviews</a> <a href="#">Occupancy</a> <a href="#">Physical Inspections</a> <a href="#">Property Attributes</a> <a href="#">Property Participants</a> <a href="#">Risk Management</a> <a href="#">Servicing</a> <a href="#">Summaries</a> <a href="#">Workload Management</a> <a href="#">Secure Systems</a> <a href="#">Logout</a>	Financing List	Financing Detail	Status History							
	<b>Financing Detail</b>									
	<b>Current Status</b>									
	<b>FHA Number:</b>		12644089		<b>Primary Financing Instrument:</b>		1			
	<b>SOA Description/Group Type:</b> VAR - 236(j)(1) Lower Income Families									
	<b>Active Financing Instrument:</b>		No		<b>Business Phase:</b>		Terminated			
	<b>Under Management:</b>		No		<b>In Development Pipeline:</b>		No			
	<b>Field Office Status:</b>		Terminated - Inactive							
	<b>Additional Field Office Status Info:</b>									
	<b>Source System:</b>		FHASL		<b>Last Update:</b>		06/03/2011			
<b>Financing Comments:</b>										

### Financing Detail

<a href="#">Portfolio/Dashboard</a> <a href="#">Financial Statements</a> <b>Financing</b> <a href="#">Management Reviews</a> <a href="#">Occupancy</a> <a href="#">Physical Inspections</a> <a href="#">Property Attributes</a> <a href="#">Property Participants</a> <a href="#">Risk Management</a> <a href="#">Servicing</a> <a href="#">Summaries</a> <a href="#">Workload Management</a> <a href="#">Secure Systems</a> <a href="#">Logout</a>	Summary	Summary	Consolidated										
	<b>Financing</b>												
	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				
	<b>Contract Rent</b>												
	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	CR16M00081		Active	0	6	396	09/01/2013	48	444	666
							1	4	438	09/01/2013	66	504	774

### Summaries

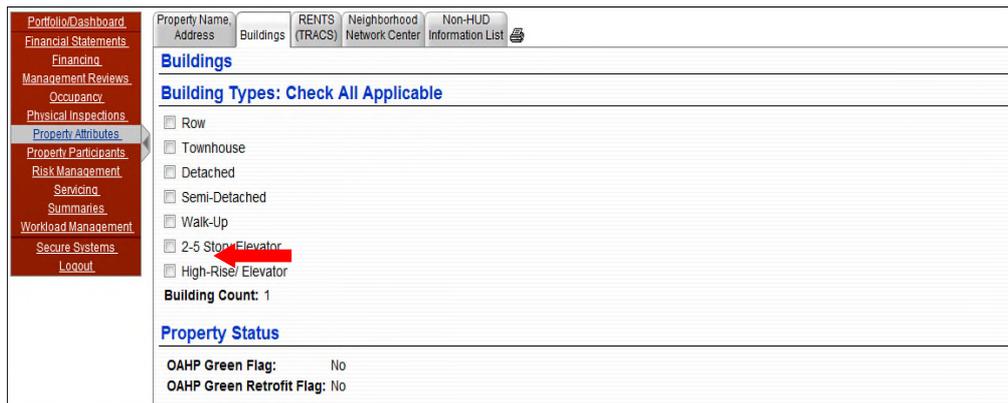
## Property Attributes

- **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**.



**Buildings – Building Types**

The screenshot displays the 'Building & Unit Information' summary page. On the left is a sidebar with navigation links: Portfolio Dashboard, Financial Statements, Financing, Management Reviews, Occupancy, Physical Inspections, Property Attributes, Property Participants, Risk Management, Servicing, Summaries, Workload Management, Secure Systems, and Logout. The main content area has tabs for Summary, Narrative, and Consolidated Screen Print. Below the tabs is the 'Building & Unit Information' section, which includes 'Building Type Descriptions' with checkboxes for Row, Townhouse, Detached, Semi-Detached, Walk-Up, 2-5 Story Elevator, and High-Rise/ Elevator. A red arrow points to the '2-5 Story Elevator' checkbox. Below this are 'Building Count: 1' and 'Initial Occupancy Date: 08/08/1980'. A table shows unit counts for types 0 through 9 and Unknown, with a total of 9 units. Below the table is a 'Grand Totals(HUD and Other Agencies)' section showing 'Grand Total of Assisted Units: 8'. At the bottom is 'Client Group Information' for 'Disabled - Chronically Mentally Ill'.

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	
<b>Total Units</b>	<b>9</b>	

### 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**

FHA Number	SOA Description/Group	Field Office Status	Active	Business Phase	Under Management	Pipeline	Primary Financing Instrument	In Delinquency 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***

Contract #	Current Contract Status	TRACS Contract Status	Program	Doc Type	Exp Date	Staged	EPC Enrollment	Contract Authority	Budget Authority
AK05021000	Terminated - inactive	Terminated	PRAC202	PRAC	07/29/2014	N	N	28000.00	0.00

**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.

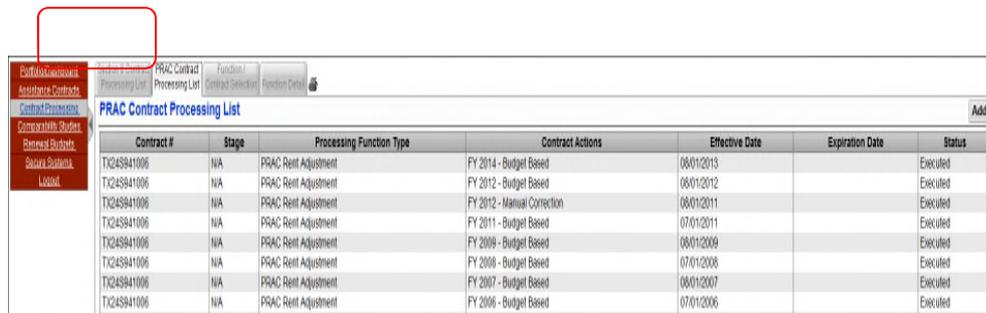
When all HUD instruments are inactive, HUD no longer has an interest in the property.

## SUBSIDY ADMINISTRATION

### Contract Processing

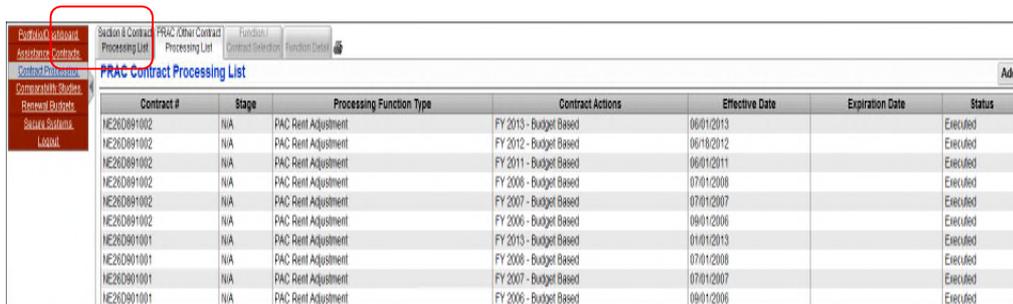
#### ➤ PRAC/Other Contract Processing List

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	08/01/2013		Executed
TX243941006	N/A	PRAC Rent Adjustment	FY 2012 - Budget Based	08/01/2012		Executed
TX243941006	N/A	PRAC Rent Adjustment	FY 2012 - Manual Correction	08/01/2011		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	08/01/2009		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	08/01/2007		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
ME280891002	N/A	PAC Rent Adjustment	FY 2013 - Budget Based	06/01/2013		Executed
ME280891002	N/A	PAC Rent Adjustment	FY 2012 - Budget Based	06/18/2012		Executed
ME280891002	N/A	PAC Rent Adjustment	FY 2011 - Budget Based	06/01/2011		Executed
ME280891002	N/A	PAC Rent Adjustment	FY 2008 - Budget Based	07/01/2008		Executed
ME280891002	N/A	PAC Rent Adjustment	FY 2007 - Budget Based	07/01/2007		Executed
ME280891002	N/A	PAC Rent Adjustment	FY 2006 - Budget Based	09/01/2006		Executed
ME280901001	N/A	PAC Rent Adjustment	FY 2013 - Budget Based	01/01/2013		Executed
ME280901001	N/A	PAC Rent Adjustment	FY 2006 - Budget Based	07/01/2006		Executed
ME280901001	N/A	PAC Rent Adjustment	FY 2007 - Budget Based	07/01/2007		Executed
ME280901001	N/A	PAC Rent Adjustment	FY 2006 - Budget Based	09/01/2006		Executed

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