

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

RESOLUTION/ORDER NO. 97-1-8-1H

) IN THE MATTER OF
) APPROVING THE PUBLIC
) HOUSING MANAGEMENT
) ASSESSMENT PROGRAM
) CERTIFICATION FOR THE
) FISCAL YEAR ENDED
) SEPTEMBER 30, 1996

WHEREAS, the Public Housing Management Assessment Program (PHMAP) was established in accordance with Section 502 of the National Affordable Housing Act; and

WHEREAS, public housing agencies are required to submit PHMAP certifications each year;

NOW, THEREFORE, IT IS HEREBY RESOLVED AND ORDERED, THAT:

The attached PHMAP Certification for the fiscal year ended September 30, 1996 is approved.

DATED this _____ 8th _____ day of _____ January _____, 1997.

Cindy Weeldraer

Chairperson, HAUSA Board of Commissioners

FILED

JAN 09 1997

COUNTY CLERK

BY *Larry Wood*

APPROVED AS TO FORM

Date 12-31-96 Lane county

Stephen J. Vack
OFFICE OF LEGAL COUNSEL

In the Matter of Approving the Public Housing Management Assessment Program Certification for the Fiscal Year Ended September 30, 1996.

Public Housing Management Assessment Program (PHMAP) Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0156 (exp. 6/30/99)

BOOK 158 PAGE 1483

This information is collected to implement section 502 of the Nation Affordable Housing Act of 1990 which established seven specific indicators and directs the Secretary to develop no more than five other factors (indicators) deemed appropriate to assess the management performance of public housing agencies (PHAs) in all major areas of management operations. PHAs will complete PHMAP Certification form HUD-50072 and submit it to HUD. The information is used by HUD to assess all major areas of PHA's management operations, designate PHAs as troubled and mod-troubled, enter into a Memorandum of Agreement (MOA) with troubled and mod-troubled PHAs, and report annually to Congress on the status of troubled and mod-troubled PHAs. Public reporting burden for this collection of information is estimated to average 4 hours per response, including the time for reviewing instructions,

searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0156), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. Do not send this form to the above address. This information is required for HUD to fulfill statutory requirements of the 1990 Act. The information collected does not lend itself to confidentiality. HUD may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Instructions: A PHA's responses to this certification form must be the PHA's actual data: e.g., prior to any adjustments for modification and/or exclusion requests to the indicators. Round percentages to two decimal places.

PHA's Name: Housing Authority and Community Services Agency of Lane County	For Fiscal Year Ending: 9/30/96	Submission Date: January 8, 1997
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Indicator 1: Vacancy Number & Percentage		Percent of units meeting HQS		89 %
Total vacant units	0	Average number of days to bring non-emergency maintenance items to HQS		7.99
Actual vacancy percent for the reporting month or a snapshot picture of the actual vacancy percent at the end of the reporting period	0 %	Percent of emergency items corrected/abated within 24 hours		100 %
Adjusted vacancy percent for the reporting month or a snapshot picture of the adjusted vacancy percent at the end of the reporting period	%	PHA is on schedule, according to its maintenance plan, to correct unit deficiencies (enter Yes or No)		Yes
Percent reduction of actual vacancies over prior three years	%	Average number of days to correct identified systems deficiencies		1
Indicator 3: Rents Uncollected		PHA is on schedule, according to its maintenance plan, to correct systems deficiencies (enter Yes or No)		Yes
Balance of rents uncollected as a percentage of total rents to be collected	.45%	Major systems inspected annually (enter Yes or No)		Yes
Indicator 5: Unit Turnaround		Indicator 8: Tenants Accounts Receivable (TARs)		
System has been established to track unit turnaround (enter Yes or No)	Yes	The PHA elects to use: (mark one) The Annual Average Annual TAR Percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Annual average number of calendar days for vacant unit to be prepared for re-rental and for a new lease to take effect	7.28	Indicator 11: Resident Initiatives		
Indicator 6: Outstanding Work Orders		Policies have been adopted and procedures implemented for: (enter Yes or No)	Yes	
Percent of emergency items corrected/abated within 24 hours	100 %	Anti-drug strategy/security	Yes	
Percent of outstanding work orders	1 %	Resident participation/management	Yes	
Progress has been demonstrated over the most recent three year period at reducing the time required to complete maintenance work orders (enter Yes or No)	Yes	Homeownership opportunities	Yes	
Indicator 7: Annual Inspection & Condition of Units & Systems		Economic development/self-sufficiency	Yes	
System has been established to track inspection and repair of units and systems (enter Yes or No)	Yes	Number of areas in which PHA has been successful in significantly improving conditions/activities	4	
Percentage of units inspected annually using standards that were at least equivalent to the Housing Quality Standards (HQS)	100%	Number of areas in which PHA shows minimal activity	0	

We hereby certify that, as of the submission date, the above indicators, under the Public Housing Management Assessment Program (PHMAP), are true and accurate for its fiscal year indicated above.

The undersigned further certify that, to their present knowledge, there is no evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to preserve and protect its public housing developments and operate them in accordance with Federal law and regulations. Appropriate sanctions for intentional false certification will be imposed, including suspension or debarment of the signatories.

Chairperson, Board of Commissioners: (signature & date) <i>Cindy Wealdreyer</i>	Attested to by: (Executive Director's signature & date) X
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A Board Resolution approving this certification is required and must be attached to the executed certification.