




REAC UPDATE

25 January 2012

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U.S. Department of Housing & Urban Development


WI Public Housing



Federal Notices

- Notice 2011-13 Issued: February 22, 2011
 - “Implementation of the Public Housing Assessment System (PHAS) Interim Rule”
- PHAS Interim rule pub 23 Feb 2011 in the Federal Register


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PASS Changes

- 13 Oct 11 Federal Register on PASS Changes
Public Housing Assessment System (PHAS):
Proposed Physical Condition Interim Scoring
Notice, Comment period ended 14 Nov 11.
- Final rule in clearance.
- Will contain changes to scoring system.

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PASS Changes

Point Loss Cap

“One of the major changes made in this notice is the addition of a point loss cap. With the point loss cap, the scoring methodology would take into account the disproportionate effect on scoring that a single deficiency can have when there are relatively few buildings or units that are inspected in a project.”


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Baseline Inspections

- 2011 PASS Inspections already begun
- 40 point scale
- All projects (AMPs) to be inspected
- Will determine future inspection schedule (3-2-1 rule)
- 69 of 137 amps baselined as of 4 Jan

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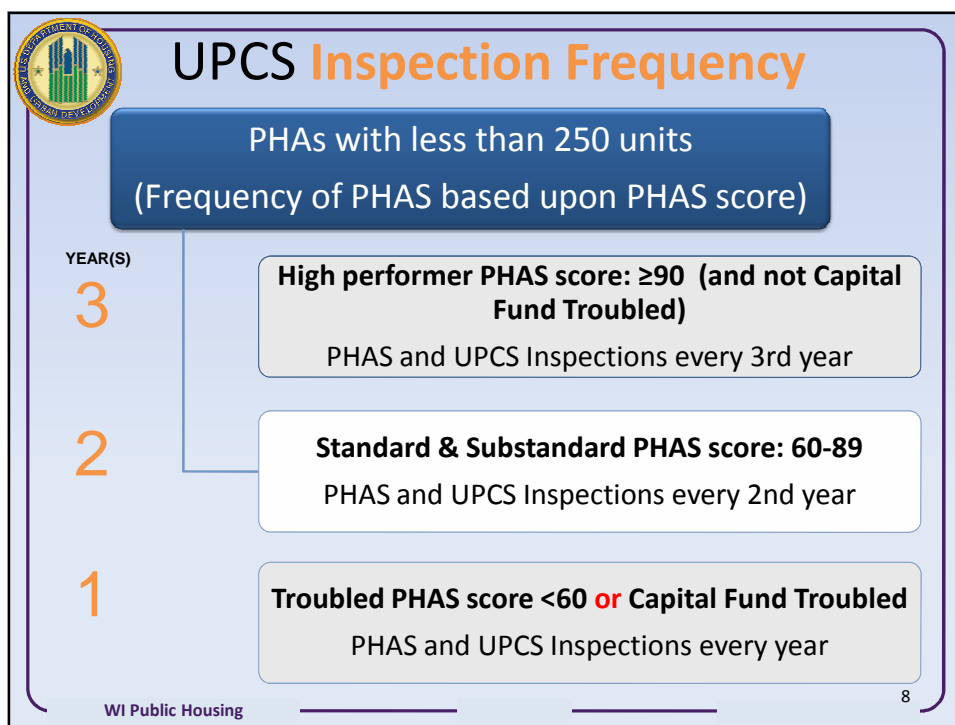
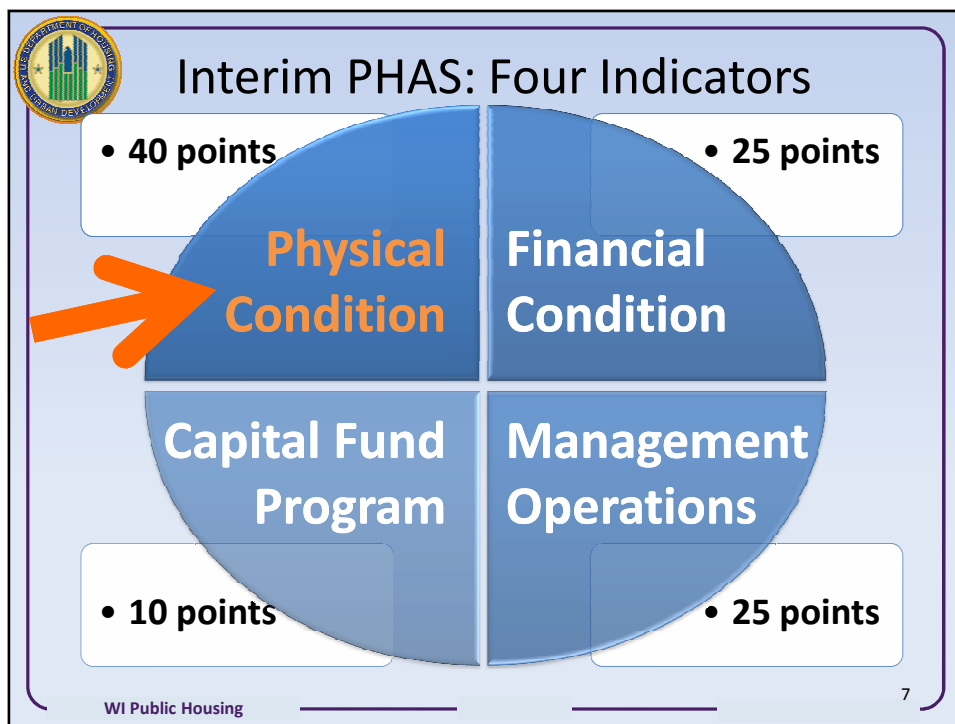



Designations & Assessments

Small PHAs					
	High Performer	Standard Performer	Substandard Performer	Troubled	Capital Fund Program Troubled
Receives PHAS assessment:	Every 3 years	Every 2 years	Every 2 years	Every year	Every year
Large PHAs					
	High Performer	Standard Performer	Substandard Performer	Troubled	Capital Fund Program Troubled
Receives PHAS assessment:	Every year	Every year	Every year	Every year	Every year
PASS inspections (Based on individual project scores)	≥90 Every 3 years*	80-89 Every 2 years*	≤79 Every 2 years*	↓ Every year**	↓ Every year**

* Based on individual project scores, the projects will be inspected according to the 3-2-1 rule
 ** Based on PHAS score designations, ALL projects in the PHA will be inspected every year

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Inspection Help

- HUD REAC Physical Inspection page:
- http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/reac/products/prodpass
- FAQs, Alerts and other inspection information
- Field Office “Inspection Alert” Email

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Inspection Help

REAC Inspectors Alert:

It has recently come to our attention at the REAC that we have inspectors recording a defect for an electrical hazard solely because the disconnect/timer/panel is not secured.

The intent of this defect is not to penalize the property for unsecured electrical devices, but rather to record the findings that present an electrical hazard when left unsecured.

The definition states the following: A cover is missing, which results in exposed visible electrical connections.

If the electrical device is found to be unsecured, which requires inspection, a defect will be recorded only when bare electrical wiring or bare electrical connections exist.

If it has been your practice to record a defect solely because an electrical disconnect/timer/panel is unsecured you must cease this practice immediately.


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Certificates & Information Requested (no points)

- Site map showing sidewalk and parking lot square footage
- Sprinkler/Fire System Certificate
- Boiler Certificate
- Elevator Certificate
- Lead Paint Cert – Optional, no points deducted for not having one

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Record Required

- **Generator Run Up Record:**
On the Generator run up records a point deficiency is cited as follows:
Run-Up Records/Documentation Not Available (Emergency Power)
Deficiency: Records are not properly maintained or available.


Level of Deficiency:

Level 1: N/A

Level 2: Current records--from the last 12 months--are lost, but older records are properly maintained and available.

Level 3: No records are available.


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Bed Bug Issues

- Inspector Notice No. 2010-01 Issued 1 Sep 2010
- Presence or treatment of bed bugs will not be scored in a UPCS inspection, only recorded and noted.
- Inspectors will not enter a unit with bed bugs reported an alternate unit will be chosen.
- If Bed Bugs are discovered during a unit inspection the unit will be vacated and marked as uninspectable, an alternate unit will be chosen.
- If the resident has been relocated due to bed bugs the unit is considered vacant.


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Defect Discussion

- Call For Aid – Optional System
- Defects – “One item present they must all be there”
- Paint all 6 sides of doors, no bare surface
- Inspector is required to check behind every door, no exceptions.
- Walk the site with a critical eye


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REAC Website

- Question of the month website
- http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/react/products/pass/qa

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Does PASS Matter?

- This is the Largest part of your PHAS Score – 40%
- Score is largely within the Executive Director's Control
- Attention to Maintenance and repairs is the solution
- Every Point Counts
- WALK THE SITE – LOOK AT THE BUILDINGS - CHECK THE HALLWAYS – ASK QUESTIONS

MBWA – Management By Walking Around

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Appeals

- Only items subject to interpretation
- Must be verified by a third party
- Must be submitted within the 45 day limit
- Can change your score

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Appeal Successes

2011								
PHA	Inspection Date	Inspector	Tech Review or DB Adjustment	Recd w/in 45 days	Date of submittal to REAC	Inspection #	Date of REAC response	Approval/Denial
028 - Monroe	19-Jul-11	James Dagis	Database Adj	Yes	8/8/2011	#364281	14-Sep-11	Approved - score changed from 74 to 95
055 - Albany	22-Jul-11	James Dagis	Database Adj	Yes	8/30/2011	362952	13-Sep-11	Denied
041 - Lake Mills	8/11/2011	James Dagis	Database Adj	Yes	8/30/2011	364287	28-Sep-11	Approved - score changed from 70 to 73
111 - Ladysmith	8/26/2011	Arline Puentes	Database Adj	Yes	9/30/2011	361597	13-Nov-11	Approved - score changed from 84 to 94
251 - Chilton	8/29/2011	Dan Herr	Database Adj	Yes	10/4/2011	361604	12/30/2011	Denied the disputed
			Dispute	na	11/21/2011	361604		Approved - score changed from 80 to 95
049 - Marinette	1-Sep-11	Arline Puentes	Database Adj	Yes	9/14/2011	361594	11/5/2011	Approved - score changed from 94 to 99
043 - Kaukauna	30-Aug-11	James Dagis	Database Adj	Yes	9/14/2011	364288	11/9/2011	Approved - score changed from 70 to 89
068 - Wisconsin Rapids	7-Sep-11	Robert Whittington	Database Adj	Yes	9/14/2011	366358	13-Nov-11	Approved - score changed from 87 to 94
024 - Manitowoc	18-Aug-11	James Dagis	Database Adj	Yes	19-Oct-11	364279	11/17/2011	Approved - score changed from 62 to 66
006 - LaCrosse	18-Sep-11	King Puentes	Database Adj	Yes	24-Oct-11	362943	11/15/2011	Approved - score changed from 88 to 90.
031 - Wausau	19-Sep-11	Lee Wotipka	Database Adj	Yes	24-Oct-11	365181	12/30/2011	Approved - score changed from 52 to 92
102 - Depere	13-Sep-11	Gerald Maxson	Database Adj	Yes	24-Oct-11	366359	12/12/2011	Approved - score changed from 89 to 91
096 - Tomah	22-Sep-11	Arline Puentes	Database Adj	Yes	24-Oct-11	362963	12/12/2011	Approved - score changed from 89 to 90
069 - Mauston	17-Oct-11	Dave Barcus	Database Adj	Yes	18-Nov-11	370509	12/5/2011	Approved - score changed from 71 to 80

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Handouts

- Elevator Rules
- Electrical Box Inspections

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QUESTIONS?

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