



Public Housing Assessment System (PHAS) – Interim Rule

Capital Fund Program (CFP)

September 12, 2011



CFP: PHAS Interim Rule Areas To Be Covered

CFP Background

Purpose and Parameters

CFP Indicator

PHAS Interim Rule

CFP Sub-Indicators

Fund Obligation & Occupancy Rate

PHAs' Responsibilities

FYI



Purpose

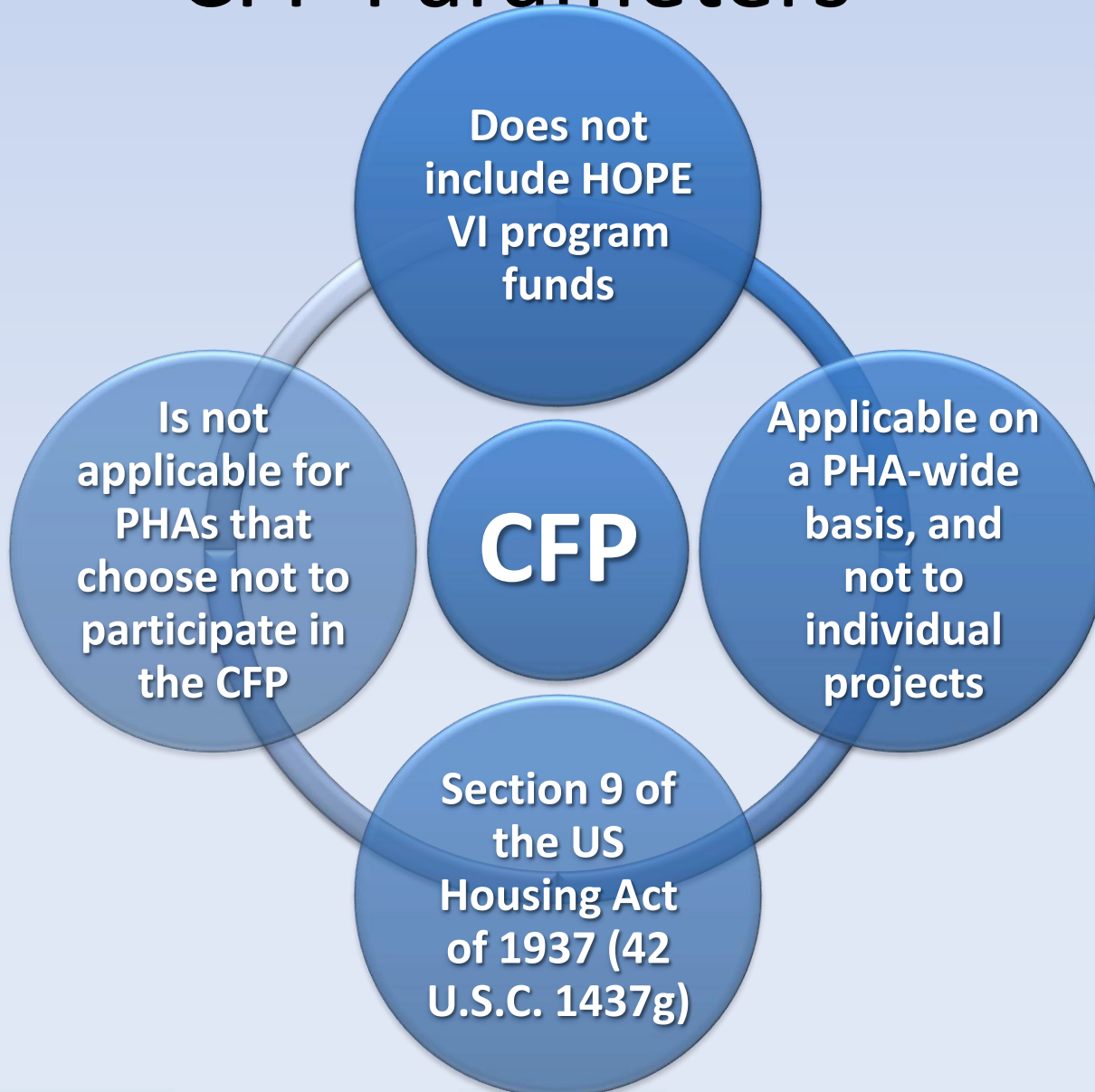
To obligate 90% or more of funds as quickly as possible, but no later than 2 years after funds become available

To modernize/develop Annual Contributions Contract (ACC) units and improve overall occupancy

To meet HUD Strategic Plan goal to “Meet the Need for Quality Affordable Rental Homes”



CFP Parameters





CFP Indicator Score

Physical Condition

• 40 points

Financial Condition

• 25 points

Management Operations

• 25 points

Capital Fund Program*

• 10 points

Overall PHAS score

100 points

*** Threshold score for this indicator must be at least 5 points, or 50% of maximum number of points (10).**



Troubled Designation from CFP Indicator alone

A PHA that receives less than 50 percent, or five points, under the Capital Fund program indicator *will be designated as a Capital Fund Troubled performer.*



CFP Scoring

Timeliness of Fund
Obligation

• 5 points

Occupancy Rate

• 5 points

Total CFP

10 points



Prior and Interim CFP

Prior PHAS

CFP Sub-indicator under Management Operations Indicator

Sub-indicator worth 7 points

Timeliness of Fund Obligation: 1 of 5 components in CFP sub-indicator

Timeliness of Fund Obligation worth 2 points

Interim PHAS

CFP new Indicator under PHAS

Indicator worth 10 points

Timeliness of Fund Obligation: 1 of 2 sub-indicators for CFP

Timeliness of Fund Obligation worth 5 points total



CFP Sub-Indicators

Timeliness of Fund Obligation

Examines the period of time it takes for a PHA to obligate funds from the CFP

Information from electronic Line of Credit Control System (eLOCCS)

maximum 5 points



Occupancy Rate

Measures the occupancy rate as measured at FYE

Information from Inventory Management System/Public Housing Information Center (IMS/PIC)

maximum 5 points



Timeliness of Fund Obligation

(Sub indicator is a scoring threshold)

≥90% at Obligation
End Date (OED) and
no sanctions*

5 points

<90% at Obligation
End Date (OED) or
sanctioned

0 points

If a PHA has no obligation end dates in the assessed fiscal year, and does not have any 1937 Act 9(j) sanctions against it in that fiscal year, *the points for this sub indicator will be redistributed to the occupancy sub indicator.



Occupancy Rate

(Scored only if PHA scores five points on the first sub indicator)

$\geq 96\%$

5 points

$\geq 93\%$ or
 $< 96\%$

2 points

$< 93\%$

0 points



Occupancy Rate Computation

← NUMERATOR →

Total occupied assisted, special use, and non-assisted units

Total ACC Units

—

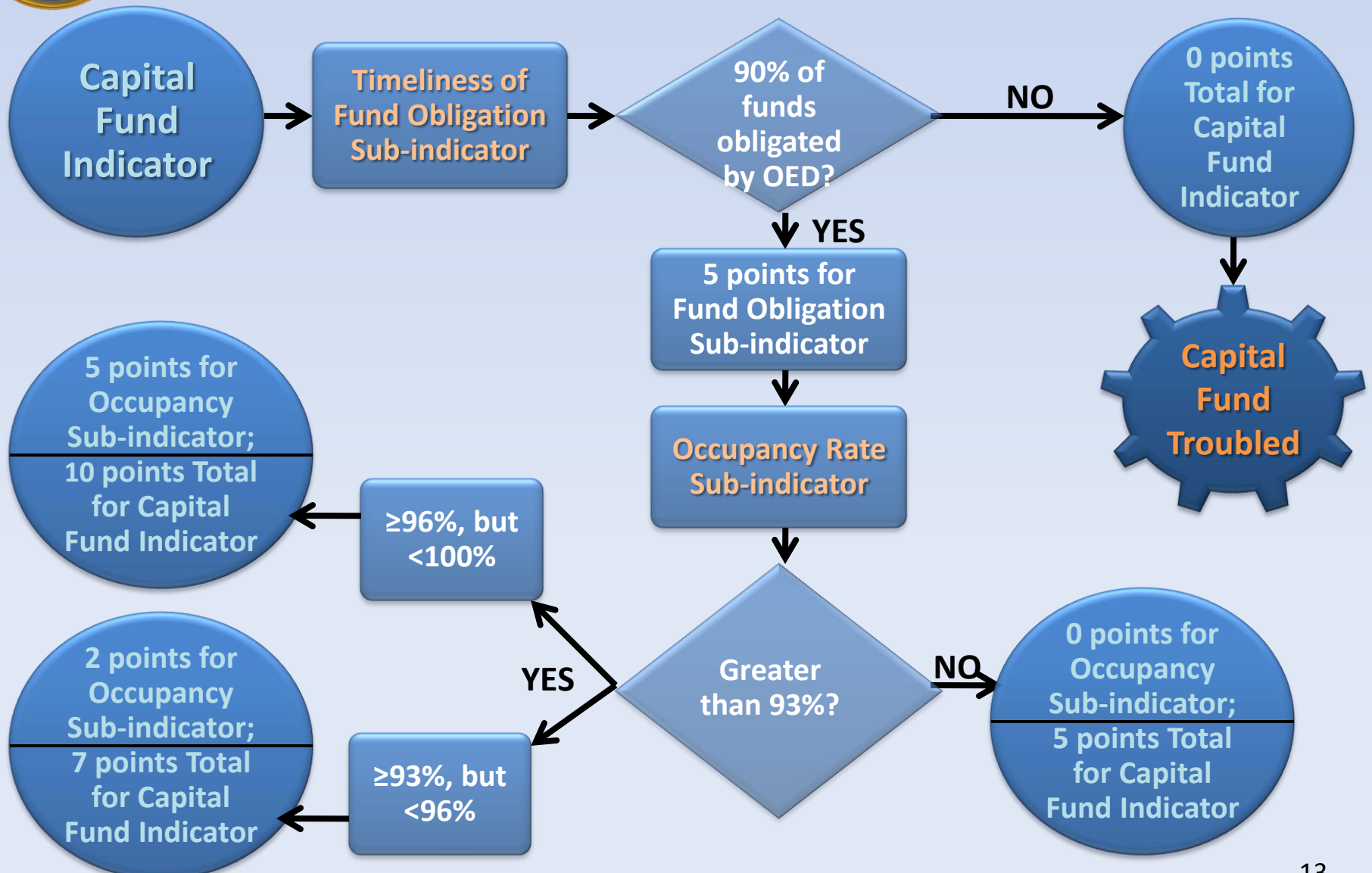
Total Uninhabitable Units*

← DENOMINATOR →

** As reflected in IMS/PIC*



Sub-indicator Interaction





PHAs' Responsibilities

ENSURE SUBMISSION

PHAs are responsible for entering information in eLOCCS in accordance with all deadlines and for maintaining up to date and accurate data in PIC

APPEALS

A PHA can not appeal its PHAS score or Capital Fund Program score on the basis of not having met deadlines for entering data in eLOCCS and not having up to date and accurate data in PIC

THREE YEARS

PHAs shall retain supporting documents for each Capital Fund Program grant for at least 3 years after the post-audit date in eLOCCS



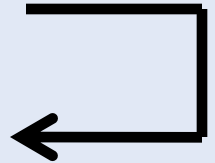
Summary

Capital Fund Program Indicator (CFP)

- Up to **10 points**
- Threshold score is at least **5 points**

2 Sub-Indicators

- Fund Obligation - **5 points**
- Occupancy Rate - **5 points**, *provided that* ***Fund Obligations*** are met





CFP Resources & Contacts

- **Technical Assistance Center (TAC)**

(7:00 am-8:30 p.m., EST, M-F)

1(888)245-4860

REAC_TAC@hud.gov

- **Integrated Assessment Subsystem (NASS)**

PHAS@hud.gov

- **Office of Capital Improvements**

<http://www.hud.gov/offices/pih/programs/ph/capfund/index.cfm>

- **Capital Fund Program e-mail address:**

PIHOICI@hud.gov

- **Capital Fund Staff Directory**

<http://www.hud.gov/offices/pih/programs/ph/capfund/aboutus.cfm>