



# Public Housing Assessment System (PHAS) – Interim Rule

## Physical Assessment Subsystem (PASS)

February 18, 2011



# PASS: PHAS Interim Rule Areas To Be Covered

## Background

Purpose

## Changes

PHAS Interim Rule Changes

## Constants

Prior PHAS and Interim PHAS Consistencies

## Improving Physical Inspection Scores

Actions to Take



# Purpose of PASS

To ensure that public housing units are Decent, Safe, Sanitary and in Good Repair, as determined by an inspection conducted in accordance with HUD's Uniform Physical Condition Standards (UPCS)



# New Changes to PASS

## Point Value

Increased Percentage of Total Score

## Baseline Inspections

Starting with FYE 3/31/2011

## Inspection Frequency: 3-2-1 Incentive

Reduced Frequency of Inspections

## Exigent Health & Safety

Increased Flexibility in Addressing Violations

## Technical Review & Database Adjustments

Increased Time for Submissions

## Physical Condition & Neighborhood Environment

Moved to MASS



# PASS 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 24 points, or 60% of maximum number of points (40).**



# Baseline Inspections

PHAs with FYE:

**3/31/2011**

**6/30/2011**

**9/30/2011**

**12/31/2011**

Will have all properties inspected regardless of previous PHAS designation or physical inspection scores.



# Additional baseline inspections are required for:

**New PHAs  
being assessed**

**PHA  
consolidation**

**Project  
reconfiguration**



# Inspection Frequency: Small PHAs

## Frequency of PHAS assessments (PHAs with less than 250 units)

YEAR(S)

3

**High performer PHAS score:  $\geq 90$**   
UPCS Inspections every 3rd year

2

**Standard & Substandard PHAS score: 60-89**  
UPCS Inspections every 2nd year

1

**Troubled PHAS score  $< 60$  OR Capital Fund Troubled**  
UPCS Inspections every year





# UPCS Inspection Frequency

PHAs with 250 units or more  
(Frequency based upon the project PASS score)

YEAR(S)

3

**Project score  $\geq 90$**

UPCS project Inspection every 3rd year

2

**Project score 80 but less than 90**

UPCS project Inspection every 2nd year

1

**Project score  $< 80$**

UPCS project Inspection every year

1

**Troubled: PHAS score  $< 60$  or Capital Fund Troubled**

UPCS Inspections of *all* projects every year



# Case Study on 3-2-1: Large PHAs

## PASS Inspection Scores

		Year 1	Year 2	Year 3	Year 4	Year 5
	Project	ID/Score	ID/Score	ID/Score	ID/Score	ID/Score
	A	ID101 - 75	ID201 - 80	<b>ID201 - 80</b>	ID401 - 25	ID501 - 60
	B	ID102 - 40	ID202 - 45	ID301 - 98	<b>ID301 - 98</b>	ID502 - 80
	C	ID103 - 60	ID203 - 90	<b>ID203 - 90</b>	<b>ID203 - 90</b>	ID503 - 75
	D	ID104 - 80	<b>ID104 - 80</b>	ID302 - 90	<b>ID302 - 90</b>	ID504 - 85
	E	ID105 - 90	<b>ID105 - 90</b>	<b>ID105 - 90</b>	ID-402 - 85	ID505 - 55
<b>Overall PASS score</b>		58=23	60=24	92=37	75=30	70=28
<b>Overall PHAS score</b>	<b>PHA Level</b>	75	80	85	<b>58</b>	65
<b>PHAS Designation</b>		Substandard Physical	Standard	Standard	<b>PHAS Troubled</b>	Standard



# Exigent Health & Safety (EHS)

A PHA may abate the effect of the exigent health and safety (EHS) violation without necessarily correcting or remedying the condition.

For example, a PHA may move a family into a different unit until fire damage is repaired.



# Technical Review and Database Adjustments (TR/DBA)

From the time the inspection report is released, the PHA will have the following time to submit:

Technical Review submission

30 days\*

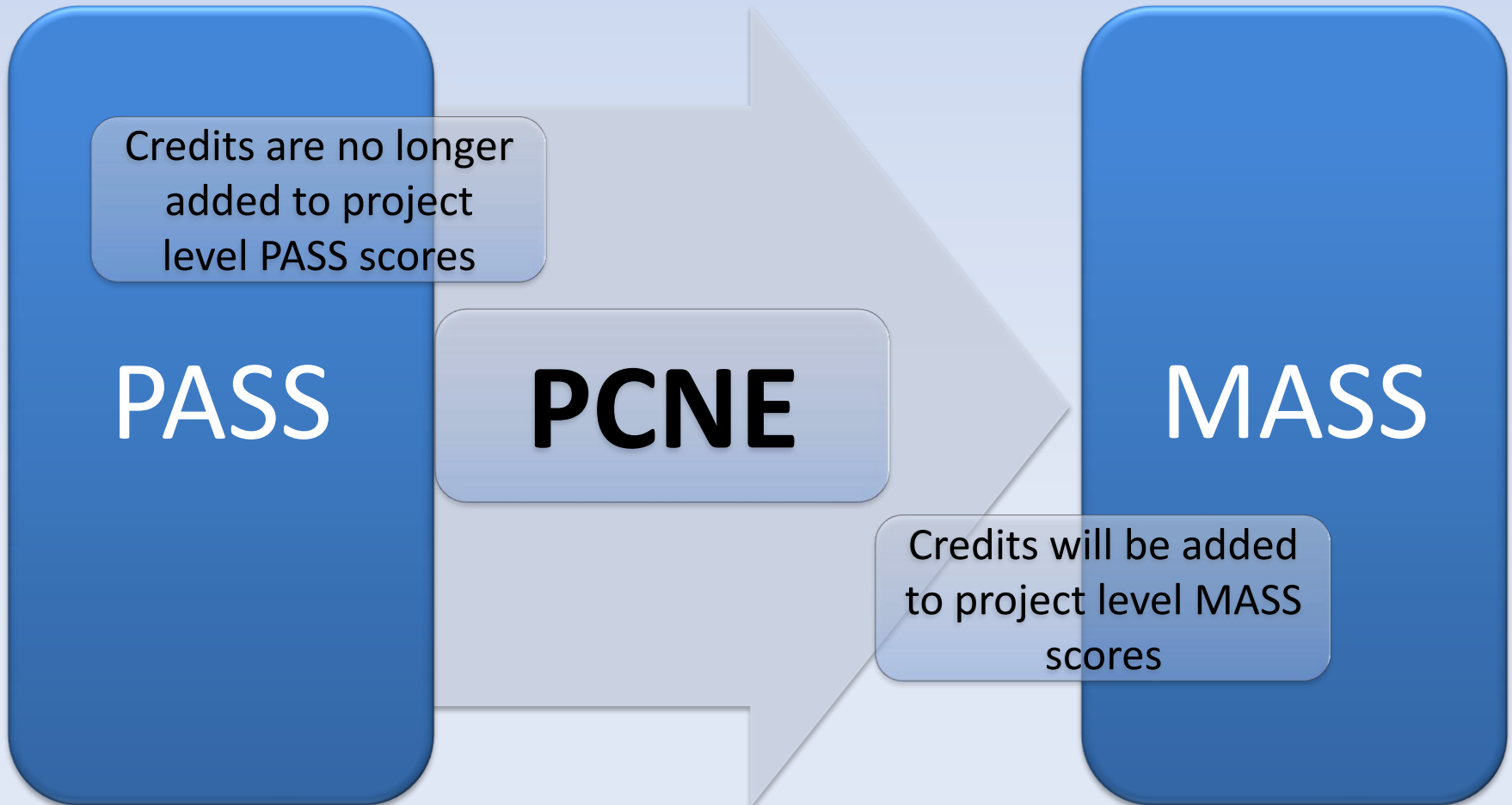
Database Adjustment submission

45 days\*

\* From physical inspection report release date



# Physical Condition & Neighborhood Environment



Credits are no longer added to project level PASS scores

**PASS**

**PCNE**

Credits will be added to project level MASS scores

**MASS**

Please reference MASS presentation for details



# PASS Constants

## Key Processes

### Inspections

### Scoring

**Scheduling**

**UPCS**

**100 point  
scale per  
project**

**Unit  
Weighted  
Average**

**Begins 3  
months  
prior to the  
FYE**

**Same  
protocols  
and criteria**



# Unit Weighted Average Formula

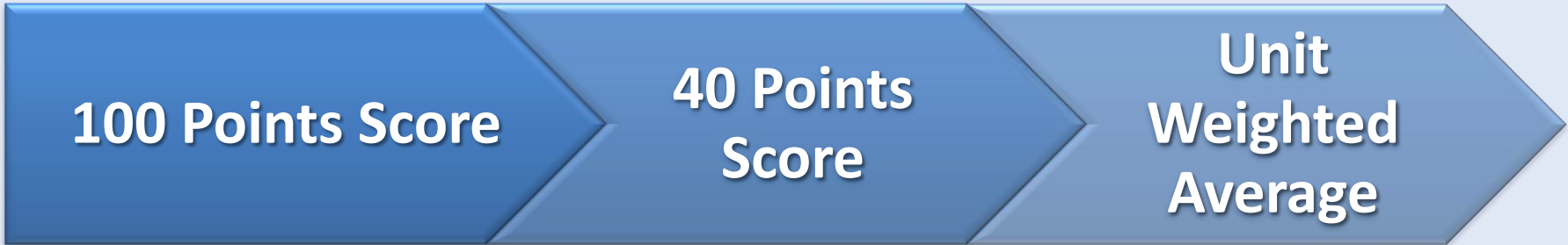
$$\left( \begin{array}{c} \text{\# of} \\ \text{Units} \end{array} \times \begin{array}{c} 40 \\ \text{Points} \\ \text{Score} \end{array} \right) + \left( \begin{array}{c} \text{\# of} \\ \text{Units} \end{array} \times \begin{array}{c} 40 \\ \text{Points} \\ \text{Score} \end{array} \right) + \dots$$

Project 1                      Project 2                      Project n

**NUMERATOR**

**DENOMINATOR**

Total # of Units





# Case Study: Physical Inspection Score to 40 Points Score

<b>Property #</b>	<b>Physical Inspection Score: (100 points score)</b>	<b>Percentage of PASS indicator within PHAS</b>	<b>Product (40 points score)</b>
<b>1</b>	<b>86</b>	<b>0.40</b>	<b>34.4</b>
<b>2</b>	<b>90</b>	<b>0.40</b>	<b>36.0</b>
<b>3</b>	<b>65</b>	<b>0.40</b>	<b>26.0</b>





# Case Study: 40 Points Score to Unit Weighted Average

Property #	100 Points Score	40 Points Score	Total # of Units	Product
1	86	34.4	60	2064.0
2	90	36.0	103	3708.0
3	65	26	196	5096.0
<b>TOTAL</b>	<b>---</b>	<b>---</b>	<b>359</b>	<b>10868</b>

10,868

359

=

PASS score

30.3



# Improving Physical Inspection Scores

## UNDERSTAND + COMPLY

with Uniform Physical Condition Standards (UPCS)

## MAINTAIN

accurate PIC building and unit inventory

## ANALYZE + UTILIZE

prevalence report

## INSPECT

100% of units annually using UPCS protocol

## PERFORM

routine maintenance on all properties, units, and systems throughout the year

## REPAIR

health and safety deficiencies immediately



# Summary

## Changes

- **Point Value:**
  - 30 → 40 points
- **Baseline inspections:**
  - All projects starting FYE 3/31/2011
- **Inspection Frequency:**
  - 3-2-1 Rule
- **Exigent Health and Safety:**
  - Increased flexibility
- **Technical Review & Database Adjustments:**
  - Increased time to submit
- **Physical Condition & Neighborhood Environment:**
  - Moved to MASS

## Constants

- **Inspections**
  - *Scheduling*
    - Begins 3 months prior to FYE
  - *UPCS*
    - Same protocols and criteria
- **Scoring**
  - 100 points scale
  - Unit Weighted Average



# PASS Resources

- **PASS UPCS training (scheduling)**

[Reacpasstraining@hud.gov](mailto:Reacpasstraining@hud.gov)

***Please contact us for future ON LINE Training!***

- **Physical Inspections:**

<http://www.hud.gov/offices/reac/products/prodpass.cfm>

- **Reverse Auction Program:**

[http://www.hud.gov/offices/reac/products/pass/pass\\_reverse\\_auction.cfm](http://www.hud.gov/offices/reac/products/pass/pass_reverse_auction.cfm)

- **Physical Inspection Training Materials:**

<http://www.hud.gov/offices/reac/products/pass/materials.cfm>

- **Technical Reviews/Database Adjustments:**

[http://www.hud.gov/offices/reac/products/pass/pass\\_guideandrule.cfm](http://www.hud.gov/offices/reac/products/pass/pass_guideandrule.cfm)



# PASS Contacts

- **Technical Assistance Center (TAC)**

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

**1(888)245-4860**

[REAC\\_TAC@hud.gov](mailto:REAC_TAC@hud.gov)

- **UPCS Inspection Training**

[REACPASSTraining@hud.gov](mailto:REACPASSTraining@hud.gov)

- **Reverse Auction Program**

[REACReverseAuctionProgram@hud.gov](mailto:REACReverseAuctionProgram@hud.gov)