

HACSA W. 3.0.

## **HACSA MEMORANDUM**

**TO:** HACSA Board of Commissioners

**FROM:** Don Williams, Housing Director

**AGENDA ITEM:** REPORT/ A Final Report to the Board on FY2004 Public Housing Assessment System (PHAS) Results.

**AGENDA DATE:** April 6, 2005

**I. MOTION :**

NONE REQUIRED.

**II. ISSUE**

At the end of each fiscal year the Board is asked to certify the submission of raw data used by HUD in determining the numerical score for each housing authority nationwide. The Board approved our submission in December, and this report gives the Board the final results of HUD's overall rating of HACSA.

**III. DISCUSSION**

A. Background/Analysis:

Since 1998 HUD has been evaluating housing authorities using a scoring system that measures four major areas of responsibility.

These four areas are:

1. Management of our housing programs including unit vacancy and turnaround time and overall compliance with HUD regulations.
2. Financial condition of the Agency.
3. Physical inspections of all of our housing complexes.
4. Resident surveys measuring tenant satisfaction with the overall housing and agency.

After HUD gathers the various information and calculates the raw data, they issue a numerical scores using the following rating system:

1. High performers with scores of 90 or above
2. Standard performers with scores of 60 to 89
3. Troubled Agencies with a score below 60 points

There are over 3,000 housing authorities nationwide that are scrutinized using the PHAS system. Since 1998 HACSA has always scored 90 points or above to be rated as a high performing housing authority. This year our final score is 91 and again we have been rated as a high performer.

In the four areas that we are measured in we scored the following:

1. Management 30 out of 30
2. Financial 30 out of 30
3. Physical 22 out of 30
4. Resident 9 out of 10

I would like to take this opportunity to thank and recognize the dedication and hard work done by all HACSA staff and volunteers.

B. Alternatives/Recommendations

None required.

**IV. IMPLEMENTATION/FOLLOW-UP**

None required.

**V. ATTACHMENTS**

A copy of our PHAS score from the HUD Real Estate Assessment Center (REAC) is attached.

[skip navigation](#)**integrated assessment subsystem (nass)**REAL ESTATE ASSESSMENT CENTER  
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT[reac home](#) | [systems menu](#)

March 2

[individual reports](#)**PHAS Score Report for Fiscal Year 2004****PHA Information**

<b>PHA Code:</b>	OR006	<b>PHA Name:</b>	<a href="#">Housing Authority &amp; Comm Svcs of Lane Co</a>	<b>Fiscal Year End:</b>	09/30
------------------	-------	------------------	--	-------------------------	-------

**PHAS Score:** 91**Designation Status:***High Performer***PHAS Status:***Released*

Select a PHAS indicator to view details relating to the composite score.

PHAS Indicator	Original Score	Maximum Score	Indicator/PHAS Explanation
<a href="#">Physical</a>	22	30	<a href="#">Explanation</a>
<a href="#">Financial</a>	30	30	<a href="#">Explanation</a>
<a href="#">Management</a>	30	30	<a href="#">Explanation</a>
<a href="#">Resident</a>	9	10	<a href="#">Explanation</a>
<b>PHAS Total Score</b>	<b>91</b>	<b>100</b>	

**Last Updated: 03/10/2005**[PHAS Score Report](#)[PHAS Scoring Packet \(printable version\)](#)**The sum of the indicators as displayed may not equal the composite PHAS score shown due to rounding.**[Download Acrobat Reader](#)Comments or Questions? Contact the [REAC Technical Assistance Center](#).