

**Public Housing Assessment System (PHAS): Asset Management Transition Year 2
Information
Published January 12, 2010
Key Due Dates**

HUD published the Public Housing Assessment System (PHAS): Asset Management Transition Year 2 Information in the Federal Register on January 12, 2010. A copy of the notice can be found at <http://www.gpoaccess.gov/fr/>, Federal Register Volume 75, number 7, page 1632.

The Notice includes information regarding PHAS scoring for public housing agencies (PHAs) with fiscal years ending June 30, 2009, September 30, 2009, December 31, 2009 and March 31, 2010.

Per 24 CFR 902.9, PHAs with fewer than 250 public housing units are assessed every other PHA fiscal year unless the PHA chooses to be scored every year, or is designated as troubled in accordance with 24 CFR 902.67. A chart of the small PHAs to be assessed in Transition Year 2 is below:

**Small PHA PHAS Score Schedule For Transition Year 2 (TY2) and 2010
(For small PHAs that are not troubled)**

PHA FYE

June 30	2006	2007	2008	2009 (TY2)	2010
	PHAS	No PHAS	TY1	PHAS	No PHAS
	No PHAS	PHAS	TY1	No PHAS	PHAS

September 30	2006	2007	2008	2009 (TY2)	2010
	PHAS	No PHAS	TY1	PHAS	No PHAS
	No PHAS	PHAS	TY1	No PHAS	PHAS

December 31	2006	2007	2008	2009 (TY2)	2010
	PHAS	No PHAS	TY1	PHAS	No PHAS
	No PHAS	PHAS	TY1	No PHAS	PHAS

March 31	2007	2008	2009	2010 (TY2)	2011
	PHAS	No PHAS	TY1	PHAS	No PHAS
	No PHAS	PHAS	TY1	No PHAS	PHAS

For instance, a 6/30 PHA that received a PHAS score in 2006 was not scored in 2007, no score was issued in 2008 (TY1,) so the PHA would be scored in 2009. If a 6/30 PHA was scored in 2007, no score was issued in 2008 (TY1), and it would not be scored in 2009.

PHAs will be required to submit their unaudited and audited financial condition information in accordance with 24 CFR part 5, subpart H and 24 CFR part 902.

Physical inspections will be conducted during Transition Year 2 in accordance with existing protocols.

PHAs will be required to submit their management operations certification in the Management Assessment Subsystem per 24 CFR 902, subpart D. The certification due dates are below:

FYE	Due Date
June 30	3/13/2010
September 30	3/13/2010
December 31	3/13/2010
March 31	5/30/2010

PIH-REAC will consider the implementation of the new Financial Assessment Subsystem in determining whether or not to assess late penalties or late presumptive failures for financial submissions.

The notice indicates that PHAs that are converting to asset management and for which the submission of the current management operations certification would impose an administrative hardship should request a waiver for the certification per 24 CFR 5.110 within 30 days from the date of this notice (February 11, 2010.) All waiver requests must go to the field office per Notice 2009-41. See Appendix A of the Notice for specific steps in the waiver process.

If you have any questions please contact your local HUD Public Housing Office or send an email to REAC_MASS@hud.gov.