

PASSED

IN THE BOARD OF COMMISSIONERS OF THE
HOUSING AND COMMUNITY SERVICES AGENCY
OF LANE COUNTY, OREGON

ORDER/RESOLUTION NO.

06-11-29-2H

)IN THE MATTER OF APPROVING THE
)PUBLIC HOUSING ASSESSMENT SYSTEM
)CERTIFICATION FOR THE FISCAL YEAR
)ENDED SEPTEMBER 30, 2006

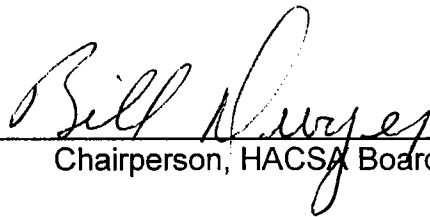
WHEREAS, the Public Housing Assessment System (PHAS) was established September 1, 1998 under the new Quality Housing and Work Responsibility Act (QHWRA); and

WHEREAS, Public Housing Authorities are required to submit PHAS certifications within 60 days of the end of each fiscal year;

NOW, THEREFORE, IT IS HEREBY ORDERED, THAT:

The Board hereby approves the submission of the Housing And Community Services Agency (HACSA) of Lane County's PHAS Certification for the fiscal year ended September 30, 2006

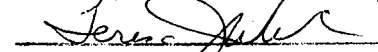
DATED this 29th day of November, 2006



Chairperson, HACSA Board of Commissioners

APPROVED AS TO FORM

Date 11/21/06 Lane county


OFFICE OF LEGAL COUNSEL

IN THE MATTER OF APPROVING THE PUBLIC HOUSING ASSESSMENT SYSTEM
CERTIFICATION FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2006

Management Assessment for Public Housing Agencies**View/Print Full Submission**

PHA Code : OR006 FYE : 09/30 Fiscal Year : 2006
 PHA Name : Housing Authority & Comm Svcs of Lane Co
 Submission Type : Submission Status : Draft

[Inbox](#) | [Unit Turnaround](#) | [Capital Fund](#) | [Work Orders](#) | [Annual Inspection](#) | [Security](#) | [Econ. Self-Suff](#)

Sub-Indicator 1: Vacant Unit Turnaround Time

| ELEMENT | DESCRIPTION | AMOUNT |
|---------|---|--------|
| V12400 | Total number of turnaround days. | 3,926 |
| V12500 | Total number of vacancy days exempted for Capital Fund. | 1,793 |
| V12600 | Total number of vacancy days exempted for other reasons. | 0 |
| V12700 | Total number of vacant units turned around and lease in effect in the PHA's immediate past fiscal year. | 126 |
| V12800 | Average number of calendar days units were in down time. | 0.00 |
| V12900 | Average number of calendar days units were in make ready time. | 12.05 |
| V13000 | Average number of calendar days units were in lease up time. | 6.16 |
| V13100 | Average Unit Turnaround Days. | 16.93 |

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Sub-Indicator 2: Capital Fund

| ELEMENT | DESCRIPTION | AMOUNT |
|--------------|---|---------|
| CF10000 | Do you have any open Capital Fund programs(e.g. CGP, HOPE VI)(Y/N)? Open = any program that does not have a pre-audit end date or that received a pre-audit end date during the fiscal year being assessed. | yes |
| Component 1: | Unexpended Funds Over Three Federal Fiscal Years (FFYs) Old | |
| CF10050 | Total funds authorized over 3 FFYs old that do not have a pre-audit end date or that received a pre-audit end date during the fiscal year being assessed. | \$ 0.00 |
| CF10100 | Total funds expended over 3 FFYs old that do not have a pre-audit end date or that received a pre-audit end date during the fiscal year being assessed. | \$ 0.00 |
| CF10200 | Unexpended funds to be recaptured (enter dollar amt). | \$ 0.00 |
| CF10300 | Unexpended funds approved by HUD over 3 FFYs old (enter dollar amt). | \$ 0.00 |
| CF10400 | Unexpended funds with time extensions due to reasons outside of PHA control (enter dollar amt). | \$ 0.00 |

| | | |
|---------------------|--|------------------------|
| CF10500 | Adjusted total unexpended funds. | \$ 0.00 |
| Component 2: | Timeliness of Fund Obligation | |
| CF11100 | Total funds authorized for grants over 2 FFYs old. | \$ 0.00 |
| CF11200 | Total funds obligated over 2 FFYs old. | \$ 0.00 |
| CF11300 | Unobligated funds approved by HUD over 2 FFYs old (enter dollar amt). | \$ 0.00 |
| CF11400 | Unobligated funds with time extensions due to reasons outside of PHA control (enter dollar amt). | \$ 0.00 |
| CF11500 | Adjusted total unobligated funds. | \$ 0.00 |
| Component 3: | Adequacy of Contract Administration | |
| CF11700 | The date of last HUD/Army Corps of Engineers on-site inspection and/or audit related to contract administration (include A133 audit). | 09/12/2001 |
| CF11800 | The number of findings related to contract administration. | 0 |
| CF11900 | The number of findings related to contract administration that have been corrected by the PHA. | 0 |
| CF12000 | The number of findings related to contract administration that the PHA is in the process of correcting. | 0 |
| Component 4: | Quality of the Physical Work | |
| CF12200 | Date of last HUD/Army Corps of Engineers on-site inspection and/or audit related to quality of the physical work. | 09/12/2001 |
| CF12300 | The number of findings related to the quality of the physical work. | 0 |
| CF12400 | The number of findings related to the quality of the physical work that have been corrected by the PHA. | 0 |
| CF12500 | The number of findings related to the quality of the physical work that the PHA is in the process of correcting. | 0 |
| Component 5: | Budget Controls | |
| CF12700 | Total amount of Capital Funds expended during the PHA fiscal year being assessed. | \$ 1,273,595.98 |
| CF12800 | The amount of Capital Funds expended on approved work items not subject to budget revisions during the PHA fiscal year being assessed. | \$ 1,273,595.98 |
| CF12900 | The amount of Capital Funds expended under budget revisions with prior HUD approval during the PHA fiscal year being assessed. | \$ 0.00 |
| CF13000 | The amount of Capital Funds expended under budget revisions not requiring prior HUD approval during the PHA fiscal year being assessed. | \$ 0.00 |

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Sub-Indicator 3: Work Orders

| ELEMENT | DESCRIPTION | AMOUNT |
|---------|-------------|--------|
|---------|-------------|--------|

| | | |
|---------------------|---|---------|
| Component 1: | Emergency Work Orders | |
| W10000 | Total number of emergency work orders. | 124 |
| W10100 | Total number of emergency work orders completed / abated within 24 hours. | 124 |
| W10200 | Percentage of emergency work orders completed / abated within 24 hours. | 100.00% |
| Component 2: | Non-Emergency Work Orders | |
| W10500 | Total number of non-emergency work orders. | 4,555 |
| W10600 | Total number of calendar days it took to complete non-emergency work orders. | 49,852 |
| W10700 | Average number of days PHA has reduced the time it takes to complete non-emergency work orders over the past three years. | |
| W10800 | Average completion days. | 10.94 |

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Sub-Indicator 4: Annual Inspection of Dwelling Units and Systems

| ELEMENT | DESCRIPTION | AMOUNT |
|---------------------|--|---------|
| Component 1: | Annual Inspection of Dwelling Units | |
| A10000 | The total number of ACC units. | 708 |
| A10100 | The sum of units exempted where the PHA made two documented attempts to inspect and is enforcing the lease. | 0 |
| A10200 | Vacant units exempted for Capital Fund. | 0 |
| A10300 | Vacant units exempted for other reasons. | 0 |
| A10400 | Total number of units inspected using the Uniform Physical Condition Standards (UPCS). | 708 |
| A10550 | Total number of units inspected that did not require repairs. | 686 |
| A10600 | The number of units where necessary repairs were completed to comply with UPCS either during the inspection, issued work orders for the repairs, or referred the deficiency to the current year's or next year's Capital Fund program. | 22 |
| A10700 | Adjusted units available. | 708 |
| A10800 | Percent of units inspected by PHA. | 100.00% |
| Component 2: | Annual Inspection of Systems Including Common Areas and Non-Dwelling Space | |
| A11100 | Total number of projects. | 3 |
| A11200 | Total number of projects exempted from the inspection of systems. | 0 |
| A11300 | The total number of projects where all systems were inspected in accordance with the UPCS. | 3 |
| A11400 | Total number of buildings. | 6 |
| | Total number of buildings exempted from the inspection | |

| | | |
|---------------|--|----------------|
| A11500 | of systems. | 0 |
| A11600 | Total number of buildings where all systems were inspected in accordance with the UPCS. | 6 |
| A11700 | The number of buildings and projects where necessary repairs were completed to comply with UPCS either during the inspection, issued work orders for the repairs, or referred the deficiency to the current year's or next year's Capital Fund program. | 2 |
| A11800 | Percentage of projects inspected. | 100.00% |
| A11900 | Percentage of buildings inspected. | 100.00% |

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Sub-Indicator 5: Security

| ELEMENT | DESCRIPTION | AMOUNT |
|---------------------|--|-------------------|
| Component 1: | Tracking and Reporting Crime-Related Problems | |
| S10000 | The date that the Board adopted current policies to track crime and crime-related problems. | 09/24/1997 |
| S10100 | The date that the PHA implemented the current procedures to track crime and crime-related problems. | 09/24/1997 |
| S10200 | The date that the PHA implemented a current cooperative system for tracking and reporting crime to local police authorities. | 09/24/1997 |
| S10300 | The number of crimes that the PHA can document it reported to local police authorities. | 5 |
| S10400 | Percentage of developments where PHA can document it tracks crime and crime-related problems. | 100.00% |
| Component 2: | Screening of Applicants | |
| S10500 | The date the Board adopted current screening policies that reflect the applicable criteria. | 09/24/1997 |
| S10600 | The date the PHA implemented current screening procedures that reflect the applicable criteria. | 09/24/1997 |
| S10700 | PHA can document that current screening procedures result in successfully denying admission to applicants who meet the applicable criteria (enter Yes or No). | yes |
| S10800 | The total number of applicants denied who met the applicable criteria | 23 |
| Component 3: | Lease Enforcement | |
| S10900 | The date the Board adopted current eviction policies that reflect the applicable criteria. | 09/24/1997 |
| S11000 | The date the PHA implemented current eviction procedures that reflect the applicable criteria. | 09/24/1997 |
| S11100 | PHA can document that eviction screening procedures resulted in the evicting of residents who meet the applicable criteria (enter Yes or No). | yes |
| S11200 | The total number of evictions as a result of the applicable criteria. | 6 |
| Component 4: | Drug Prevention and/or Crime Reduction Program Goals | |

| | | |
|--------|---|-------|
| S11350 | The number of HUD-funded drug prevention and/or crime reduction programs. | 0 |
| S11450 | The number of non HUD-funded drug prevention and/or crime reduction programs that the PHA requests to be assessed. | 0 |
| S11550 | The number of documented program goals that are related to drug-prevention and/or crime reduction. | 0 |
| S11600 | The number of goals the PHA can document it met under the implementation plans(s) for any and all of these programs. | 0 |
| S11700 | Percentage of goals that the PHA can document it met under the implementation plans(s) for any and all of these programs. | 0.00% |

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Sub-Indicator 6: Economic Self-Sufficiency

| ELEMENT | DESCRIPTION | AMOUNT |
|---------|--|---------|
| E10000 | The number of HUD-funded economic self-sufficiency programs. | 1 |
| E10100 | The number of non HUD-funded economic self-sufficiency programs that the PHA requests to be assessed. | 0 |
| E10200 | The number of documented program goals that are related to economic self-sufficiency. | 1 |
| E10300 | The number of goals the PHA can document it met under the implementation plan(s) for any and all of these programs. | 1 |
| E10400 | Percentage of goals that the PHA can document it met under the implementation plan(s) for any and all of these programs. | 100.00% |

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