

PASSED

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

RESOLUTION/ORDER NO.  
99-12-1-14

) IN THE MATTER OF APPROVING  
) THE PUBLIC HOUSING ASSESSMENT  
) SYSTEM CERTIFICATION FOR THE  
) FISCAL YEAR ENDED SEPTEMBER  
) 30, 1999


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

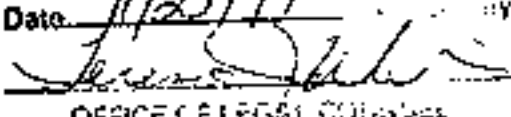
WHEREAS, public housing agencies are required to submit PHAS certifications within 60 days of the end of each fiscal year;

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

The attached PHAS Certification for the fiscal year ended September 30, 1999 is approved.

DATED this 1st day of December, 1999.

  
Chairperson, HACSA Board of Commissioners

APPROVED AS TO FORM  
Date 11/23/99  
  
OFFICE OF LEGAL COUNSEL

In the Matter of Approving the Public Housing Assessment System Certification for the Fiscal Year Ended September 30, 1999

### Management Assessment for Public Housing Agencies

Inbox	Vacancy Rate	Capital Fund	Financials
Work Orders	Annual Inspection	Security	Adjustment
	Comment	Submit	

#### Sub-Indicator 1: Vacancy Rate and Unit Turnaround Time

ELEMENT	DESCRIPTION	AMOUNT
<b>Component 1:</b>	<b>Vacancy Rate</b>	
V10000	(a) Total number of ACG days	258,320
V10100	(b) Total number of non-dwelling days	0
V10200	(c) Total number of employee occupied days	1,460
V10300	(d) Total number of days where units were deprogrammed	0
V10400	(e) Total number of actual vacancy days	3,104
V10500	(f) Total number of vacancy days exempted for capital fund	2,167
V10600	(g) Total number of vacancy days exempted for market conditions	0
V10700	(h) Total number of vacancy days where units were exempted due to law or regulations	258
V10800	(i) Total number of vacancy days where units were exempted for other reasons	0
V10900	(j) Percentage points reduction of actual vacancies within past three years	0.00 %
V11000	Total Available Days	256,960
V11100	Actual Vacancy Rate	1.21 %
V11200	Adjusted Vacancy Days	679
V11300	Adjusted Vacancy Rate	0.26 %
<b>Component 2:</b>	<b>Unit Turnaround Time</b>	
	Note: The following fields are mandatory, regardless of vacancy rate score.	
V12400	(a) Total number of turnaround days	3,683
V12500	(b) Total number of vacancy days exempted for capital fund	2,167
V12600	(c) Total number of vacancy days exempted for other reasons	258
V12700	(d) Total number of vacant units turned around and leased in the PHA's immediate past fiscal year	166
V12800	(e) Average number of calendar days units were in down time	1.00
V12900	(f) Average number of calendar days units were in make ready time	20.08
V13000	(g) Average number of calendar days units were in lease up time	6.04
V13100	Average Unit Turnaround Days	7.58

### Management Assessment for Public Housing Agencies

#### Sub-Indicator 2: Capital Fund

ELEMENT	DESCRIPTION	AMOUNT
<b>Component 1: Unexpended Funds Over Three Federal Fiscal Years (FFYs) Old</b>		
CF10000	(A) Do you have any open capital fund programs? 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 <input checked="" type="checkbox"/>
CF10050	(a) Total funds authorized within 3 FFYs	\$ 3,852,200.00
CF10100	(b) Total funds expended within 3 FFYs	\$ 2,297,235.83
CF10200	(c) Unexpended funds to be recaptured (enter dollar amt)	\$ 0.00
CF10300	(d) Unexpended funds approved by HUD beyond 3 FFYs (enter dollar amt)	\$ 0.00
CF10400	(e) Unexpended funds with time extensions due to reasons outside of PHA control (enter dollar amt)	\$ 0.00
CF10500	Adjusted total unexpended funds	\$ 12,815,517.00
<b>Component 2: Timeliness of Fund Obligation</b>		
CF11000	(a) Total funds authorized for grants older than 2 FFYs	\$ 0.00
CF11200	(b) Total funds obligated within 2 FFYs	\$ 0.00
CF11300	(c) Unobligated funds approved by HUD beyond 2 FFYs (enter dollar amt)	\$ 0.00
CF11400	(d) Unobligated funds with time extensions due to reasons outside of PHA control (enter dollar amt)	\$ 0.00
CF11500	Adjusted total unobligated funds	\$ 0.00
<b>Component 3: Adequacy of Contract Administration</b>		
CF11700	(a) The date of Last HUD/Army Corps of Engineers on-site inspection and/or audit related to contract administration. (Include A133 audit)	06/01/1997 (mm/dd/yyyy)
CF11800	(b) The number of findings related to contract administration	0
CF11900	(c) The number of findings related to contract administration that have been corrected by the PHA	0
CF12000	(d) The number of findings related to contract administration that the PHA is in the process of correcting.	0
<b>Component 4: Quality of the Physical Work</b>		
CF12200	(a) Date of last HUD/Army Corps of Engineers on-site inspection and/or audit related to quality of the physical work	06/01/1997 (mm/dd/yyyy)
CF12300	(b) The number of findings related to the quality of the physical work	0

CF12400	(c) The number of findings related to the quality of the physical work that have been corrected by the PHA.	0
CF12500	(d) The number of findings related to the quality of the physical work that the PHA is in the process of correcting.	0
<b>Component 5: Budget Controls</b>		
CF12700	(a) Total amount of capital fund funds expended during the PHA fiscal year being assessed.	\$ 1,165,107.17
CF12800	(b) The amount of capital fund funds expended on approved work items not subject to budget revisions during the PHA fiscal year being assessed.	\$ 1,149,118.08
CF12900	(c) Amount of capital fund funds expended under budget revisions with prior HUD approval during the PHA fiscal year being assessed.	\$ 15,989.09
CF13000	(d) The amount of capital fund 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: Rents Uncollected

ELEMENT	DESCRIPTION	AMOUNT
R10000	(a) Dwelling rent owed by residents in possession at the beginning of the assessed fiscal year, carried forward from the previous fiscal year	\$ 1,538.72
R10100	(b) Dwelling rents billed during the fiscal year being assessed	\$ 137,583.59
R10200	(c) Dwelling rents collected during the fiscal year being assessed	\$ 1,361,259.57
R10300	Rents Uncollected	\$ 12,862.66
R10400	Percentage of rents uncollected	0.94 %

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#### Sub-Indicator 4: Work Orders

ELEMENT	DESCRIPTION	AMOUNT
<b>Component 1:</b>	<b>Emergency Work Orders</b>	
W10000	(a) Total number of emergency work orders	237
W10100	(b) Total number of emergency work orders corrected / abated within 24 hours	237
W10200	Percentage of emergency work orders completed/abated within 24 hours	100.00 %
<b>Component 2:</b>	<b>Non-Emergency Work Orders</b>	
W10500	(a) Total number of non-emergency work orders	4,858
W10600	(b) Total number of calendar days it took to complete non-emergency work orders	41,380
W10700	(c) Average number of days PHA has reduced the time it takes to complete non-emergency work orders over the past three years	0.52
W10800	Average Completion Days	8.52

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## Management Assessment for Public Housing Agencies



### Sub-Indicator 5: Annual Inspection of Dwelling Units and Systems

ELEMENT	DESCRIPTION	AMOUNT
<b>Component 1:</b>	<b>Annual Inspection of Dwelling Units</b>	
A10000	(a) The total number of ACC units	708
A10100	(b) The sum of units exempted where the PHA made two documented attempts to inspect and is enforcing the lease	0
A10200	(c) Vacant units exempted for capital fund	0
A10300	(d) Vacant units exempted for other reasons	0
A10400	(e) Total number of units inspected using the Uniform Physical Condition Standards	708
A10500	(f) Total number of units meeting Uniform Physical Condition Standards (UPCS)	694
A10600	(g) 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 funds program	694
A10700	Adjusted units available	708
A10800	Percent of units inspected by PHA	100.00 %
A10900	Percent meeting Uniform Physical Condition Standards	100.00 %
<b>Component 2:</b>	<b>Annual Inspection of Systems including Common Areas and Non-Dwelling Space</b>	
A11100	(a) Total number of contiguous sites (adjoining with no natural boundaries)	5
A11200	(b) Total number of contiguous sites (adjoining with no natural boundaries) exempted from the inspection of systems	0
A11300	(c) The total number of contiguous sites (adjoining with no natural boundaries) where all systems were inspected in accordance with the PHA maintenance plan	5
A11400	(d) Total number of buildings	7
A11500	(e) Total number of buildings exempted from the inspection of systems	0
A11600	(f) Total number of buildings where all systems were inspected in accordance with the PHA maintenance plan	7
A11700	(g) The number of buildings and sites 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 funds program	3
A11800	Percentage of contiguous sites (adjoining with no natural boundaries) inspected	100.00 %

boundaries) inspected

A11900	Percentage of buildings inspected	100.00 %
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## Management Assessment for Public Housing Agencies

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### Sub-Indicator 6: Security and Economic Self Sufficiency

ELEMENT	DESCRIPTION	AMOUNT
<b>Component 1: Tracking and Reporting Crime-related Problems</b>		
S10000	(a) The date that the Board adopted current policies to track crime and crime-related problems.	09/24/1997 <small>(mm/dd/yyyy)</small>
S10100	(b) The date that the PHA implemented the current procedures to track crime and crime-related problems.	09/24/1997 <small>(mm/dd/yyyy)</small>
S10200	(c) The date that the PHA implemented a current cooperative system for tracking and reporting crimes to local police authorities.	09/24/1997 <small>(mm/dd/yyyy)</small>
S10300	(d) The number of crimes that the PHA can document it reported to local police authorities.	50
S10400	(e) Percentage of developments where PHA can document it tracks crime and crime-related problems.	100.00 %
<b>Component 2: Screening of Applicants</b>		
S10500	(a) The date the PHA Board adopted current screening policies that reflect the One-Strike criteria.	09/24/1997 <small>(mm/dd/yyyy)</small>
S10600	(b) The date the PHA implemented current screening procedures that reflect the One-Strike criteria.	09/24/1997 <small>(mm/dd/yyyy)</small>
S10700	(c) PHA can document that current screening procedures result in successfully denying admission to applicants who meet the One-Strike criteria (enter Yes or No).	yes <input checked="" type="checkbox"/>
S10800	(d) The total number of applicants denied who met the One-Strike criteria.	74
<b>Component 3: Lease Enforcement</b>		
S10900	(a) The date the PHA Board adopted current eviction procedures that reflect the One-Strike criteria.	09/24/1997 <small>(mm/dd/yyyy)</small>
S11000	(b) The date the PHA Board implemented current eviction procedures that reflect the One-Strike criteria.	09/24/1997 <small>(mm/dd/yyyy)</small>
S11100	(c) PHA can document that eviction procedures result in appropriately evicting residents who meet the One-Strike criteria (enter Yes or No).	yes <input checked="" type="checkbox"/>
S11200	(d) The total number of evictions as a result of the One-Strike criteria.	8
<b>Component 4: Drug Prevention, Crime Reduction and/or Economic Sufficiency Program Goals</b>		
S11300	(a) The number of HUD-funded drug prevention/crime reduction and/or economic self-sufficiency programs.	2
S11400	(b) The number of non HUD-funded drug prevention/ crime reduction and/or economic self-sufficiency programs that the PHA requests to be assessed	0

PHA requests to be assessed		
S11500	(c) The number of documented program goals that are related to drug prevention/crime reduction and/or economic self-sufficiency	<input type="text" value="5"/>
S11600	(d) The number of goals the PHA can document it met under the implementation plan (s) for any and all of these programs	<input type="text" value="4"/>
S11700	(e) Percentage of goals that the PHA can document it met under implementation plan(s) for any and all of these programs	<input type="text" value="80.00"/> %

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