

HACSA W. 3. a.

HACSA MEMORANDUM

TO: HACSA Board of Commissioners

FROM: Larry Abel, Deputy Director

AGENDA ITEM: REPORT/ A Final Report to the Board on the Public Housing Assessment System (PHAS) Results for Fiscal Year 2006.

AGENDA DATE: February 7, 2007

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 Agency's score under the Public Housing Assessment System (PHAS). The Board approved our submission on November 29, 2006, and this report provides the Board with the results of HUD's evaluation of HACSA.

III DISCUSSION

A. Background/Analysis:

Since 1998 HUD has been evaluating housing authorities (over 3,000 nationwide) using a scoring system that measures four major areas of responsibility.

1. Physical status,
2. Financial condition.
3. Management proficiency.
4. Resident satisfaction

Financial condition is assessed for the Agency as a whole. All other indicators are applied only to the public housing program.

After HUD gathers and tabulates the raw data, numerical scores are released 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 scores below 60.

HACSA has received a high performer designation in all eight years that PHAS has been in place. This year our final score is 93, and again we have been rated as a high performer. HUD's Composite Score Report, which lists the results for each indicator, is attached.

I want to take this opportunity to thank and recognize the dedication and hard work of all HACSA staff and volunteers.

B. Alternatives/Recommendations


None required.

IV IMPLEMENTATION/FOLLOW-UP

None required.

V ATTACHMENTS

PHAS Composite Score Report



integrated assessment subsystem (nass) [reac home](#) [systems menu](#)

REAL ESTATE ASSESSMENT CENTER
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

January 1

[click on navigation](#)

Individual reports

PHAS Score Report for Fiscal Year 2006

PHA Information

PHA Code:	OR006	PHA Name:	Housing Authority & Comm Svcs of Lane Co	Fiscal Year End:	09/30
------------------	-------	------------------	--	-------------------------	-------

PHAS Score: 93 **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
Physical (PASS Incentive)	24	30	Explanation
Financial	30	30	Explanation
Management	30	30	Explanation
Resident	9	10	Explanation
PHAS Total Score	93	100	

Last Updated: 01/04/2007

[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](#).