REAC UPDATE

25 January 2012

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U.S. Department of Housing & Urban Development

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
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.

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.”
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

Designations & Assessments

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<tr>
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<th>High Performer</th>
<th>Standard Performer</th>
<th>Substandard Performer</th>
<th>Troubled</th>
<th>Capital Fund Program</th>
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<tbody>
<tr>
<td>Small PHAs</td>
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<tr>
<td>Receives PHAS assessment</td>
<td>Every 3 years</td>
<td>Every 2 years</td>
<td>Every 2 years</td>
<td>Every year</td>
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<td>Large PHAs</td>
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| PASS inspections         | ≥90            | 80-89             | ≤79                    |          |                      |
| (Based on individual project scores) | Every 3 years* | Every 2 years*   | 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
Interim PHAS: Four Indicators

- 40 points
- 25 points
- 10 points
- 10 points
- 25 points
- 25 points
- 40 points
- 40 points

Physical Condition

Financial Condition

Capital Fund Program

Management Operations

UPCS Inspection Frequency

PHAs with less than 250 units
(Frequency of PHAS based upon PHAS score)

YEAR(S)
3
- High performer PHAS score: ≥90 (and not Capital Fund Troubled)
  PHAS and UPCS Inspections every 3rd year

2
- Standard & Substandard PHAS score: 60-89
  PHAS and UPCS Inspections every 2nd year

1
- Troubled PHAS score <60 or Capital Fund Troubled
  PHAS and UPCS Inspections every year
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.
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

Record Required

- Generator Run Up Record:
  
  On the Generator run up records a point deficiency is sited 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.
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.

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
REAC Website

- Question of the month website

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
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

Appeal Successes
Handouts

• Elevator Rules
• Electrical Box Inspections

QUESTIONS?