

PUBLIC HOUSING ASSESSMENT SYSTEM (PHAS)



Professional
Development

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PHAS PUBLIC HOUSING ASSESSMENT SYSTEM - PURPOSE

“The purpose of PHAS is to improve the delivery of services in public housing and to enhance trust in the Public Housing System among its agencies, public housing residents, HUD and the general public by providing a management tool for effectively and fairly measuring the performance of a PHA in essential operations.”

INTRODUCTION TO PHAS

- The Public Housing Assessment System (PHAS) is designed to institute an accountability that will assist HUD in monitoring and evaluating management operations uniformly and consistently throughout the nation.

INTRODUCTION TO PHAS

- Designed to institute a system of accountability
- Assists HUD in monitoring and evaluating management operations uniformly
- Ensures Agencies provide safe, decent, sanitary housing, in good repair

INTRODUCTION TO PHAS

- PHAS combined indicators of PHMAP and previous PHAS into four indicators:
 - assessment of physical condition
 - assessment of financial stability
 - assessment of management operations
 - assessment of capital fund program

HUD CENTERS (REAC)

- Real Estate Assessment Center (REAC):
 - Responsible for the assessment, monitoring and scoring of PHAS
 - Will assess and score each PHA on the four indicators
 - Advises PHAs of the scores and identify low scoring PHAs



PHAS CURRENT RULE

PHAS DATA SOURCES

- No Self Certification
- Indicators are measured using:
 - Financial Assessment Sub System (FASS)
 - Physical Assessment Sub System (PASS)
 - Based on UPCS
 - Electronic Line of Credit Control System (eLOCCS)
 - PIH Information Center-PIC (MIS-PIC)
 - Inventory Management System (IMS-PIC)
- PIH Notice 2011-13

POINTS POSSIBLE: 100

• 40 points

**Physical
Condition**

• 25 points

**Financial
Condition**

• 10 points

**Capital
Fund
Program**

• 25 points

**Managemen
t
Operation**

PHAS DESIGNATION STATUS

- High Performer
 - Overall score of 90% or higher
 - At least 60% of points available in PASS (24), MASS (15), FASS (15) and 50% of the total points for CFPS (5) and an overall score of 90% or greater
- Standard Performer
 - Overall score of at least 60%
 - Not less than 60% of total points available in PASS (24), MASS (15), FASS (15), and 50% of the total points for CFP (5)

PHAS DESIGNATION

- Substandard Performer
 - Overall PHAS score of at least 60%
 - Less than 60% in one or more of the PASS, FASS, or MASS indicators
- Troubled
 - Less than 60% of the overall PHAS score
- Capital Fund Program (CFP) Troubled
 - Less than 50% on the CFP indicator

DESIGNATIONS & ASSESSMENTS

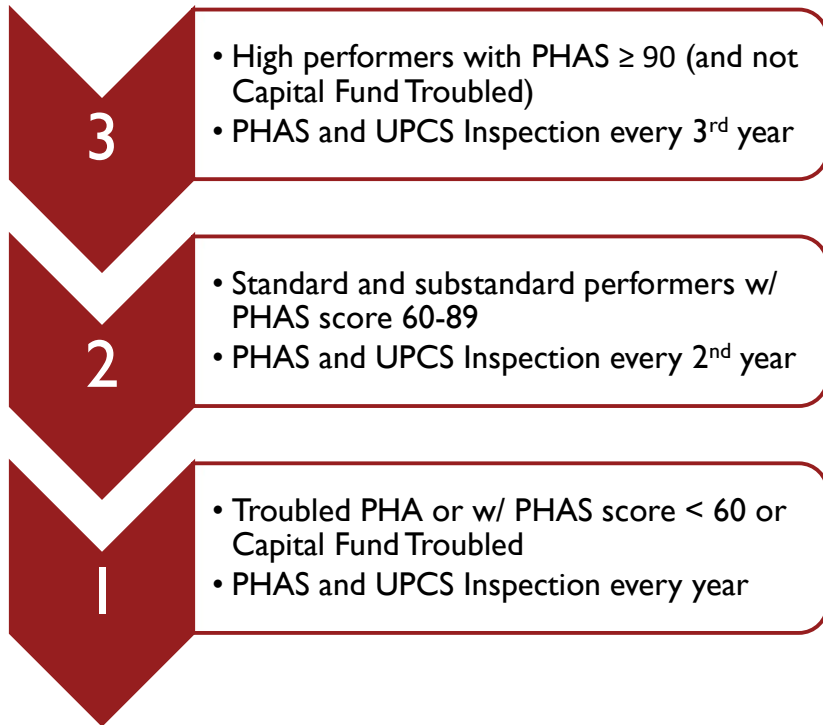
Small PHAs					
	High Performer	Standard Performer	Substandard Performer	Troubled	Capital Fund Program Troubled
Receives PHAS assessment:	Every 3 years	Every 2 years	Every 2 years	Every year	Every year
Large PHAs					
Receives PHAS assessment:	Every year	Every year	Every year	Every year	Every year
PASS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

***Based on individual project scores, the projects will be inspected in accordance to the 3-2-1 rule**

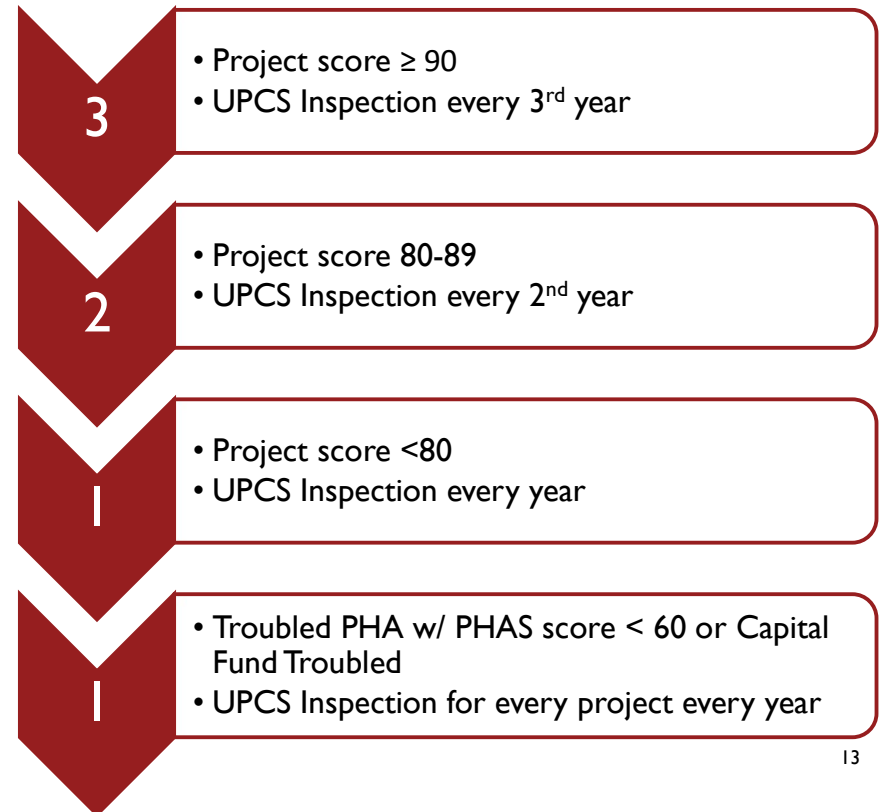
****Based on PHAS score designations, ALL projects in the PHA will be inspected every year**

UPCS INSPECTION FREQUENCY

PHAs w/ Fewer than 250 Units



PHAs w/ 250 or More Units





PASS – PHYSICAL ASSESSMENT SUBSYSTEM

PURPOSE OF PASS

To ensure that public housing units are Decent, Safe, Sanitary and in Good Repair, as determined by an inspection in accordance with HUD's Uniform Physical Condition Standards (UPCS)

PURPOSE OF PASS

- Determine whether PHA is maintaining property in a condition that is decent, safe, sanitary and in good repair

PASS

Six areas:

1. Site
2. Building Exterior
3. Building Systems
4. Dwelling Units
5. Common Areas
6. Health and Safety Concerns

PASS STANDARDS

- The PASS standards do not supersede or preempt state and local building and maintenance codes
- Total point value = 40 points
- PHA must receive a score of a least 60% of the 40 points available to pass
 - At least 24 points

INSPECTION FREQUENCY FOR PHAS WITH FEWER THAN 250 PH UNITS

- High Performer PHAS- Project score $\geq 90\%$
 - UPCS Inspection every 3rd year
- Standard and Substandard- Project score $< 90\%$ but $\geq 60\%$
 - UPCS Inspection every 2nd year
- Troubled: PHAS score $< 60\%$ or Capital Fund Troubled
 - UPCS Inspections every year

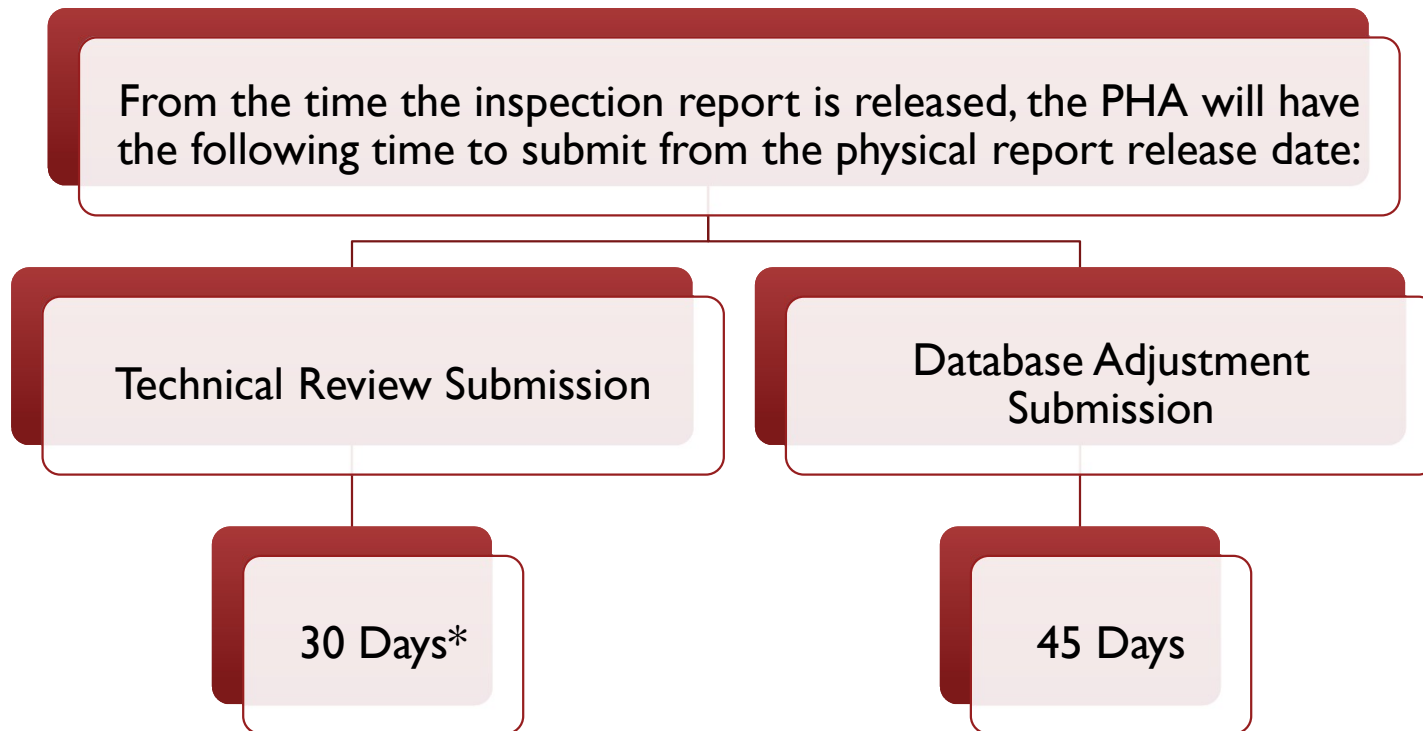
UPCS INSPECTION FREQUENCY FOR PHAS WITH 250 OR MORE UNITS

- Project score $\geq 90\%$
 - UPCS Inspection every 3rd year
- Project score $< 90\%$ but $\geq 80\%$
 - UPCS Inspection every 2nd year
- Project score $< 80\%$
 - UPCS Inspection every year
- Troubled: PHAS score $< 60\%$ or Capital Fund Troubled
 - UPCS Inspection of all projects every year

EXIGENT HEALTH & SAFETY

- A PHA may abate the effect of the exigent health and safety (EHS) violation without necessarily correcting or remedying the condition
 - For example the PHA may move a family into a different unit until the fire damaged unit is repaired

TECHNICAL REVIEW & DATABASE ADJUSTMENTS (TR/DBA)



WEIGHTED AVERAGE FORMULA

- Numerator
 - (# of units x 40 points score in project 1) + (# of units x 40 points score in project 2) + etc.
- Denominator
 - Total # of units
- 100 points score will be converted to 40 point score to determine the weighted average score

CASE STUDY: PHYSICAL INSPECTION

Property #	Physical Inspection Score: (100 Points)	Percentage of PASS Indicator within PHAS	Product (40 Point Score)
1	86	0.40	34.4
2	90	0.40	36.0
3	65	0.40	26.0

CASE STUDY: 40 POINT SCORE TO UNIT WEIGHTED AVERAGE

Property #	100 Point Score	40 Point Score	Total # of Units	Product
1	86	34.4	60	2064
2	90	36	103	3708
3	65	26	196	5096
Total	-	-	359	10,868

$$10,868 / 359 = \text{PASS Score of } 30.3$$

IMPROVING PHYSICAL INSPECTION SCORES

- Understand and Comply with UPCS
- Maintain accurate PIC building and unit inventory
- Analyze and utilize previous reports
- Inspect 100% of units annually using UPCS protocol
- Perform routine maintenance on all properties, units and systems throughout the year
- Repair health and safety deficiencies immediately

CRITICALITY

- *Criticality*: means one of five levels that reflect the relative importance of the deficiencies for an inspectable item

CRITICALITY VALUES

Criticality	Level	Value
Critical	5	5.00
Very Important	4	3.00
Important	3	2.25
Contributes	2	1.25
Slight Contribution	1	.50

CRITICALITY VALUE- SCORING

- Based on the importance of the deficiency, reflected in its criticality value, points are deducted from the property score
 - For example, a clogged drain in the kitchen is more critical than a damaged surface on a counter top
 - More points will be deducted for a clogged drain than for a damaged surface.

SEVERITY

- *Severity*: means one of three levels that reflect the extent of damage associated with each deficiency, with values assigned to the severity level

SEVERITY LEVEL VALUE

Severity Level	Value
3	1.00
2	.50
1	.25

PASS REQUIREMENTS

- Handrail
 - 4 or more consecutive steps
- Trip Issues
 - $\frac{3}{4}$ inch difference in height
- Life Threatening or Non-life Threatening
 - Level 3
 - Not all level 3's are LT or NLT



MASS MANAGEMENT ASSESSMENT SUBSYSTEM

MANAGEMENT OPERATIONS INDICATOR

THE PURPOSE OF MASS

- The Management Operations of the PHAS rule measures certain key PHA management operations and responsibilities for the purpose of assessing the PHA's capabilities and performance in these areas.

MASS INDICATOR

- Impacted by maintenance and management
- Related to annual inspections
- Related to occupancy and unit turnovers

MANAGEMENT OPERATIONS INDICATOR

Points: 25

Three sub-indicators

Occupancy	Tenant Accounts Receivable (TAR)	Accounts Payable (AP) [New]
Includes allowable vacancies	Amount of tenant accounts receivable against tenant charges	Amount of money owed to vendors
16 points	5 points	4 points

MANAGEMENT OPERATIONS INDICATOR

Physical Condition and Neighborhood Environment (PCNE) Adjustments

Physical Condition	Neighborhood Environment
Projects at least 28 years old based on weighted DOFA data	Projects in census tracts in which at least 40% of families have an income below poverty rate
1 point	1 point

PCNE is automatically calculated using information from PIC and added at the project level before computing the weighted average MASS score

MASS SCORING

- Financial Data Schedule (FDS)
 - MASS score is calculated from unaudited and audited submissions
 - Late Penalty points and Late Presumptive Failure (LPF) do not apply to MASS indicator score

MASS SCORING

- Occupancy Rate
 - 16 points
- Tenants Accounts Receivable
 - 5 points
- Accounts Payable
 - 4 points
- Total MASS
 - 25 points

MASS SUB-INDICATORS

- Occupancy
 - Emphasizes & measures projects success in keeping available units occupied
 - Higher rates = higher scores
 - Max – 16 points
- Tenant Accounts Receivable
 - Represents the amount of tenant accounts receivable against all tenant charges (rent, excess utilities, court cost, maintenance charges, etc.)
 - Lower ratio = higher score
 - Max – 5 points

MASS SUB-INDICATORS

- Accounts Payable
 - Measures total vendor accounts payable, both current and past due against total monthly operating expenses
 - Lower ratio = higher score
 - Max – 4 points

Occupancy (MASS)

FDS 11210
Unit Months Leased

FDS 11190
Unit Months Available

HOW OCCUPANCY IS SCORED

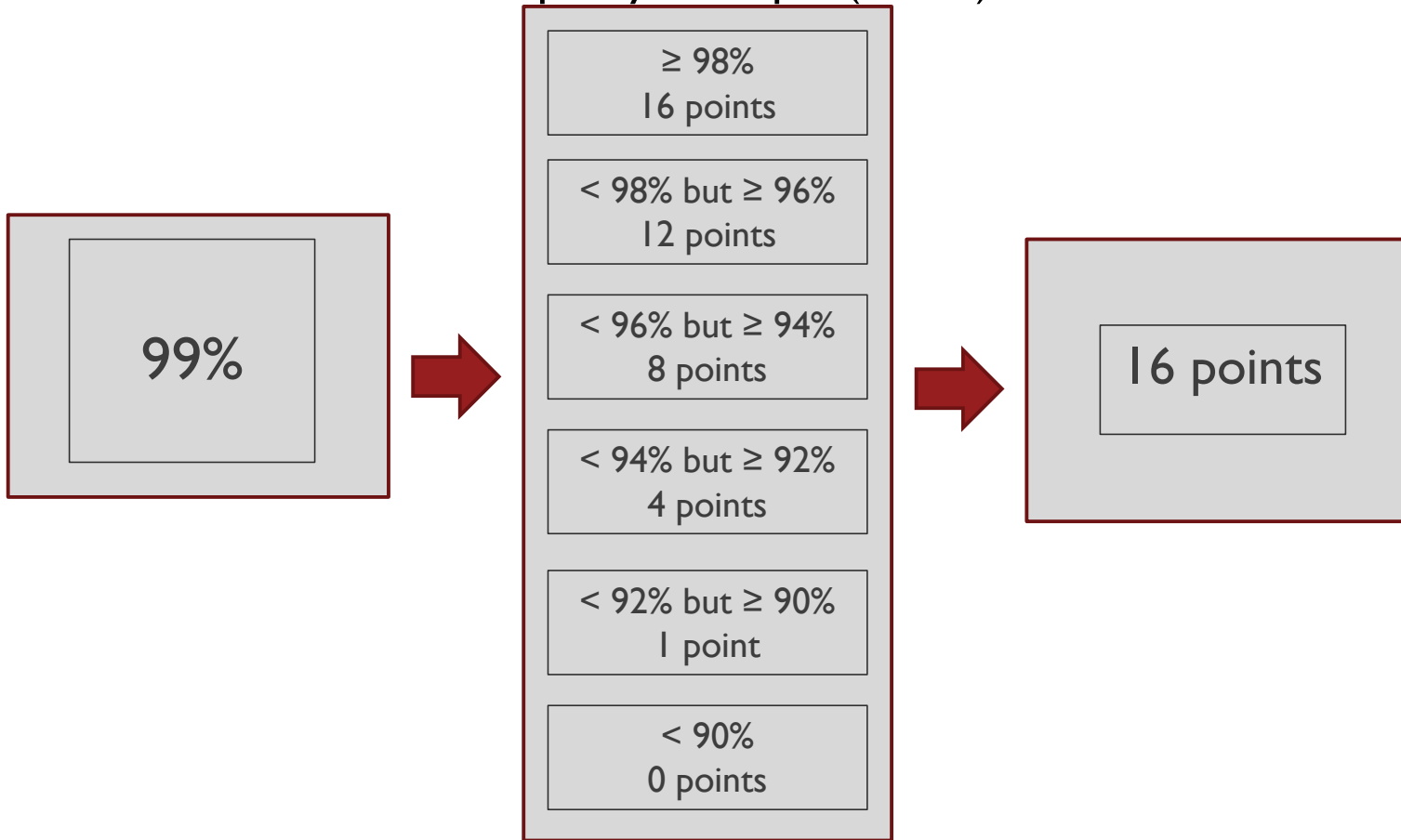
Occupancy Percentage	Points
$\geq 98\%$	16 points
$< 98\%$ to $\geq 96\%$	12 points
$< 96\%$ to $\geq 94\%$	8 points
$< 94\%$ to $\geq 92\%$	4 points
$< 92\%$ to $\geq 90\%$	1 points
$< 90\%$	0 points

Occupancy Example (MASS)

FDS 11210
1,267

FDS 11190
1,284

Occupancy Example (MASS)



Tenant Accounts Receivable

FDS 126
Accounts Receivable-
Tenants

FDS 70500
Total Tenant Revenue

HOW TENANT ACCOUNTS RECEIVABLE IS SCORED

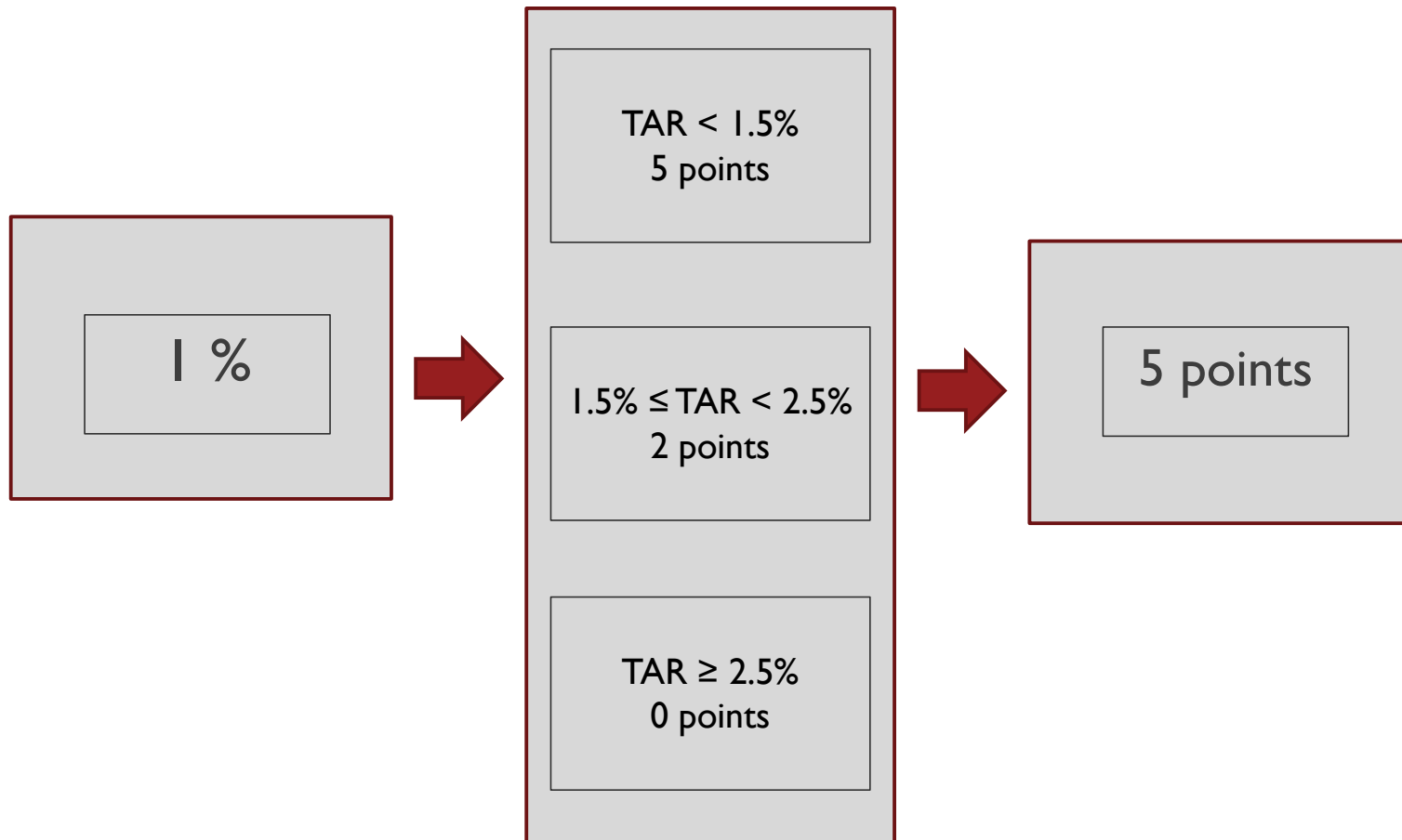
Ratio	Points
<1.5%	5 points
≥1.5% to <2.5%	2 points
≥2.5%	0 points

Tenant Accounts Receivable

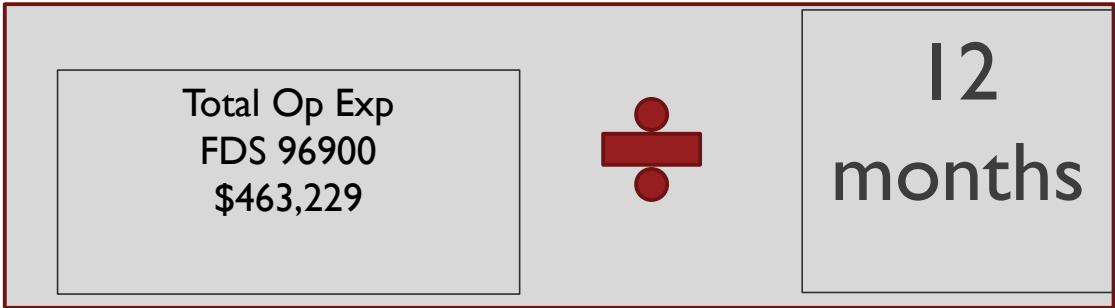
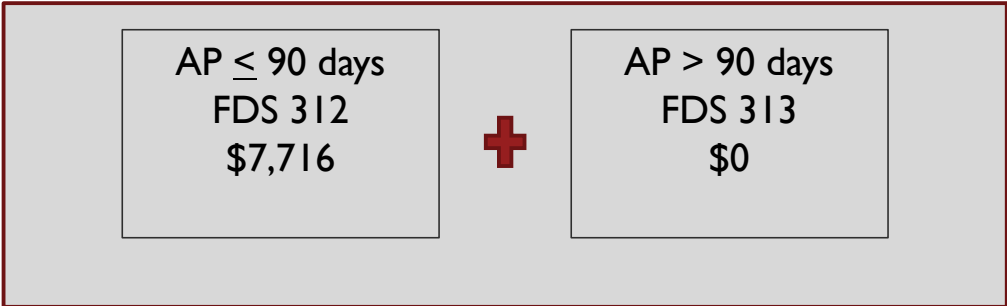
FDS 126
\$1,995

FDS 70500
\$232,641

Tenant Accounts Receivable Example



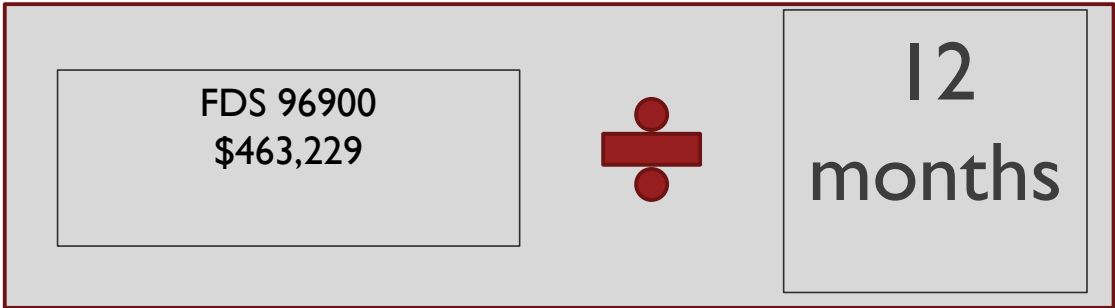
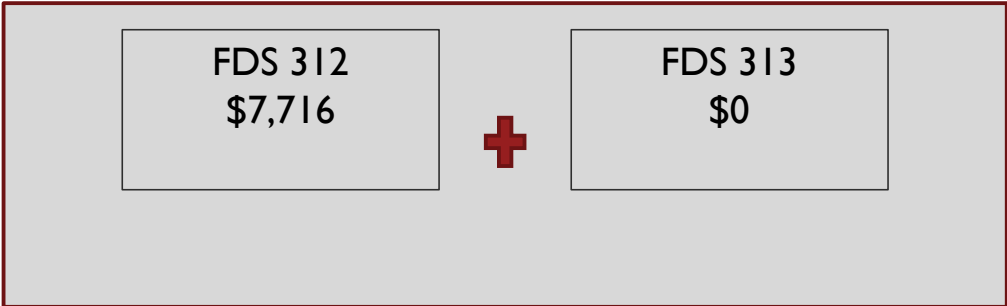
Accounts Payable Example



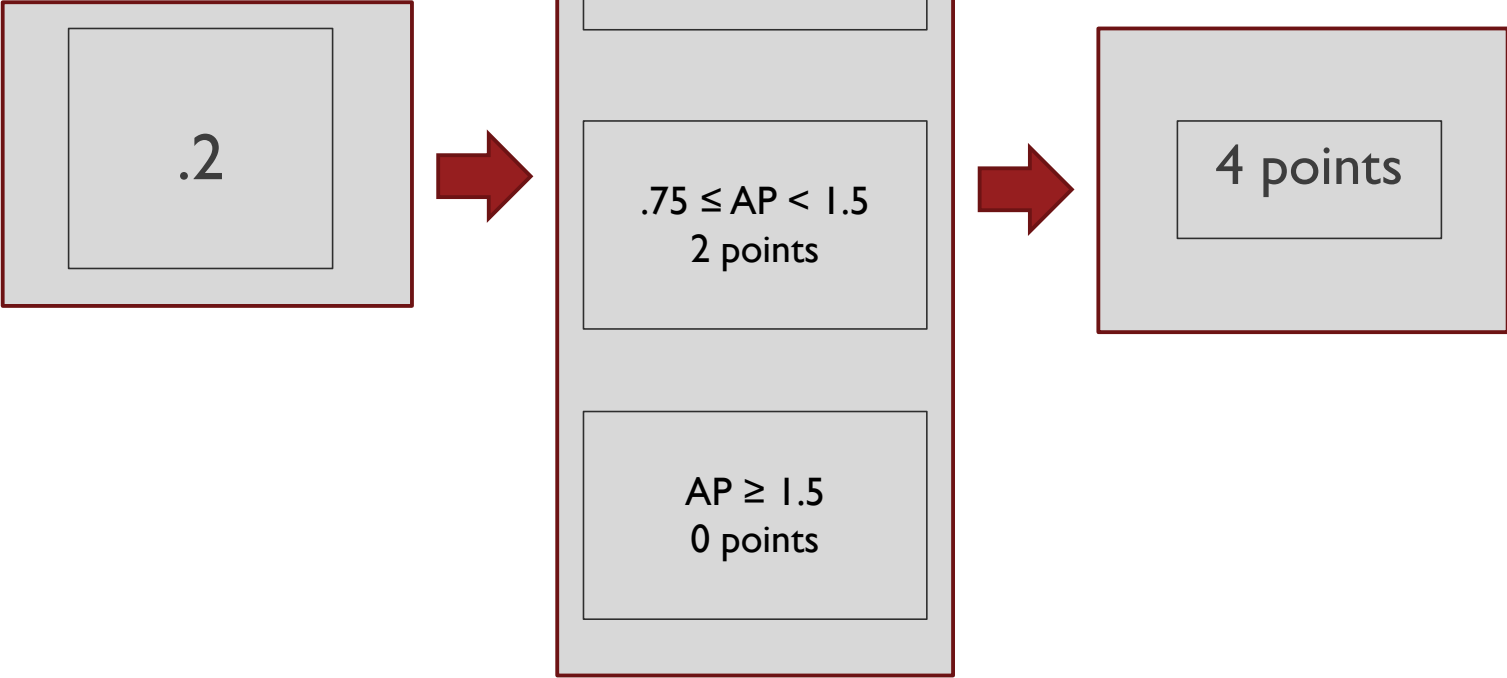
HOW ACCOUNTS PAYABLE IS SCORED

Ratio	Points
$<.75$	4 points
$\geq.75$ to <1.5	2 points
≥ 1.5	0 points

Accounts Payable Example



Accounts Payable



CASE STUDY - FACTS

- Sample Housing Authority
- FYE 12/31/2019
- 3 projects (AMPs)
- Want to determine how each property is calculated
- Want to determine how the weighted average is calculated

CASE STUDY: PROJECT NUMBER 1- 75 UNITS

- Occupancy Rate
 - FDS 11210/FDS 11190
 - Unit Months Leased/Unit Months Available
 - $855/900 = 95\%$
 - 8 points
- Tenants Accounts Receivable
 - FDS 126/FDS 70300
 - Accounts Receivable Tenants/Net Tenant Rental Revenue
 - $\$1,295/\$205,445 = .6\%$
 - 5 points

CASE STUDY: PROJECT NUMBER 1- 75 UNITS

- Accounts Payable
 - $(\text{FDS } 312 + \text{FDS } 313) / (\text{FDS } 96900 / 12 \text{ months})$
 - $(\text{Current Accounts Payable} + \text{Past Due Accounts Payable}) / (\text{Total Operating Expenses} / 12)$
 - $(\$49,504 + \$3,984) / (\$407,958 / 12) = 1.577$
 - 0 points
- Total = 13 points

CASE STUDY: PROJECT NUMBER 2 - 57 UNITS

- Occupancy Rate
 - FDS 11210/FDS 11190
 - Unit Months Leased/Unit Months Available
 - $684/684 = 100\%$
 - 16 points
- Tenants Accounts Receivable
 - FDS 126/FDS 70300
 - Accounts Receivable Tenants/Net Tenant Rental Revenue
 - $\$1,602/\$89,844 = 1.8\%$
 - 2 points

CASE STUDY: PROJECT NUMBER 2 - 57 UNITS

- Accounts Payable
 - $(\text{FDS } 312 + \text{FDS } 313) / (\text{FDS } 96900 / 12 \text{ months})$
 - $(\text{Current Accounts Payable} + \text{Past Due Accounts Payable}) / (\text{Total Operating Expenses} / 12)$
 - $(\$3,536 + \$0) / (\$508,680 / 12) = 0.083$
 - 4 points
- Total = 22 points

CASE STUDY: PROJECT NUMBER 3 - 89 UNITS

- Occupancy Rate
 - FDS 11210/FDS 11190
 - Unit Months Leased/Unit Months Available
 - $1,034/1,068 = 96.82\%$
 - 12 points
- Tenants Accounts Receivable
 - FDS 126/FDS 70300
 - Accounts Receivable Tenants/Net Tenant Rental Revenue
 - $\$3,130/\$134,674 = 2.3\%$
 - 2 points

CASE STUDY: PROJECT NUMBER 3 - 89 UNITS

- Accounts Payable
 - $(\text{FDS } 312 + \text{FDS } 313) / (\text{FDS } 96900 / 12 \text{ months})$
 - $(\text{Current Accounts Payable} + \text{Past Due Accounts Payable}) / (\text{Total Operating Expenses} / 12)$
 - $(\$18,854 + \$8,874) / (\$404,148 / 12) = .815$
 - 2 points
- Total = 16 points

CASE STUDY: OVERALL MASS SCORE

Project #	Project Score	# of Units	Product
1	13	75	975
2	22	57	1,254
3	16	89	1,424
Totals	---	221	3,653

Overall Weighted Average for MASS

$$\frac{\text{Total Product}}{\text{Total \# of Units}} = \frac{3,653}{221} = 16.53$$

PHYSICAL CONDITION & NEIGHBORHOOD ENVIRONMENT (PCNE)

- Physical Condition (PC)
 - Projects at least 28 years old, based on the unit-weight average Date of Full Availability (DOFA) date
 - Max – 1 point
- Neighborhood Environment (NE)
 - Projects in census tracts which at least 40% of families have an income below the poverty rate
 - Max – 1 point

CALCULATION OF PCNE POINTS

Line	Points	Project 1	Project 2	Project 3	Project 4
1	Project Score	24	13	10	17
2	Physical Condition Points	1	0	1	0
3	Neighborhood Environment Points	1	1	0	0
4	Project Score with PCNE Adjustment	25*	14	11	17

*PCNE adjustments can not exceed the maximum 25 points available

The PCNE adjustments will be made to individual project scores **before** calculating the overall weighted average/MASS score

MASS SCORE WITH PCNE ADJUSTMENT FACTOR

Project #	Project Score	# of Units	Product
1	25	133	3,325
2	14	65	910
3	11	89	979
4	17	25	425
Totals	---	312	5,639

Overall Weighted Average

$$\frac{\text{Total Product}}{\text{Total \# of Units}} = \frac{5,639}{312} = 18.07$$

SUMMARY

- Management Operations Indicator (MASS)
 - Up to 25 points
 - Threshold score is at least 15 points
- 3 Sub-Indicators
 - Occupancy Rate – 16 points
 - Tenant Accounts Receivable – 5 points
 - Accounts Payable – 4 points



FASS

FINANCIAL CONDITION INDICATOR

FASS INDICATOR

- Determine if PHA has sufficient financial resources and managing resources effectively
- According to GAAP
- Submitted Annually

FASS INDICATOR SCORE

- Physical Condition – 40 points
- Financial Condition – 25 points
- Management Operations – 25 points
- Capital Fund Program* – 10 points

Overall PHAS Score – 100 points

*Threshold score for this indicator must be at least 5 points, or 50% of the maximum number of points (10 points)

FINANCIAL INDICATOR

Points: 25

Three sub-indicators

Quick Ratio (QR)	Months Expendable Net Asset Ratio (MENAR)	Debt Service Coverage Ratio (DSCR)
Measures liquidity	Measures adequacy of reserves	Measures capacity to cover debt
12 points	11 points	2 points

High Liquidity Adjustment Discontinued

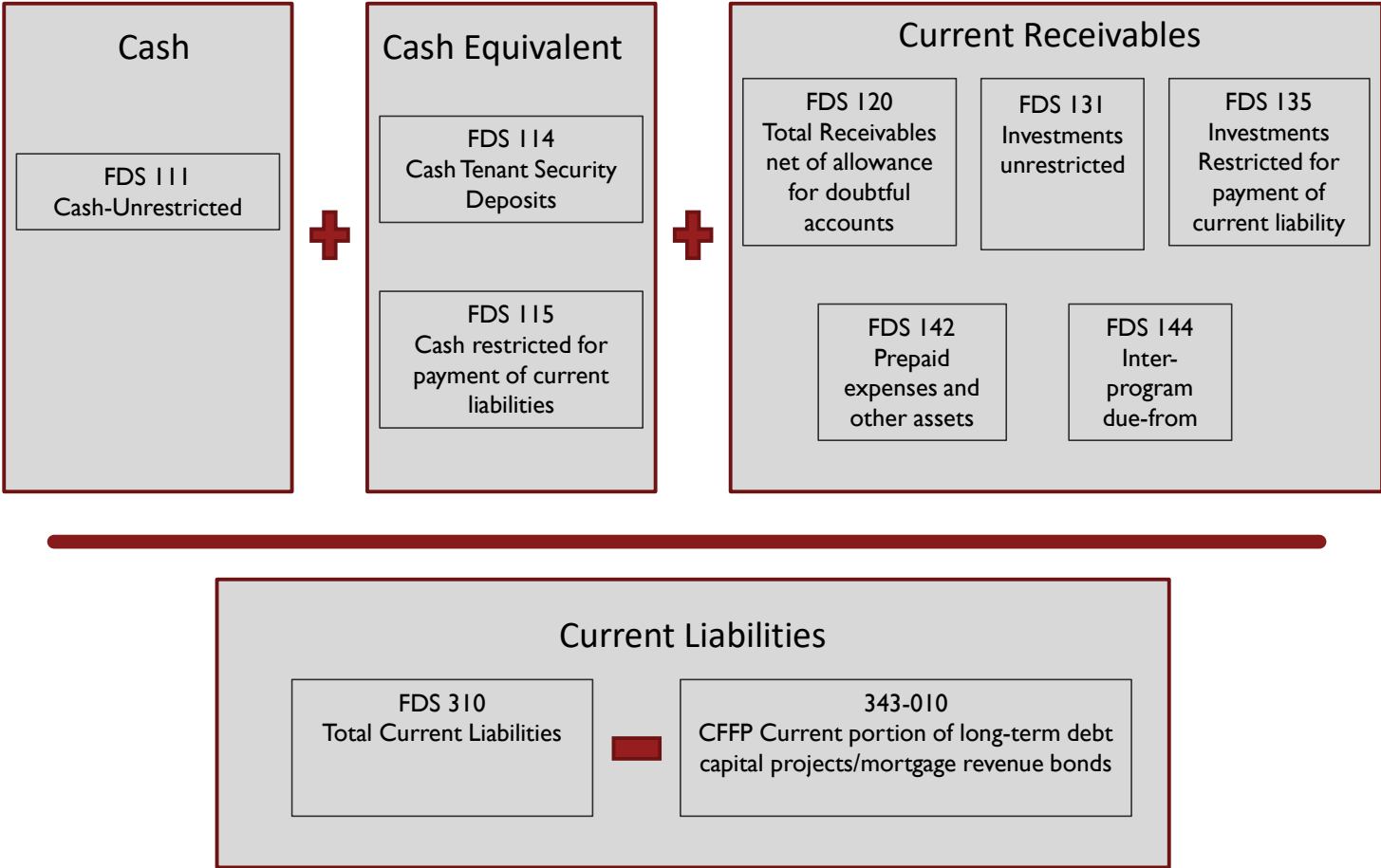
RATIOS

- Quick Ratio
 - Measures Liquidity
 - Similar to Current Ratio
 - Maximum 12 points
- Months Expendable Net Assets Ratio (MENAR)
 - Measures Adequacy of Reserves
 - Similar to Months Expendable Fund Balance (MEFB) Ratio
 - Maximum 11 points

RATIOS

- Debt Service Ratio
 - Measures capacity to cover debt
 - New Ratio
 - Maximum 2 points

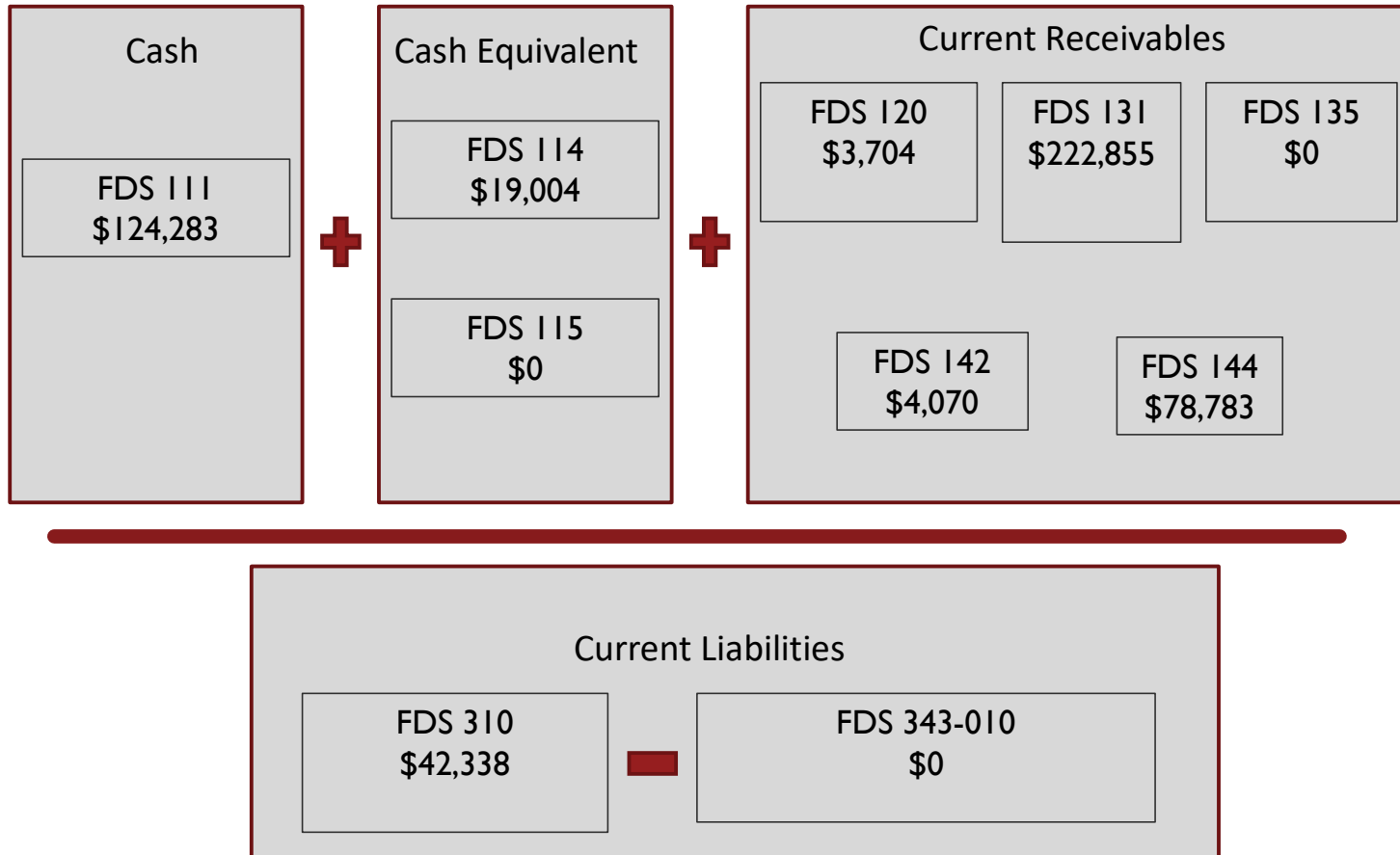
Quick Ratio



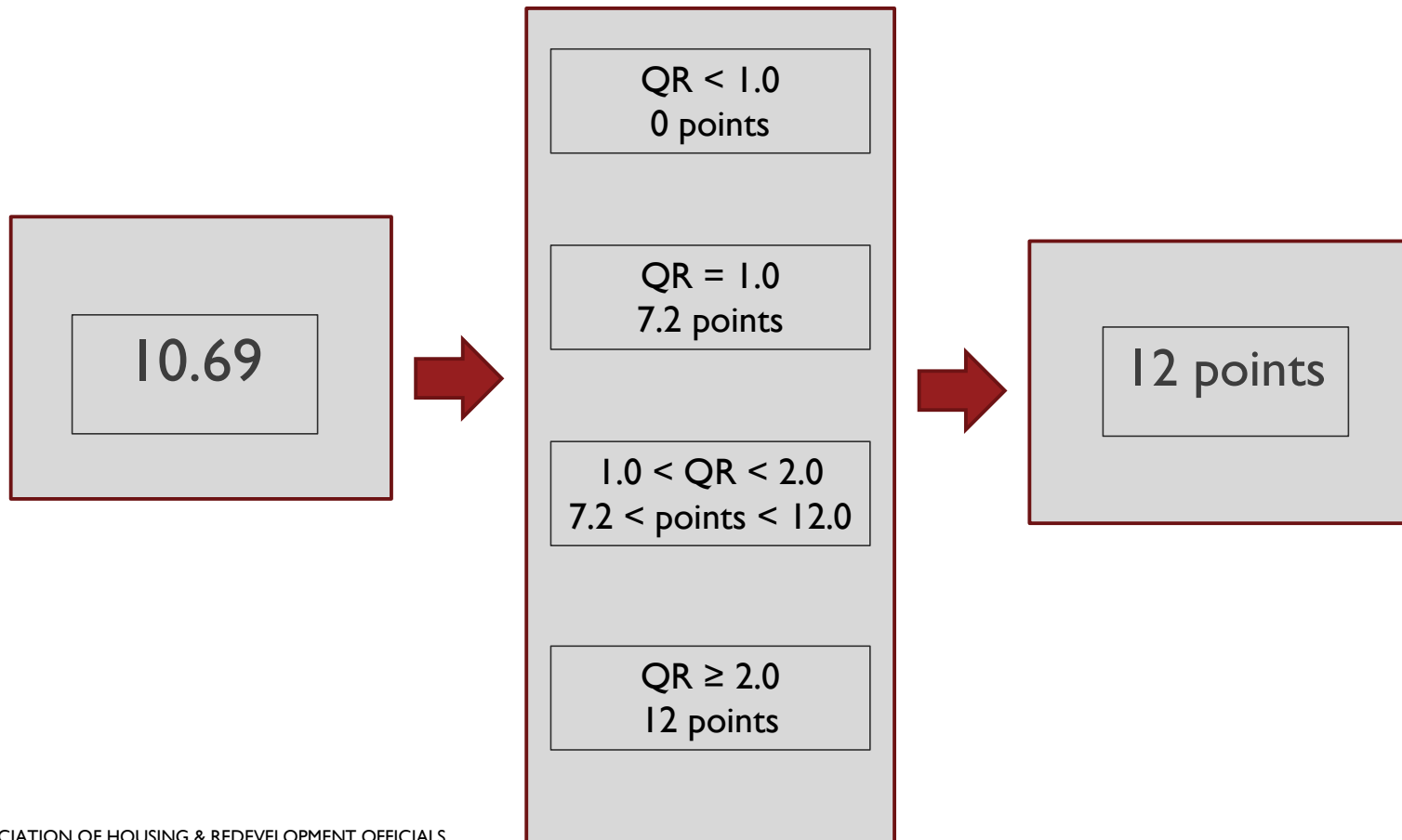
HOW QUICK RATIO IS SCORED

- < 1.0 0 points
- $= 1.0$ 7.2 points
- ≥ 1.0 to ≤ 2.0 ≥ 7.2 to ≤ 12 points
- ≥ 2.0 12 points

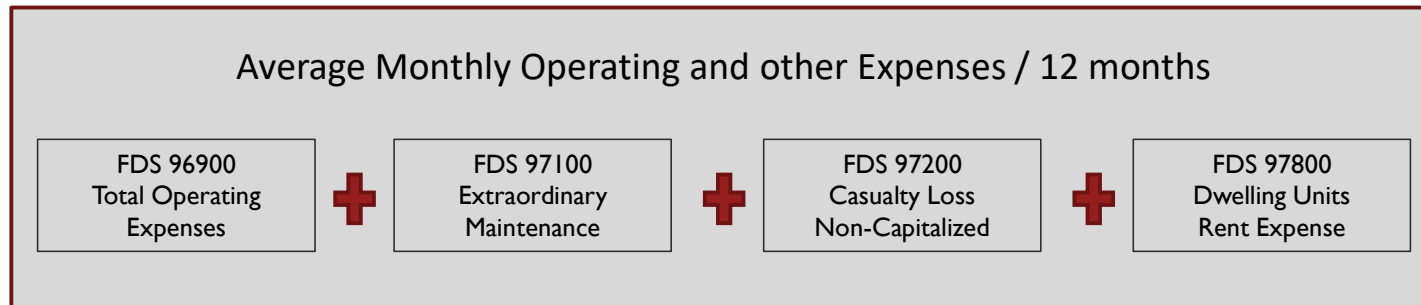
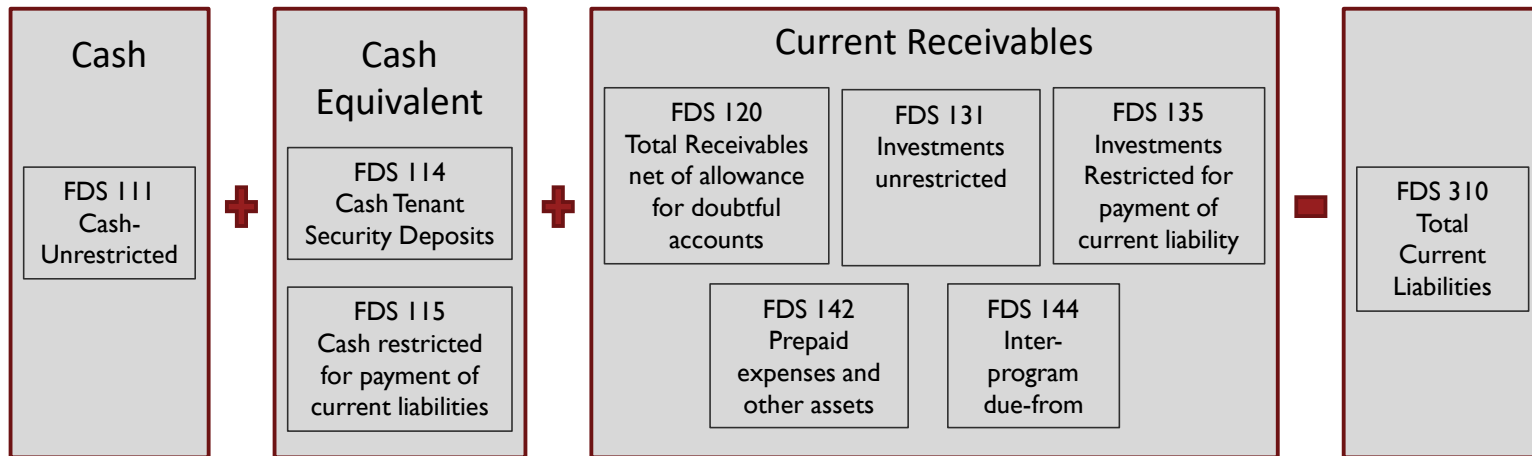
Quick Ratio Example



Quick Ratio Score Example



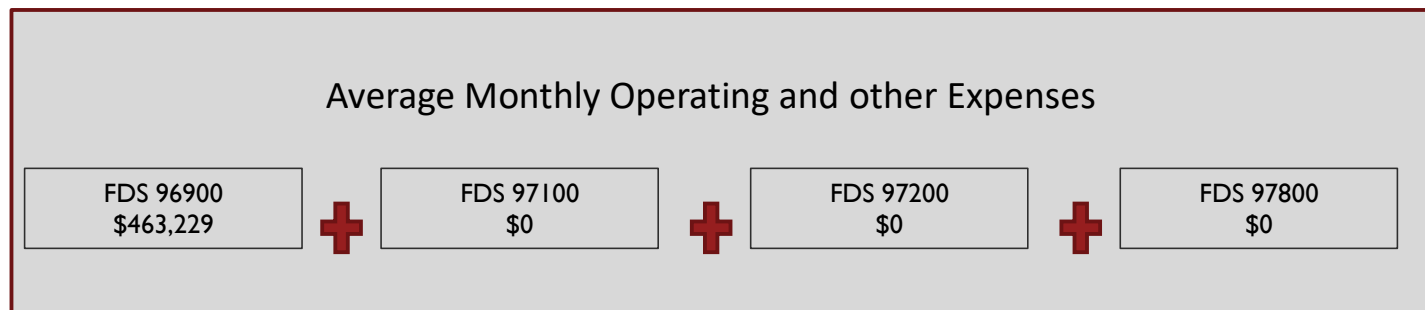
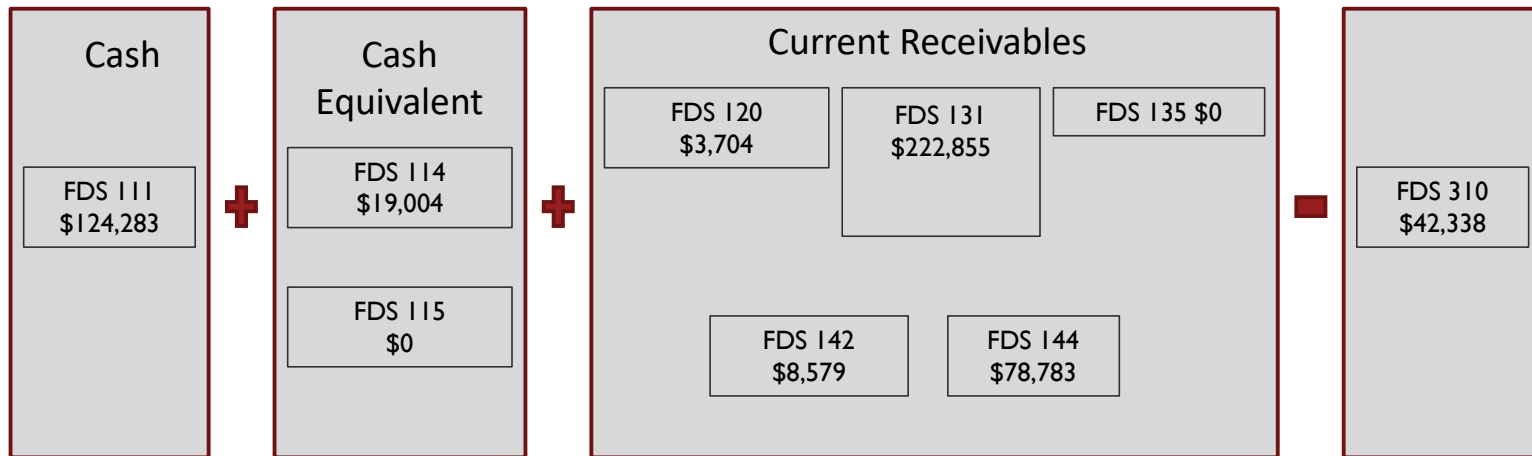
Months Expendable Net Asset Ratio



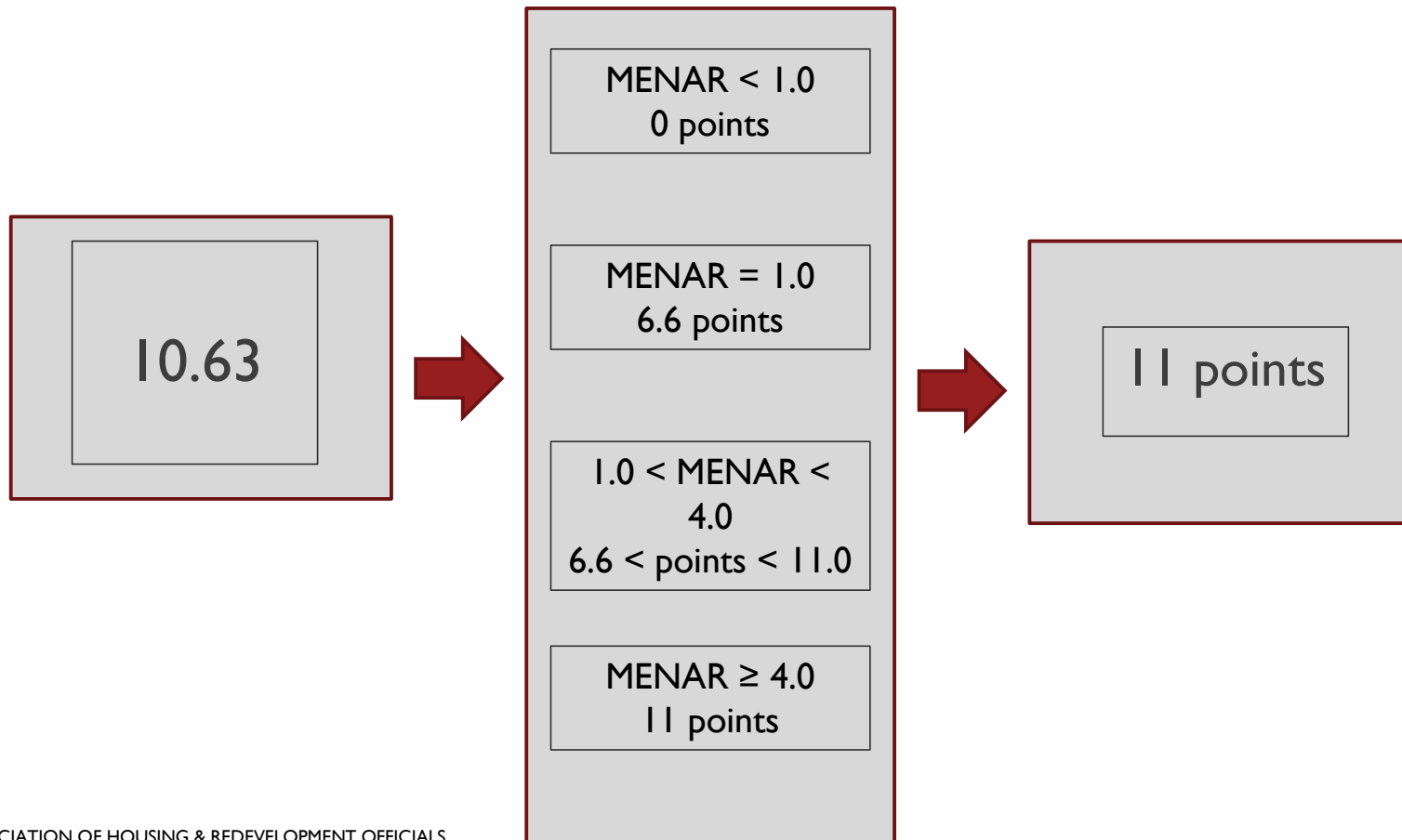
HOW MENAR IS SCORED

- < 1.0 0 points
- $= 1.0$ 6.6 points
- ≥ 1.0 to ≤ 4.0 ≥ 6.6 to ≤ 11 points
- ≥ 4.0 11 points

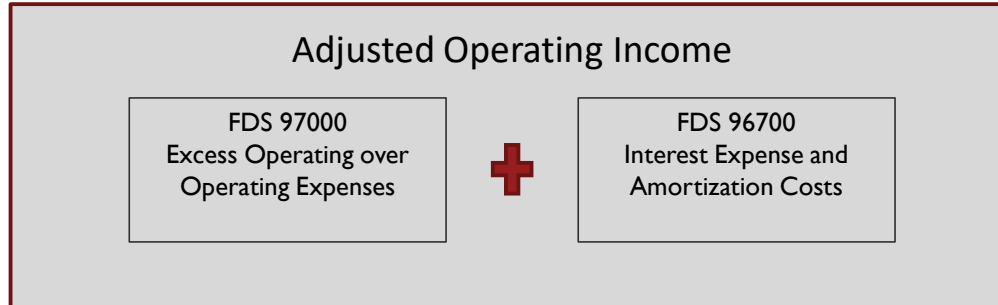
Months Expendable Net Asset Ratio (MENAR) Example



Months Expendable Net Asset Ratio Example



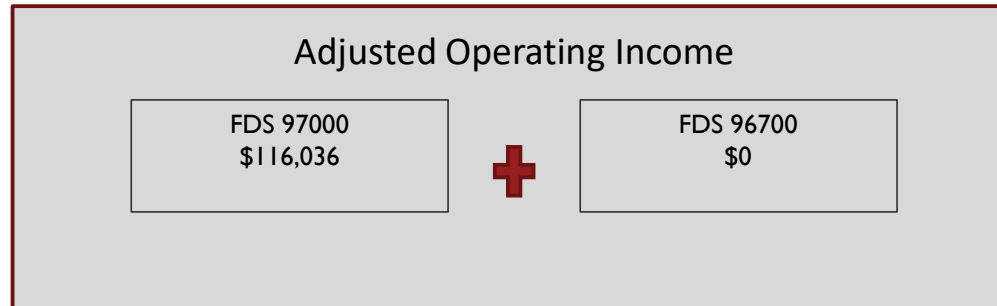
Debt Service Coverage Ratio



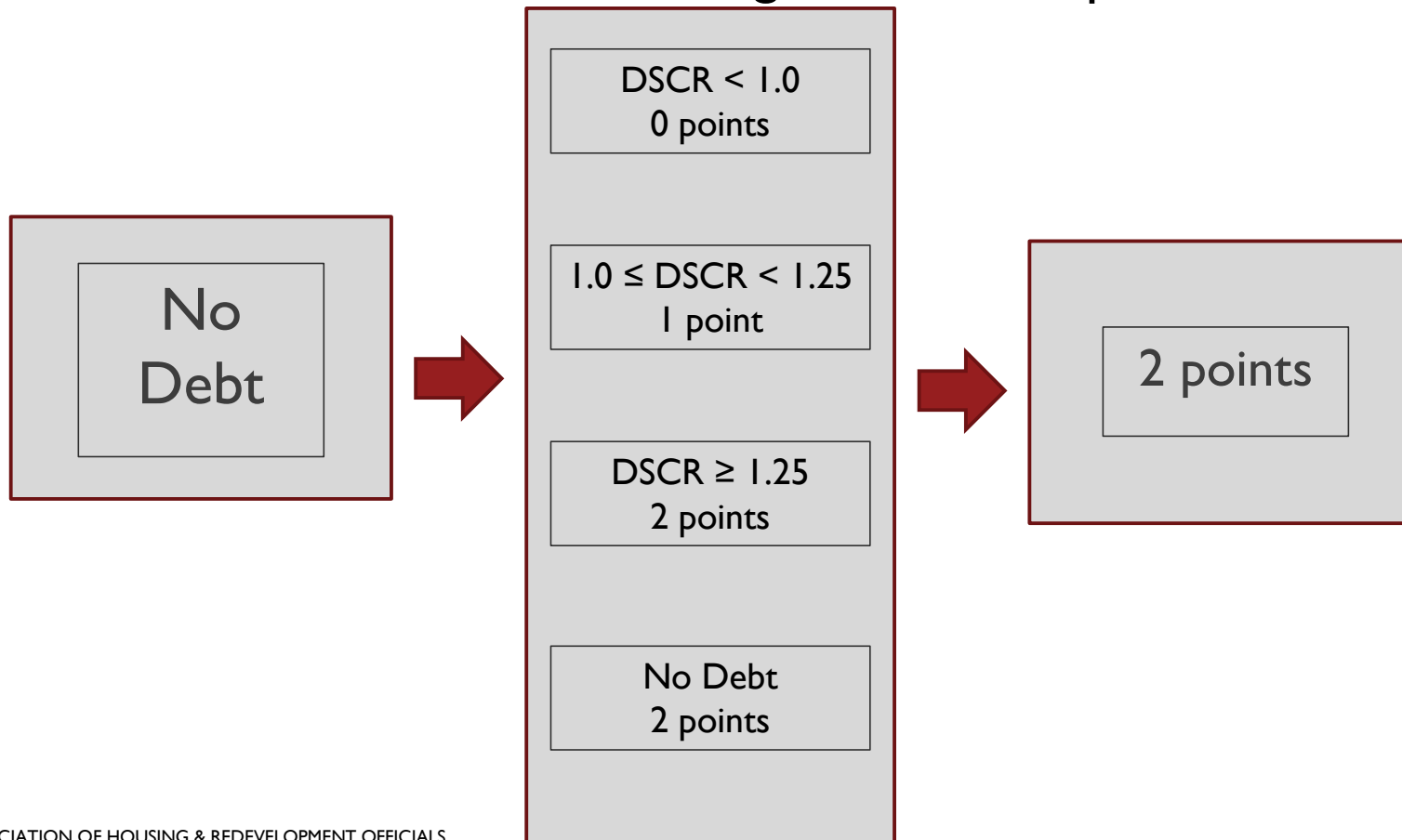
HOW DSCR IS SCORED

- < 1.0 0 points
- ≥ 1.0 to ≤ 1.25 1 point
- ≥ 1.25 2 points
- No Debt at All 2 points

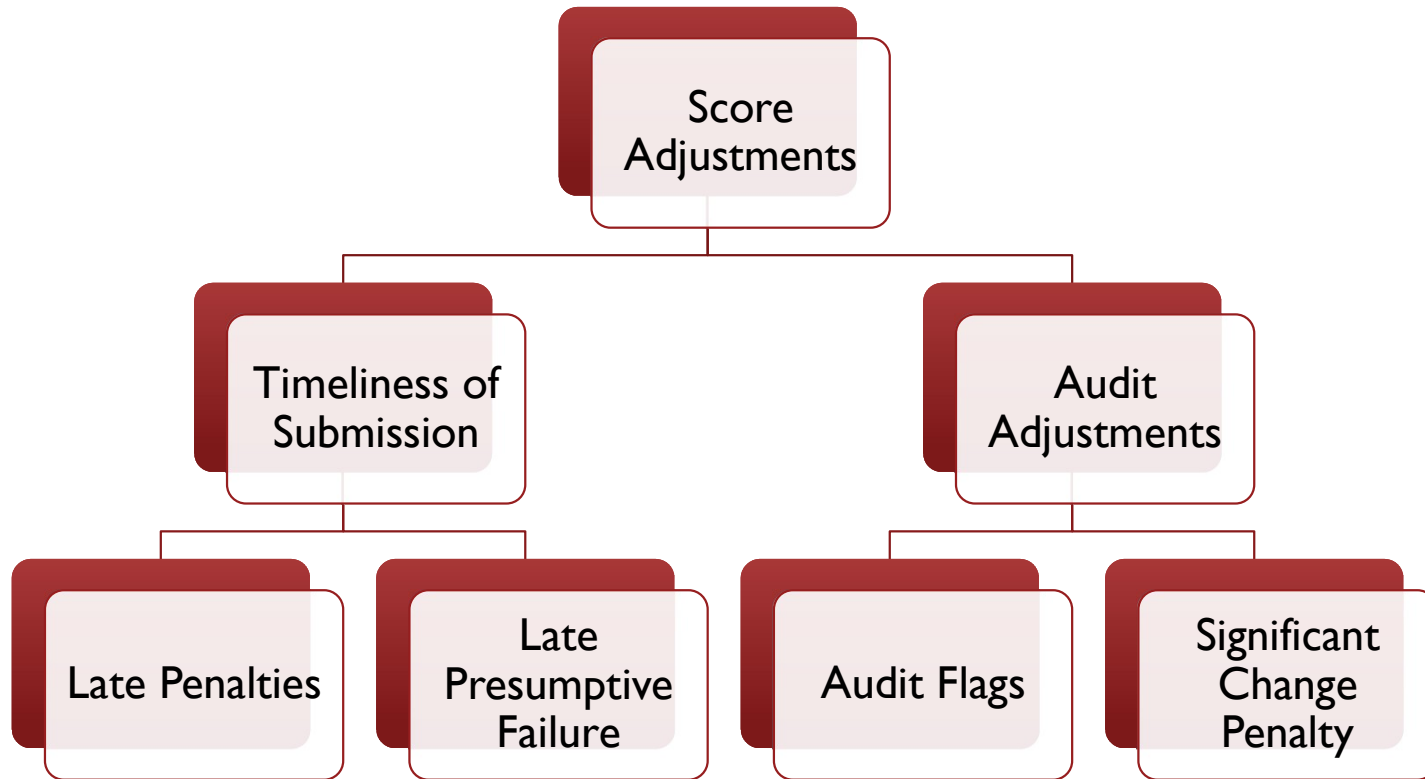
Debt Service Coverage Ratio Example



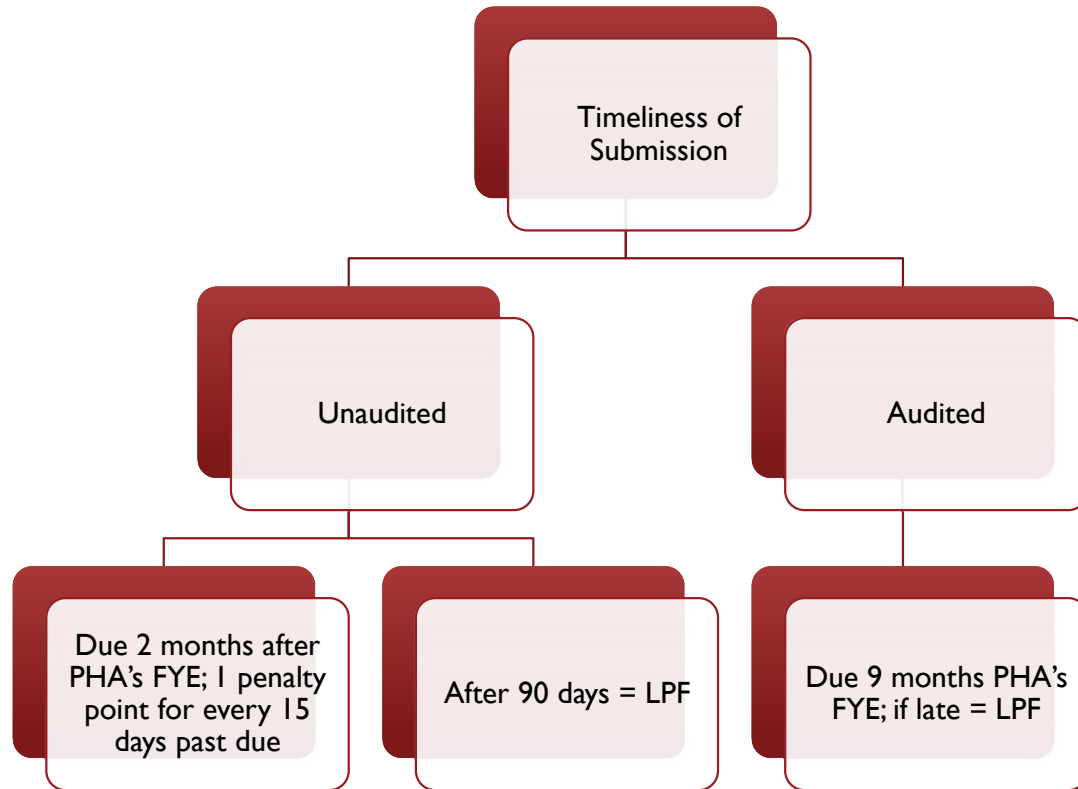
Debt Service Coverage Ratio Example



FASS-PH SCORING PROCESS



TIMELINESS OF SUBMISSION



SUMMARY: POINT VALUES

- Financial Condition Indicator
 - Up to 25 points
 - Threshold score is at least 15 points
- 3 New Sub-Indicators (Ratios)
 - Quick Ratio (QR) – 12 points
 - Months Expendable Net Assets Ratio (MENAR) – 11 points
 - Debt Service Coverage Ration (DSCR) – 2 points

PHAS SCORE ISSUANCE TABLE

PHA Fiscal Year End Date	Date in Which REAC Issues PHAS Scores
December 31	March 31
March 31	June 30
June 30	September 30
September 30	December 31



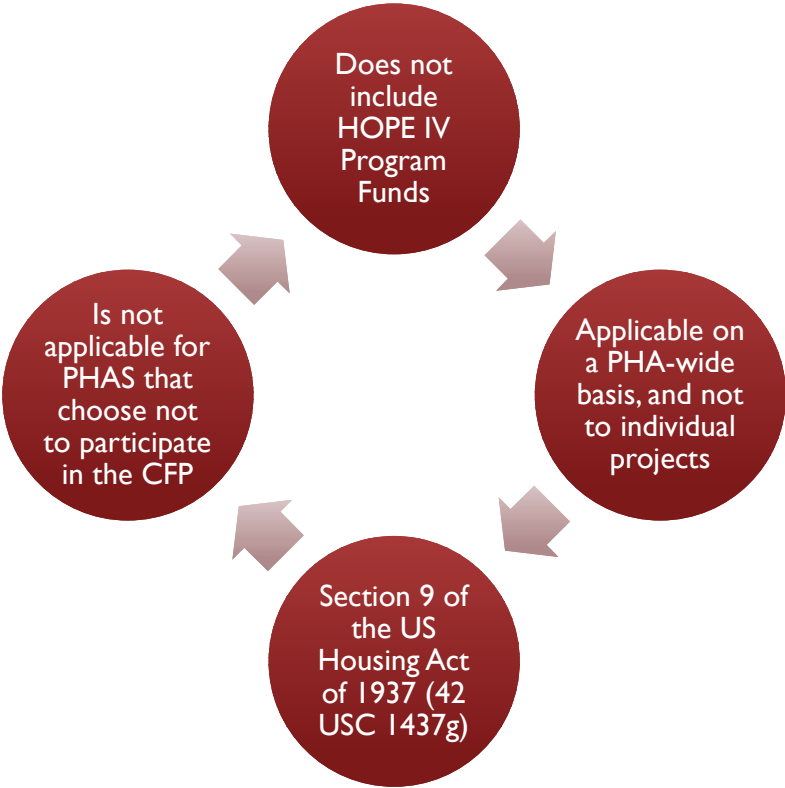
CFP CAPITAL FUND PROGRAM



PURPOSE

- To obligate 90% or more of funds as quickly as possible, but no later than 2 years after funds become available
- To modernize/develop Annual Contributions Contract (ACC) units and improve overall occupancy
- To meet HUD Strategic Plan goal to “Meet the Need for Quality Affordable Rental Homes”.

CFP PARAMETERS



CAPITAL FUND INDICATOR

10 Points

Two sub-indicators

Scored only at PHA level

Timeliness of Fund Obligation	Occupancy Rate
Examines the period of time it takes for a PHA to obligate funds from the CFP	Measures the overall occupancy rate with no allowable vacancies except HUD approved Special Purpose units
5 points	5 points

TROUBLED DESIGNATION FROM CFP INDICATOR

A PHA that receives less than 50 percent or 5 points, under the Capital Fund program indicator will be designated as a *Capital Fund Troubled Performer*

TIMELINESS OF FUND OBLIGATION
(SUB INDICATOR IS A SCORING THRESHOLD)

≥90% at Obligation
End Date (OED) and
No Sanctions*

5 points

<90% at Obligation
End Date (OED) or
Sanctioned

0 points

If a PHA has no obligation end dates in the assessed fiscal year, and does not have any 1937 Act 9(j) sanctions against it in that fiscal year, *the PHA will be awarded 5 points

CFP SCORING

Timeliness of Fund Obligation – 5 points

Occupancy Rate – 5 points

Total CFP – 10 points

CFP SUB-INDICATORS

- Timeliness of Fund Obligations
 - Examines the period of time it takes for a PHA to obligate funds from the CFP
 - Information from electronic Line of Credit Control System (eLOCCS)
 - Maximum of 5 points

CFP SUB-INDICATORS

- Occupancy Rate
 - Measures the occupancy rate as measured at FYE
 - Information from Inventory Management System/Public Housing Information System (IMS/PIC)
 - Maximum 5 points

TIMELINESS OF FUND OBLIGATION

- $\geq 90\%$ at Obligation End of Date (OED) and no sanctions
 - 5 points
 - $<90\%$ at Obligation End of Date or sanctioned
 - 0 points
- * If a PHA has no obligation end dates in the assessed fiscal year, and does not have any 1937 Act 9(j) sanctions against it in the fiscal year, the PHA will be *rewarded 5 points*

OCCUPANCY RATE

- This will only be scored if the PHA scores at least 5 points on timeliness of fund obligations
 - $\geq 96\%$ = 5 points
 - $\geq 93\%$ or $< 96\%$ = 2 points
 - $< 93\%$ = 0 points

OCCUPANCY (CAP FUND)

Total occupied assisted, special use, and non-assisted units

Total ACC Units

Total Uninhabitable Units

*Data as reflected in IMS/PIC

CAP FUND DATA SOURCE

- Data drawn from PIC on PHA FYE date.
- Numerator: Public Housing ACC units occupied by an assisted tenant, police officer, employee, or over-income tenant, and units approved by HUD for special uses including anti-drug/crime activities, self-sufficiency activities, or other resident activities.
- Denominator: All standing ACC Public Housing units except those that are vacant because they have been approved by HUD for demolition/disposition.

OCCUPANCY (CAP FUND)

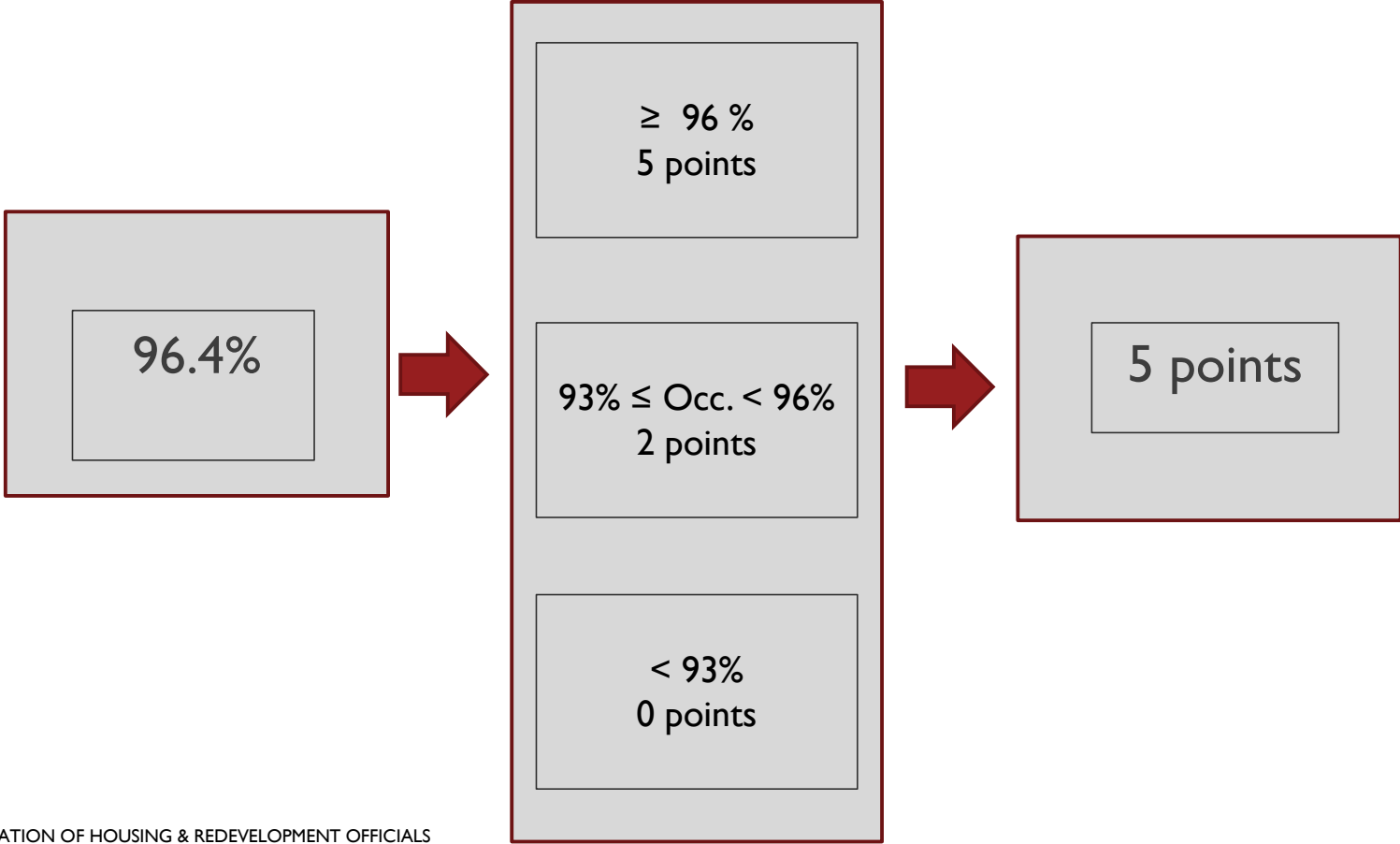
271

281

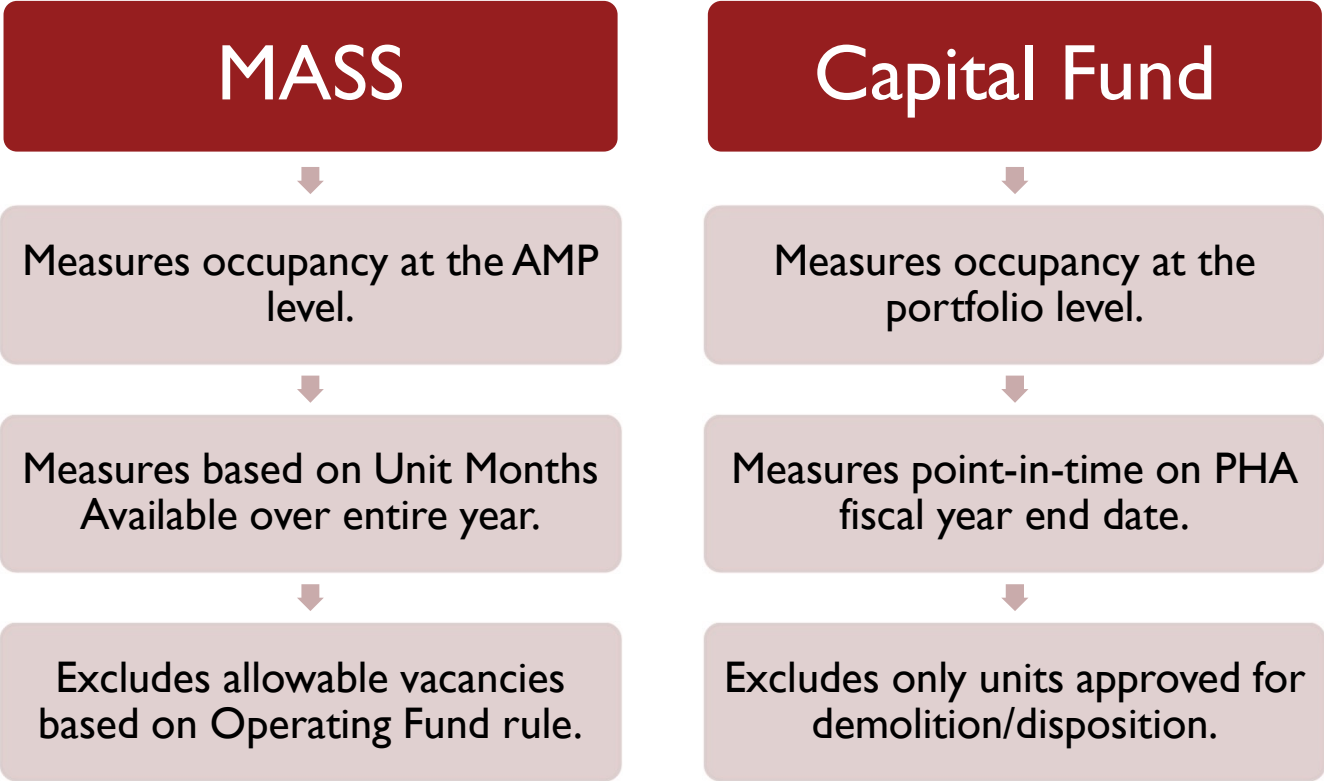
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0

Occupancy Score (Cap Fund)



DIFFERENCES BETWEEN OCCUPANCY SUB-INDICATORS



PHA'S OBLIGATIONS

- Ensure Submission
 - PHAs are responsible for entering information into the eLOCCS in accordance with all deadlines and for maintaining up to date and accurate data in PIC
- Appeals
 - A PHA can not appeal its PHAS CFP score on the basis of not having met deadlines for entering data into the eLOCCS and not having up to up to date or accurate information in PIC
- Three Years
 - PHAs shall retain supporting documents for each CFP grant for at least 3 years after the post-audit date in eLOCCS

PHA Status Designations

PHAS Status Designation	Composite PHAS Score	Individual Indicator Score
High Performer	Overall PHAS score of 90% or higher	At least 60% of total points available in PASS(24), MASS(15), FASS(15) and 50% of the total points for CFP(5)
Standard Performer	Overall PHAS score of at least 60%	Not less than 60% of total points available in PASS(24), MASS(15), FASS(15) and 50% of the total points for CFP(5)
Substandard Performer	Overall PHAS score of at least 60%	Less than 60% in one or more of the PASS, FASS, or MASS indicators
Troubled	Less than 60% of the overall PHAS score	---
Capital Fund Program (CFP) Troubled	---	Less than 50% on CFP indicator

APPEAL / PETITION REQUEST GUIDELINES

- Requests must be submitted in **writing** to the Deputy Assistant Secretary of the Public and Indian Housing REAC
- Appeals must be submitted no later than 30 days following the issuance of the PHAS score
 - Petitions to removed troubled designations may be filed at any time
- The request must result in change of the PHAS designation status
- The request must include supporting documentation
- Database adjustment requests are due 45 days after the date the inspection report is released

IMPROVING PHAS SCORES

- Monitor the status and accuracy of submissions frequently in eLOCCS, PIC and Secure Systems
- Utilize prior year PHAS score results to set annual goals
- Plan ahead and be proactive in determining problem areas and fixing them at least 6 months in advance of PHAS due dates


USEFUL HUD WEBSITES

- HUD's Interim PHAS Rule website:
 - <http://www.hud.gov/offices/reac/products/prodphasintrule.cfm>
- Technical Guidance – Job Aides
 - <http://www.hud.gov/offices/pih/systems/pic/ts/>



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