

## Integrated Real Estate Management System (IREMS)

### ***Exhibit 300: Capital Asset Plan and Business Case Summary***

#### **Part I: Summary Information And Justification (All Capital Assets)**

##### **Section A: Overview (All Capital Assets)**

Date of Submission	8/23/2007
Agency	Department of Housing and Urban Development
Bureau	Working Capital Fund
Name of this Capital Asset	HSG - 251480 - Integrated Real Estate Management System (IREMS)
What kind of investment will this be in this Budget Year?	Mixed Life Cycle
Provide a brief summary and justification for this investment, including a brief description of how this closes in part or in whole an identified agency performance gap:	This investment supports the Multifamily (MF) Finance LOB defined by the HUD's EA & Business and IT Modernization Roadmap (Vision 2010). The primary mission of the Office of MF Housing is to support the production and preservation of affordable rental housing. In carrying out this mission, we rely on 3 primary types of assistance: (1) capital advances to support the production of housing targeted to the elderly and disabled, (2) mortgage insurance to encourage the flow of capital to finance the construction and ownership of rental housing projects, and (3) direct rental assistance payments to projects that serve very-low income households (via RHA LOB). We also administer a number of programs aimed at improving the quality of life of our residents.
This investment consolidates existing MF systems under a single investment beginning in FY 2008. The plan is to modernize each system and combine existing systems into a single integrated Multifamily Housing system. The existing systems included in this consolidated investment are REMS, DAP, APPS, M2M, MDDR, OPIIS, and NN. Also included in this investment is a database and development coordination initiative: MFHI.	
This investment offers a 243% ROI on development dollars - which is greater than any of the other alternatives that were considered. (See section II.A Alternatives Analysis for more details.) This investment will consolidate several separate systems into one single application user interface and one single database. It will take a great step in providing one-stop shopping for Multifamily Housing customers. The consolidated system will streamline system processes for field Project Managers and Enforcement Analysts, enhancing the tracking ability of portfolio level issues, and enabling greater data sharing within HUD and with external business partners.	
This investment will provide HUD with a modernized Multifamily Housing Integrated Real Estate Management System which aligns with the HUD Enterprise Architecture goals. This modernized system will provide for significant code reuse among the Asset Development, Asset Management, Business Partner Management, and Asset Disposition business functions. The costs of this investment were risk adjusted. Other qualitative benefits for MF business areas and users (both internal and external to the agency) will be realized by this investment. Please refer to section II.A Alternatives Analysis for more details regarding other benefits of this investment.	
Did the Agency's Executive/Investment Committee approve this request?	Yes
If "yes," what was the date of this approval?	7/12/2006
Did the Project Manager review this Exhibit?	Yes

Has the agency developed and/or promoted cost effective, energy efficient and environmentally sustainable techniques or practices for this project.	No
Will this investment include electronic assets (including computers)?	Yes
Is this investment for new construction or major retrofit of a Federal building or facility? (answer applicable to non-IT assets only)	No
If "yes," is an ESPC or UESC being used to help fund this investment?	
If "yes," will this investment meet sustainable design principles?	
If "yes," is it designed to be 30% more energy efficient than relevant code?	
Does this investment directly support one of the Yes PMA initiatives?	
Briefly describe how this asset directly supports the identified initiative(s)?	MF Development Application Processing (DAP) supports expanded electronic government by enabling approved MAP lenders to submit and process applications electronically. DAP automates internal processes to reduce costs internally and shares information more quickly between HUD and approved MAP Lenders. The project has implemented strategies to improve timelines by re-engineering reporting processes and expanding the use of Web-based processes to accelerate end of year reporting.
Is this investment for information technology?	Yes
If the answer to Question: "Is this investment for information technology?" was "Yes," complete this sub-section. If the answer is "No," do not answer this sub-section.	
What is the level of the IT Project? (per CIO Council PM Guidance)	Level 3
What project management qualifications does the Project Manager have? (per CIO Council's PM Guidance):	(1) Project manager has been validated as qualified for this investment
If this project produces information dissemination products for the public, are these products published to the Internet in conformance with OMB Memorandum 05-04 and included in your agency inventory, schedules and priorities?	N/A
Are the records produced by this investment appropriately scheduled with the National Archives and Records Administration's approval?	No
SENSITIVE DATA: Some of the questions/responses from this section were omitted.	

### **Section B: Summary of Spending (All Capital Assets)**

Provide the total estimated life-cycle cost for this investment by completing the following table. All amounts represent budget authority in thousands, and are rounded to three decimal places. Federal personnel costs should be included only in the row designated "Government FTE Cost," and should be excluded from the amounts shown for "Planning," "Full Acquisition," and "Operation/Maintenance." The "TOTAL" estimated annual cost of the investment is the sum of costs for "Planning," "Full Acquisition," and "Operation/Maintenance." For Federal buildings and facilities, life-cycle costs should include long term energy, environmental, decommissioning, and/or restoration costs. The costs associated with the entire life-cycle of the investment should be included in this report.

<b>Table 1: SUMMARY OF SPENDING FOR PROJECT</b>			
* Costs in thousands			
	<b>PY 2007</b>	<b>CY 2008</b>	<b>BY 2009</b>
TOTAL BUDGETARY RESOURCES	7836.696518	6336.965	8074.700

Note: For the cross-agency investments, this table should include all funding (both managing partner and partner agencies). Government FTE Costs should not be included as part of the TOTAL represented.

SENSITIVE DATA: Some of the questions/responses from this section were omitted.

### **Section C: Acquisition/Contract Strategy (All Capital Assets)**

SENSITIVE DATA: The information in this section was omitted completely.

### **Section D: Performance Information (All Capital Assets)**

SENSITIVE DATA: The information in this section was omitted completely.

### **Section E: Security and Privacy (IT Capital Assets Only)**

SENSITIVE DATA: The information in this section was omitted completely.

### **Section F: Enterprise Architecture (EA) (IT Capital Assets Only)**

In order to successfully address this area of the capital asset plan and business case, the investment must be included in the agency's EA and Capital Planning and Investment Control (CPIC) process and mapped to and supporting the FEA. The business case must demonstrate the relationship between the investment and the business, performance, data, services, application, and technology layers of the agency's EA.

Is this investment included in your agency's target enterprise architecture? Yes

If "no," please explain why this investment is not included in your agency's target enterprise architecture?

Is this investment included in the agency's EA Transition Strategy? Yes

Will the application leverage existing components and/or applications across the Government (i.e., FirstGov, Pay.Gov, etc)? No

SENSITIVE DATA: Some of the questions/responses from this section were omitted.

## **Part II: Planning, Acquisition And Performance Information**

### ***Section A: Alternatives Analysis (All Capital Assets)***

Did you conduct an alternatives analysis for this      Yes  
project?

In selecting the best capital asset, you should identify and consider at least three viable alternatives, in addition to the current baseline, i.e., the status quo. Use OMB Circular A-94 for all investments, and the Clinger Cohen Act of 1996 for IT investments, to determine the criteria you should use in your Benefit/Cost Analysis.

SENSITIVE DATA: Some of the questions/responses from this section were omitted.

### ***Section B: Risk Management (All Capital Assets)***

You should have performed a risk assessment during the early planning and initial concept phase of this investment's life-cycle, developed a risk-adjusted life-cycle cost estimate and a plan to eliminate, mitigate or manage risk, and be actively managing risk throughout the investment's life-cycle.

Does the investment have a Risk Management      Yes  
Plan?

What is the date of the risk management plan?      4/30/2007

SENSITIVE DATA: Some of the questions/responses from this section were omitted.

### ***Section C: Cost and Schedule Performance (All Capital Assets)***

SENSITIVE DATA: The information in this section was omitted completely.