


PUBLIC HOUSING ASSESSMENT SYSTEM (PHAS)



Professional Development

National Association of Housing and Redevelopment Officials
630 I Street NW • Washington, DC 20001-3736
Toll Free: (877) 866-2476 • Email: professionaldevelopment@nahro.org • www.nahro.org

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 1

1

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.”

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 2

2

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.

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 3

3

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

4

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

5

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

6

PHAS CURRENT RULE

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 7

7

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 8

8

POINTS POSSIBLE: 100

• 40 points	• 25 points
Physical Condition	Financial Condition
Capital Fund Program	Management Operation
• 10 points	• 25 points

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 9

9

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)

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

10

10

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

11

11

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
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

12

12

UPCS INSPECTION FREQUENCY

PHAs w/ Fewer than 250 Units	PHAs w/ 250 or More Units
<p>3</p> <ul style="list-style-type: none"> High performers with PHAS ≥ 90 (and not Capital Fund Troubled) PHAS and UPCS Inspection every 3rd year 	<p>3</p> <ul style="list-style-type: none"> Project score ≥ 90 UPCS Inspection every 3rd year
<p>2</p> <ul style="list-style-type: none"> Standard and substandard performers w/ PHAS score 60-89 PHAS and UPCS Inspection every 2nd year 	<p>2</p> <ul style="list-style-type: none"> Project score 80-89 UPCS Inspection every 2nd year
<p>1</p> <ul style="list-style-type: none"> Troubled PHA or w/ PHAS score < 60 or Capital Fund Troubled PHAS and UPCS Inspection every year 	<p>1</p> <ul style="list-style-type: none"> Project score < 80 UPCS Inspection every year
	<p>1</p> <ul style="list-style-type: none"> Troubled PHA w/ PHAS score < 60 or Capital Fund Troubled UPCS Inspection for every project every year

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 13

13

PASS – PHYSICAL ASSESSMENT SUBSYSTEM

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 14

14

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)

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 15

15

PURPOSE OF PASS

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 16

16

PASS

Six areas:

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 17

17

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 18

18

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

19

UPCS INSPECTION FREQUENCY FOR PHAS WITH 250 OR MORE UNITS

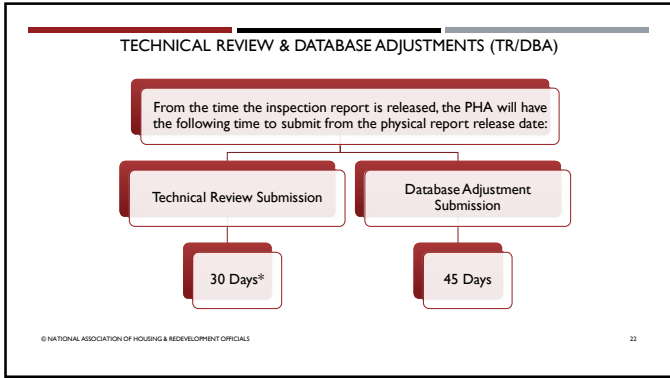
- Project score $\geq 90\%$
 - UPCS Inspection every 3rd year
- Project score $< 90\%$ but $\geq 80\%$
 - UPCS Inspection every 2nd year
- Project score $< 80\%$
 - UPCS Inspection every year
- Troubled: PHAS score $< 60\%$ or Capital Fund Troubled
 - UPCS Inspection of all projects every year

20

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

21



22

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 23

23

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 24

24

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

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

25

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

26

CRITICALITY

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

27

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

28

28

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.

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

29

29

SEVERITY

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

30

30

SEVERITY LEVEL VALUE

Severity Level	Value
3	1.00
2	.50
1	.25

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 31

31

PASS REQUIREMENTS

- Handrail
 - 4 or more consecutive steps
- Trip Issues
 - ¾ inch difference in height
- Life Threatening or Non-life Threatening
 - Level 3
 - Not all level 3's are LT or NLT

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 32

32

MASS MANAGEMENT ASSESSMENT SUBSYSTEM
 MANAGEMENT OPERATIONS INDICATOR

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 33

33

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.

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 34

34

MASS INDICATOR

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 35

35

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 36

36

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

37

37

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 38

38

MASS SCORING

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 39

39

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

40

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

41

Occupancy (MASS)

FDS 11210
Unit Months Leased

FDS 11190
Unit Months Available

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

42

HOW OCCUPANCY IS SCORED

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

43

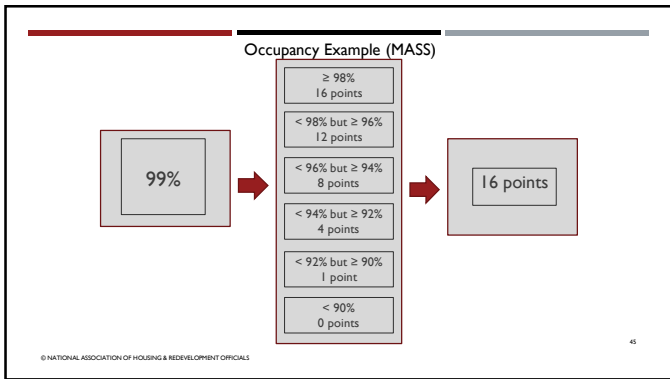
Occupancy Example (MASS)

FDS 11210
1,267

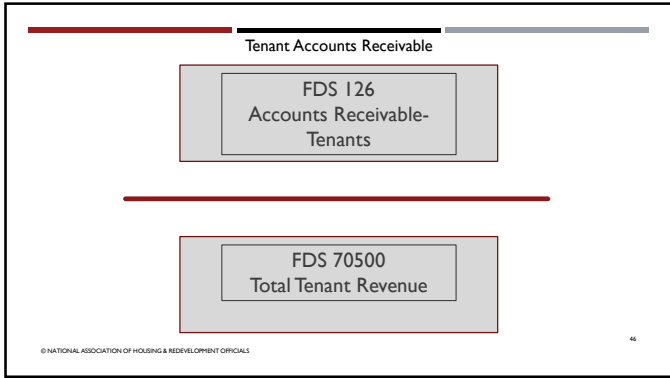
FDS 11190
1,284

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

44



45



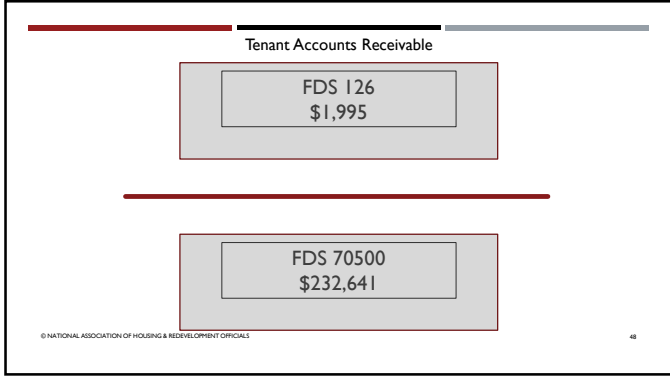
46

HOW TENANT ACCOUNTS RECEIVABLE IS SCORED

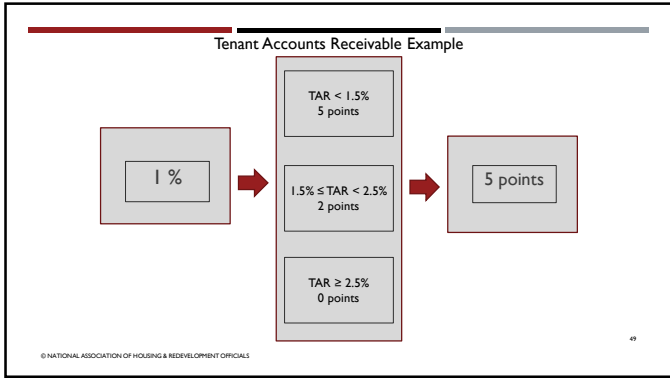
Ratio	Points
<1.5%	5 points
≥1.5% to <2.5%	2 points
≥2.5%	0 points

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 47

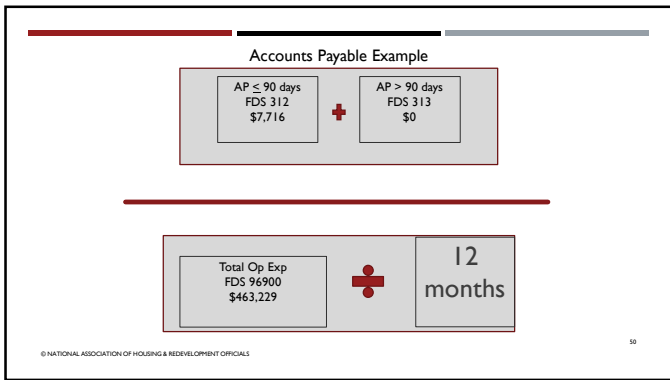
47



48



49



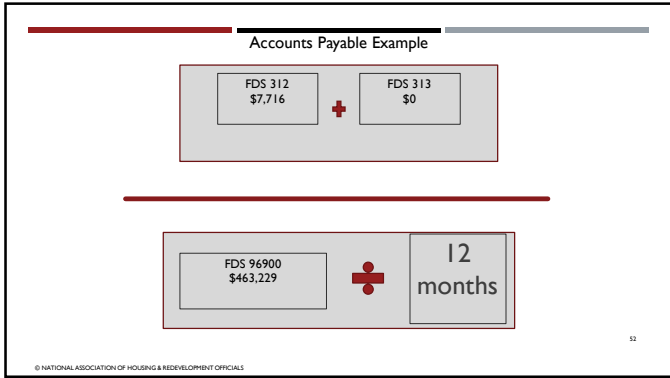
50

HOW ACCOUNTS PAYABLE IS SCORED

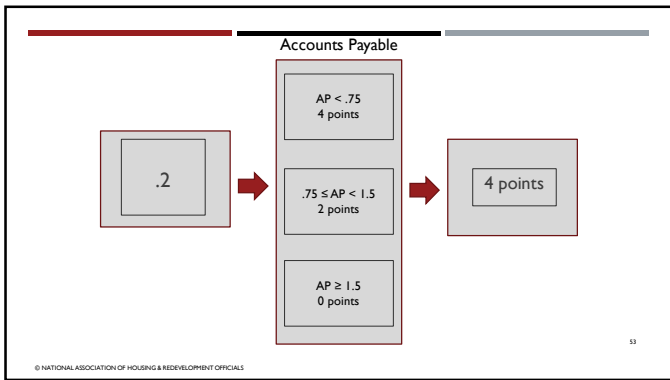
Ratio	Points
<.75	4 points
≥.75 to <1.5	2 points
≥1.5	0 points

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

51



52



53

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

54

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

54

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

55

55

CASE STUDY: PROJECT NUMBER 1 - 75 UNITS

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

56

56

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

57

57

CASE STUDY: PROJECT NUMBER 2 - 57 UNITS

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

58

58

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

59

59

CASE STUDY: PROJECT NUMBER 3 - 89 UNITS

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

60

60

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

Total Product	3,653	■	■	16.53
Total # of Units	221			

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

61

61

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

62

62

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

63

63

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

Total Product 5,639 ■ ■ 18.07
 Total # of Units 312

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

64

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

65

FASS
 FINANCIAL CONDITION INDICATOR

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

66

FASS INDICATOR

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 67

67

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)

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 68

68

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

© 69

69

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

70

70

RATIOS

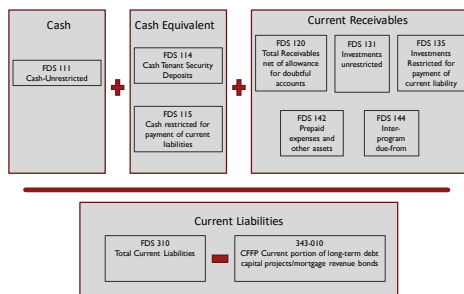
- Debt Service Ratio
 - Measures capacity to cover debt
 - New Ratio
 - Maximum 2 points

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

71

71

Quick Ratio



© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

72

72

HOW QUICK RATIO IS SCORED

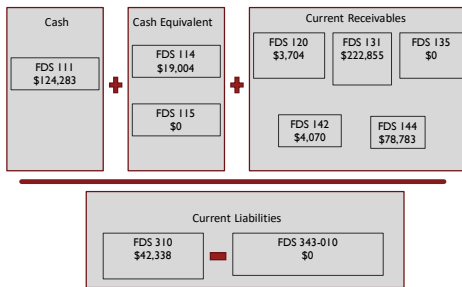
- < 1.0 0 points
- = 1.0 7.2 points
- ≥ 1.0 to ≤ 2.0 ≥ 7.2 to ≤ 12 points
- ≥ 2.0 12 points

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

73

73

Quick Ratio Example

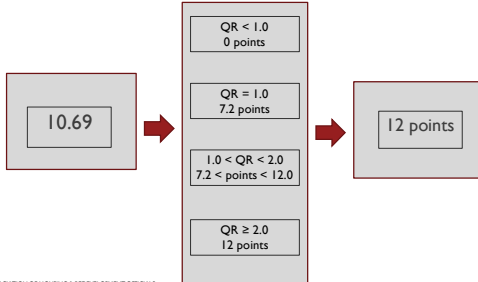


© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

74

74

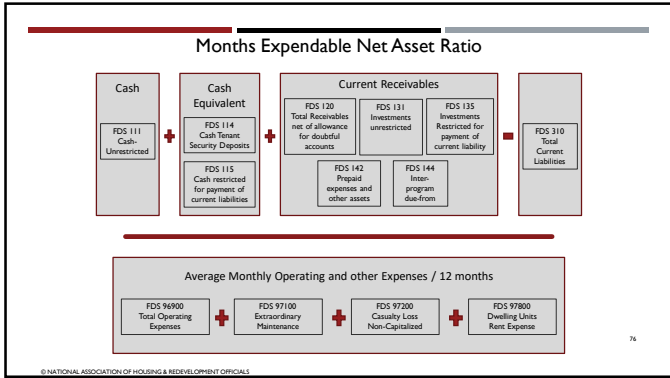
Quick Ratio Score Example



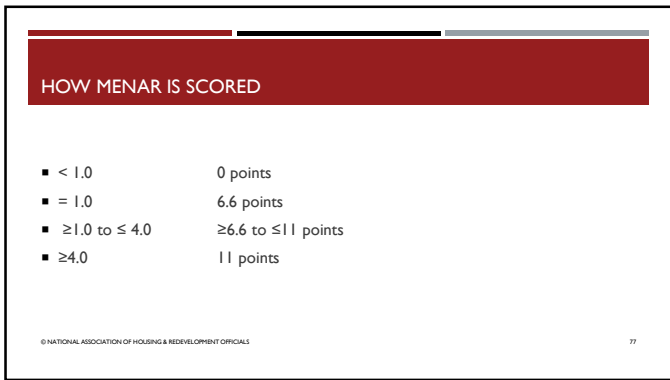
© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

75

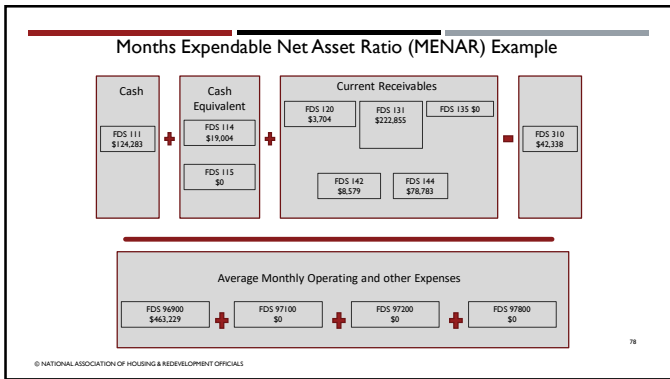
75



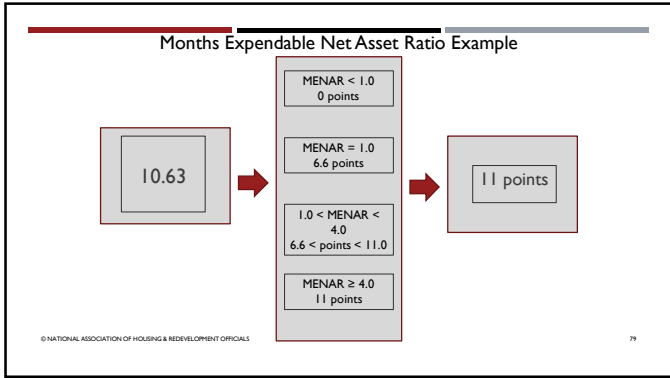
76



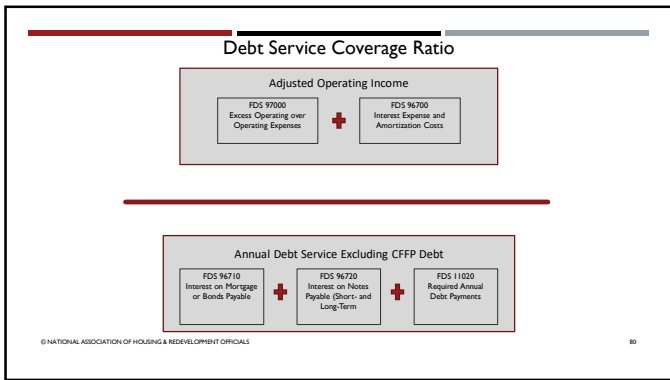
77



78



79



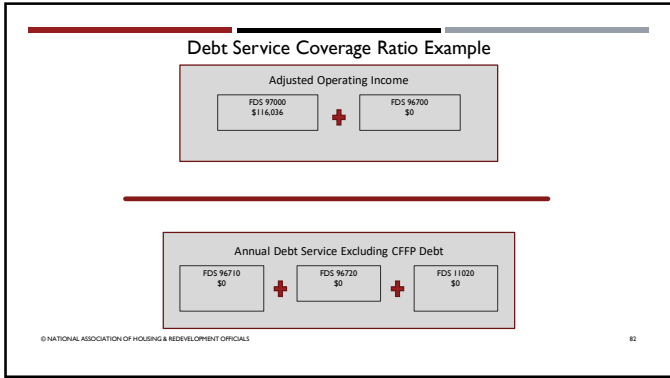
80

HOW DSCR IS SCORED

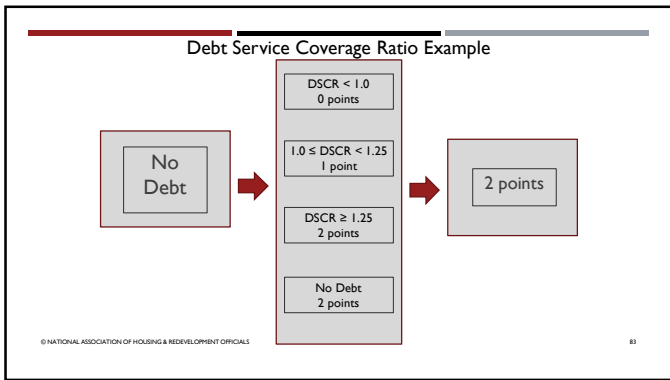
▪ < 1.0	0 points
▪ ≥ 1.0 to ≤ 1.25	1 point
▪ ≥ 1.25	2 points
▪ No Debt at All	2 points

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 81

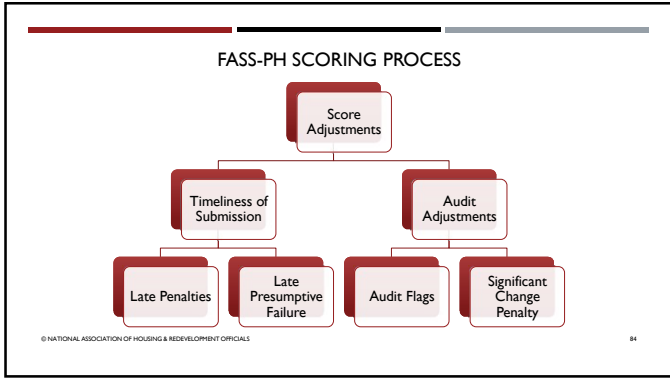
81



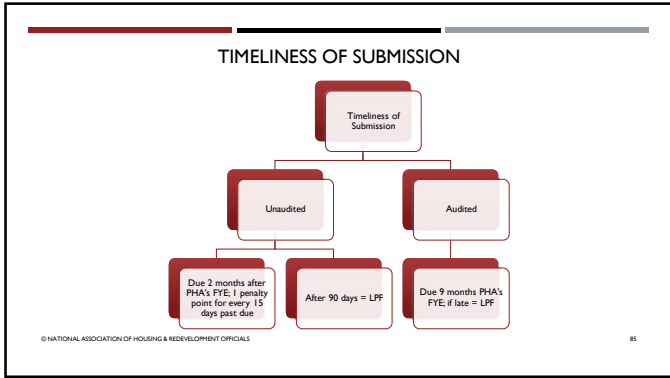
82



83



84



85

- ### 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 Ratio (DSCR) – 2 points
- © NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 86

86

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 87

87

CFP CAPITAL FUND PROGRAM

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

88

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".

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

89

CFP PARAMETERS

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

90

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

91

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

91

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*

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

92

92

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

93

93

CFP SCORING

Timeliness of Fund Obligation	– 5 points
Occupancy Rate	– 5 points
<hr/>	
Total CFP	– 10 points

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 94

94

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 95

95

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 96

96

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

97

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

98

OCCUPANCY (CAP FUND)

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

Total ACC Units

Total Uninhabitable Units

*Data as reflected in IMS/PIC

99

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.

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

100

100

OCCUPANCY (CAP FUND)

271

281

-

0

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

101

101

Occupancy Score (Cap Fund)

96.4%

≥ 96 %
5 points

93% ≤ Occ. < 96%
2 points

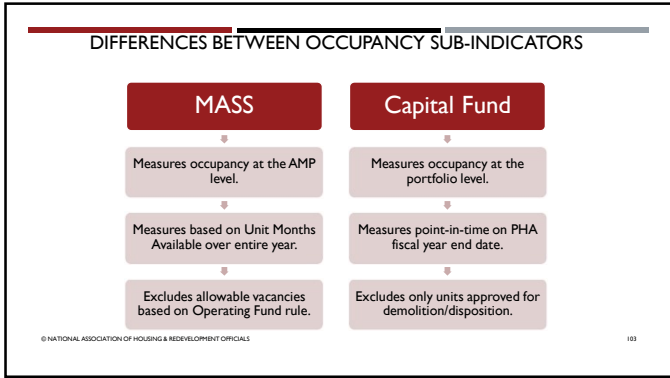
< 93%
0 points

5 points

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

102

102



103

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 104

104

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 105

105

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

106

106

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

107

107

USEFUL HUD WEBSITES

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

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS

108

108

THANK YOU!

Visit www.nahro.org/professionaldevelopment for upcoming professional development opportunities

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 109

109

All rights reserved. No part of this publication may be reproduced, stored in a retrieval system or transmitted in any form, electronic, mechanical, photographic, recorded or otherwise, without prior written permission of the National Association Of Housing And Redevelopment Officials.

National Association of Housing & Redevelopment Officials
630 I Street NW Washington DC 20001
© 2014

© NATIONAL ASSOCIATION OF HOUSING & REDEVELOPMENT OFFICIALS 110

110
