

WHAT'S NEW?



IREMS 1.6.3.4

Overview

This document provides information on the issues included in **iREMS** release **1.6.3.4**

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

Workload Management

➤ Project Action

Previously, in the Project Action section, when the user hit the “SAVE” button (twice in a short period of time) the project action would be saved with no project action description.

This function has been corrected ... when the user saves a project action and hits the “SAVE” button twice the project action will be saved with the correct project activity code and description.

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Workload Management

➤ Project Action

After a contract is no longer PBCA administered there may be open project actions that the PBCA did not close. HUD PM ,SPM and BPM users now have the ability to update PBCA project actions, after the contract administration has been unassigned from PBCA and reassigned to HUD.

Action	Responsible Person	Role	Type of Plan	Start Date	Target Completion Date	Amended Target Date	Closed Date	Related Referral ID
1 Verification of Critical Data Elements Completed	KATHY DAVIS		H				06/10/1998	
2 Section 8 Contract Renewal Activities	CAMILLE JOHNSON		H				08/18/1998	
3 Other	GEORGE BARRIL	BPM	H	08/21/2003	08/21/2003		08/22/2003	
4 Resident notified CA of NLTH&S issues and CA notified owner of their issues	JENNA R CARP	CA	H	06/13/2002	06/20/2002	07/20/2002	07/08/2002	
5 Submitted FHEO Report to HUD Date	JENNA R CARP	CA	H	05/17/2002	06/03/2002			
6 Resident notified CA of NLTH&S issues and CA notified owner of their issues	JENNA R CARP	CA	H	04/29/2002	05/31/2002	05/27/2002	05/27/2002	
7 Resident notified CA of NLTH&S issues and CA notified owner of their issues	JENNA R CARP	CA	H	04/26/2002	05/31/2002	05/27/2002	05/27/2002	
8 Resident notified CA of NLTH&S issues and CA notified owner of their issues	JENNA R CARP	CA	H	04/26/2002	05/31/2002	05/27/2002	05/27/2002	
9 Resident notified CA of NLTH&S issues and CA notified owner of their issues	JENNA R CARP	CA	H	04/23/2002	05/31/2002		05/31/2002	
10 Management Review Sent to Owner & Response Due	LA-VON J LANDIS	CA		06/29/2001	07/30/2001	11/16/2001	12/10/2001	
11 Verification of FASS 2.0 Data Elements Completed	SUSAN K DAVIS	PM	H		05/14/1999		04/29/1999	

Project List - shows CA action with no closing date

Project Action List | Project Action Detail | Assignments

Project Action Detail

Action Entered Date: 06/14/2002
Action Type: Contract Administrator Activities
Current Action: Submitted FHEO Report to HUD Date
Action Group: Enforcement Program
Type of Plan: Housing
Action Start Date: 05/17/2002
Person/Role Responsible for Action: JENNA R CARP - Role: CA
Target Completion Date: 06/03/2002
Amended Target Date:
Date Amended:
EC Concurrence: Yes No
EC Concurrence Date:
Closed Date: 06/13/2011
Reason for Closure: Completed
Estimate of Hours Spent on Activity: 0
Comments:
 Closed by PM after contract was not longer PBCA administered

Project Action Detail allows PM to close PBCA action

Project Action List | Project Action Detail | Assignments

Project Action List

Project Actions 1 to 29 of 29

Action	Responsible Person	Role	Type of Plan	Start Date	Target Completion Date	Amended Target Date	Closed Date	Related Referral ID
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6 Resident notified CA of NLTH&S issues and CA notified owner of their issues	JENNA R CARP	CA	H	04/29/2002	05/31/2002	05/27/2002	05/27/2002	
7 Resident notified CA of NLTH&S issues and CA notified owner of their issues	JENNA R CARP	CA	H	04/28/2002	05/31/2002	05/27/2002	05/27/2002	
8 Resident notified CA of NLTH&S issues and CA notified owner of their issues	JENNA R CARP	CA	H	04/28/2002	05/31/2002	05/27/2002	05/27/2002	
9 Resident notified CA of NLTH&S issues and CA notified owner of their issues	JENNA R CARP	CA	H	04/23/2002	05/31/2002		05/31/2002	
10 Management Review Sent to Owner & Response Due	LA-VON J LANDIS	CA		06/29/2001	07/30/2001	11/16/2001	12/10/2001	
11 Verification of FASS 2.0 Data Elements Completed	SUSAN K DAVIS	PM	H		05/14/1999		04/29/1999	

Project Action List - shows the PBCA action is closed by the PM

Financing

- **Financing List**
- **Financing Detail**

The PAS extract process has been modified to add the green retrofit grants (GG) and loans (GL) FHA numbers to the property in iREMS. Before, they were entered in the PAS system but were not in the extract to be entered into iREMS.

The “GG and “GL” FHA numbers will display on the Financing screens (Financing List and Financing Detail).

Property ID: 800015461 Name: MARIA ESTELA HOUSES																																																																								
Contract/FHA#: 01235664 Active Status: Y Watch List: N Troubled Status: Not Troubled DEC Status: Closed																																																																								
Search: FHA # <input type="text"/> <input type="button" value="GO"/>																																																																								
Settings																																																																								
<ul style="list-style-type: none"> Portfolio Dashboard DEC Referrals DEC Report & Narratives Financial Statements Financing Management Reviews Occupancy Physical Inspections Property Attributes Property Participants Risk Management Servicing Summaries Workload Management Security Administration 	<div style="display: flex; justify-content: space-between;"> Financing List Financing Detail Status History </div> <h3>Financing List</h3> <table border="1"> <thead> <tr> <th>FHA Number</th> <th>SOA Group Type</th> <th>Field Office Status</th> <th>Active</th> <th>Business Phase</th> <th>Under Management</th> <th>Pipeline</th> <th>Primary Financing Instrument</th> <th>In Delinquency or Default</th> </tr> </thead> <tbody> <tr> <td>01235664</td> <td>223(a)(7) Refi of 221d4 NC/SR</td> <td>Under Management - Active</td> <td>Yes</td> <td>Under Management</td> <td>Yes</td> <td>No</td> <td>1</td> <td>N</td> </tr> <tr> <td>01257121V</td> <td>221d4 NC/SR in a 223(e) Declining Area</td> <td>HUD-Held - Active</td> <td>Yes</td> <td>HUD-Held</td> <td>Yes</td> <td>No</td> <td></td> <td>N</td> </tr> <tr> <td>01257121W</td> <td>221d4 NC/SR in a 223(e) Declining Area</td> <td>HUD-Held - Active</td> <td>Yes</td> <td>HUD-Held</td> <td>Yes</td> <td>No</td> <td></td> <td>N</td> </tr> <tr> <td>01257121</td> <td>221d4 NC/SR in a 223(e) Declining Area</td> <td>Terminated - Inactive</td> <td>No</td> <td>Terminated</td> <td>No</td> <td>No</td> <td>NA</td> <td>N</td> </tr> <tr> <td>012GG003</td> <td>Green Retrofit Grant</td> <td>Under Management - Active</td> <td>Yes</td> <td>Under Management</td> <td>Yes</td> <td>No</td> <td></td> <td>N</td> </tr> <tr> <td>012GL002</td> <td>Green Retrofit Loan</td> <td>Under Management - Active</td> <td>Yes</td> <td>Under Management</td> <td>Yes</td> <td>No</td> <td></td> <td>N</td> </tr> </tbody> </table>									FHA Number	SOA Group Type	Field Office Status	Active	Business Phase	Under Management	Pipeline	Primary Financing Instrument	In Delinquency or Default	01235664	223(a)(7) Refi of 221d4 NC/SR	Under Management - Active	Yes	Under Management	Yes	No	1	N	01257121V	221d4 NC/SR in a 223(e) Declining Area	HUD-Held - Active	Yes	HUD-Held	Yes	No		N	01257121W	221d4 NC/SR in a 223(e) Declining Area	HUD-Held - Active	Yes	HUD-Held	Yes	No		N	01257121	221d4 NC/SR in a 223(e) Declining Area	Terminated - Inactive	No	Terminated	No	No	NA	N	012GG003	Green Retrofit Grant	Under Management - Active	Yes	Under Management	Yes	No		N	012GL002	Green Retrofit Loan	Under Management - Active	Yes	Under Management	Yes	No		N
FHA Number	SOA Group Type	Field Office Status	Active	Business Phase	Under Management	Pipeline	Primary Financing Instrument	In Delinquency or Default																																																																
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012GL002	Green Retrofit Loan	Under Management - Active	Yes	Under Management	Yes	No		N																																																																

Financing List show GG and GL FHA numbers

Property ID: 800015461 **Name:** MARIA ESTELA HOUSES I
Contract/FHA#: 01235664 **Active Status:** Y **Watch List:** N **Troubled Status:** Not Troubled **DEC Status:** Closed

Financing List Financing Detail **Status History** 

Current Status

FHA Number: 012GG003 **Primary Financing Instrument:** 0 

SOA/Group Type: Green Retrofit Grant - Green Retrofit Grant

Active Financing Instrument: Yes **Business Phase:** Under Management

Under Management: Yes **In Development Pipeline:** No

Field Office Status: Under Management - Active

Additional Field Office Status Info: 

Source System: PAS **Last Update:** 06/17/2011

Financing Comments:

Select to View data from: PAS

From Program Accounting System (PAS)

PAS Status: Active **Date MFH Received the Status:** 06/17/2011

Capital Advance/Green Retrofit

Current Amount: \$40,000.00

Disbursed Amount: \$10,000.00

Term: 480

DAP Initial Closing Date:

Dap Final Closing Date:

Project Information

Loan Funded by Bonds: Yes No Unconfirmed

Financing Detail - shows GG details

Property ID: 800015461 **Name:** MARIA ESTELA HOUSES I
Contract/FHA#: 01235664 **Active Status:** Y **Watch List:** N **Troubled Status:** Not Troubled **DEC Status:** Closed

Financing List Financing Detail **Status History** 

Current Status

FHA Number: 012GL002 **Primary Financing Instrument:** 0 

SOA/Group Type: Green Retrofit Loan - Green Retrofit Loan

Active Financing Instrument: Yes **Business Phase:** Under Management

Under Management: Yes **In Development Pipeline:** No

Change to Manual Status Update

Field Office Status: Under Management - Active

Additional Field Office Status Info: 

Source System: LAS **Last Update:** 06/17/2011

Financing Comments:

Select to View data from: LAS/NLS | [PAS](#)

From Loan Accounting System (LAS/NLS)

LAS/NLS Status: Active **Date MFH Received the Status:** 06/17/2011

Loan

Current Loan Amount: \$3,496,161.00

Unpaid Principal Balance: \$3,496,161.00

Monthly Payment Service: \$0.00

Interest Rate: 1.0000

Term: 360

DAP Initial Closing Date:

DAP Final Closing Date:

First Payment Date: 09/02/2011

Project Information

Loan Funded by Bonds: Yes No Unconfirmed

Eligible for Pre-Pay: Yes No Unconfirmed

Financing Detail - shows GL details

Financing

➤ Financing Detail

Excess Income comments will save when there is no Excess Income record in iREMS.

Property ID: 800007504 Name: BELLA GARDENS APARTMENTS
 Contract/FHA#: 08335637 Active Status: Y Watch List: N Troubled Status: Not Troubled DEC Status: Closed

Financing List
Financing Detail
Status History

Active Financing Instrument: Yes	Business Phase: Under Management
Under Management: Yes	In Development Pipeline: No
<input type="button" value="Change to Manual Status Update"/>	
Field Office Status: Under Management - Active	
Additional Field Office Status Info: <input type="text" value=""/>	
Source System: FHASL	Last Update: 05/03/2011

Financing Comments:

Select to View data from: [DAP](#) | FHASL

From Multifamily Insurance System (FHASL)

FHASL Status: Active **FHASL Status Date:** 06/26/2003

Insured Mortgage

Current Mortgage Amount: \$837,300.00	Initial Endorsement Date: 06/26/2003
Unpaid Principal Balance: \$709,117.10	Final Endorsement Date: 06/26/2003
Interest Rate: 5.3000	First Payment Date: 08/01/2003
Term: 336	Maturity Date: 07/01/2031
Monthly Debt Service: \$4,786.97	Annual Insurance Premium Effective Date: 01/01/1900
Annual Insurance Premium: \$3,582.16	Termination Date: (If Applicable)
Reason for Termination: (If Applicable) Not Available and/or Applicable	

Project Information

Original Owner Equity:	<input type="text" value="\$0.00"/>
Annual Distribution Earned:	<input type="text" value="\$0.00"/>
Mark-Up-to-Market Distribution Increase(if applicable):	<input type="text" value="\$0.00"/>
Total Allowable Annual Distribution:	\$0.00
Loan Funded by Bonds:	<input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> Unconfirmed
Risk Sharing(%):	<input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> Unconfirmed
Eligible for Pre-Pay:	<input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> Unconfirmed
Small Project Processing:	<input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> Unconfirmed
Property Located in an Underserved Area at Time of Initial Endorsement or Refinance:	<input checked="" type="radio"/> Yes <input type="radio"/> No

Excess Income

Eligible to Retain Excess Income:	<input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> Unconfirmed
Date Request to Retain Excess Income Submitted:	<input type="text" value=""/>
Date Request Approved:	<input type="text" value=""/>

Holding Mortgagee

Name: RED MORTGAGE CAPITAL LLC
Street: FHA MORTGAGE DEPARTMENT
 2 MIRANOVA PL FL 12
City: COLUMBUS
State: OH
Zip Code: 43215-7054
Lender ID: 1625900006

Financing Detail - Excess Income Details button

Property ID: 800234739 Name: FIDDLERS ANNEX Contract/FHA#: TN43G081001 Active Status: Y Watch List: N Troubled Status: DEC Status: NONE Search: FHA #

Portfolio/Dashboard
DEC Referrals
DEC Report & Narratives
Financial Statements
Financing
Management Reviews
Occupancy
Physical Inspections
Property Attributes
Property Participants
Risk Management

Financing List Financing Detail Status History

Financing List

FHA Number	SOA/Group Type	Field Office Status	Active	Business Phase	Under Management	Pipeline	Primary Financing Instrument	In Delinquency or Default
086IF001	202 Capital Advance for Elderly	Under Management - Active	Yes	Under Management	Yes	No		N

Financing List - shows "IF" FHA number

Property ID: 800234739 Name: FIDDLERS ANNEX Contract/FHA#: TN43G081001 Active Status: Y Watch List: N Troubled Status: DEC Status: NONE

Portfolio/Dashboard
DEC Referrals
DEC Report & Narratives
Financial Statements
Financing
Management Reviews
Occupancy
Physical Inspections
Property Attributes
Property Participants
Risk Management
Servicing
Summaries
Workload Management
Security Administration
DEC Portfolio Reviews
DEC Workload Queues
Secure Systems
Logout

Financing List Financing Detail Status History

Financing Detail

Current Status

FHA Number: 086IF001 Primary Financing Instrument: 0

SOA/Group Type: 202 - 202 Capital Advance for Elderly

Active Financing Instrument: Yes Business Phase: Under Management

Under Management: Yes In Development Pipeline: No

Field Office Status: Under Management - Active

Additional Field Office Status Info:

Source System: PAS Last Update: 06/17/2011

Financing Comments:

Select to View data from: PAS

From Program Accounting System (PAS)

PAS Status: Active Date MFH Received the Status: 06/17/2011

Capital Advance/Green Retrofit

Current Amount: \$1,671,326.00

Disbursed Amount: \$1,671,326.00

Term: 480

DAP Initial Closing Date:

Dap Final Closing Date:

Project Information

Loan Funded by Bonds: Yes No Unconfirmed

Financing Detail - shows "IF" details

Subsidy Administration

Note: This change only applies to contracts/properties in the Auto OCAF Pilot Program.

Contract Processing

➤ Function/Contract Selection

When Rent Adjustments (AAF Adjusted) or (Budget Based) are added for a given contract, the three dates, “Date Owner Signed Submission”, “Date Owner Submission Package Initially Received” and “Date Complete Package Received from Owner” are populated in Sybase as well as Oracle.

(Formerly, Sybase was not populating and a weekly DQ was done until this issue was corrected.)

Asset Management Subsidy Administration Asset Disposition Reports

Property ID: 800224885 Name: Elkhorn City Phase III
Contract/FHA#: KY36S071001 Active Status: Y Watch List: N Troubled Status: DEC Status: NONE

Contract Processing List Function / Contract Selection Function Detail

Function/Contract Selection

No Contracts or Stages are Expiring in the Current Fiscal Year

Contract(s) and/or Stage(s):

Select	Contract #	Stage	Expiration Date at Contract/Stage Expiration	
<input checked="" type="checkbox"/>	KY36S071001	N/A	06/30/2013	N

Fiscal Year: 2012

Contract Function: Rent Adjustments and Rent Corrections (Contracts not yet Renewed or not yet Eligible for MAHRA)

Contract Action Selection: Select a renewal option

- Select a renewal option
- AAF Adjusted
- Budget Based
- Manual Correction

Asset Management Subsidy Administration Asset Disposition Reports

Property ID: 800222878 Name: Bay Pointe Apartments
Contract/FHA#: 083EE095 Active Status: Y Watch List: N Troubled Status: Potentially Troubled DEC Status: NONE

Contract Processing List Function / Contract Selection Function Detail

Function/Contract Selection

No Contracts or Stages are Expiring in the Current Fiscal Year

Contract(s) and/or Stage(s):

Select	Contract #	Stage	Expiration Date at Contract/Stage Expiration	
<input checked="" type="checkbox"/>	KY36S051001	N/A	07/31/2013	N

Fiscal Year: 2011

Contract Function: Rent Adjustments and Rent Corrections (Contracts not yet Renewed or not yet Eligible for MAHRA)

Contract Action Selection: AAF Adjusted

Date Owner Signed Submission: 06/07/2011

Date Owner Submission Package Initially Received: 06/08/2011

Date Complete Package Received from Owner: 06/09/2011

Function/Contract Selection - dates will be saved and displayed

Note: This change only applies to contracts/properties in the Auto OCAF Pilot Program.

➤ **Function Detail**

When the user creates an Auto OCAF batch renewal record and requests the letter to be generated, the spelling of the "Rent Compatibility Study Expires" has been corrected.

(Note: There are two amend rents options for fiscal year 2011)

	U.S. Department of Housing and Urban Development San Francisco Multifamily Hub 600 Harrison Street, 3rd Floor San Francisco, CA 94107-1387
HERON COURT COOPERATIVE INC. 350 GUNTER LN REDWOOD CITY, CA 94065-1079	06/30/2011
Subject: Automatic OCAF Rent Increase HERON COURT CA390072007/12135911	
➡ Rent Comparability Study Expires: 02/06/2014	
Dear Owner/ Mortgagor:	
HERON COURT is a multi-year Housing Assistance Payments Contract and , as such, is eligible for an automatic rent increase to become effective 05/01/2011. The rent increase factor is 1.013. The debt service amount used in the calculation of new rents is \$466,996.14.	
Should you elect this rent increase, the new rents for HERON COURT 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 year. Complete the Project information section that follows, and return this Notice and any attachments to your HUD/PBCA within 10 of receipt of this package.	
<input type="checkbox"/> I elect to receive the attached automatic rent increase.	