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ATTACHMENT 1

Public Housing Assessment System (PHAS) Management Operations Certification

U.S. Department of Housing And Urban Development Real Estate Assessment Center

OMB No. 2535-0106 (exp. 8/31/2001)

Public reporting burden for this collection of information is estimated to average 1.8 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.

This information is collected to implement section 502 of the National Affordable Housing Act of 1990, as amended, which established specific indicators to assess the management performance of public housing agencies (PHAs) in all major areas of management operations.

Instructions: A PHA/AME's electronic responses to this certification must be the PHA/AME's actual data; e.g., prior to any adjustments to the indicators. Round percentages to the nearest two decimal points.

Table with 3 columns: PHA/AME Name, For FY Ending, Submission Date. Row: Town of Chapel Hill, 06/30/2002, 08/30/2002

Project name(s) if AME

N/A

The management functions for the following sub-indicator (s) have been assumed by an RMC, and the RMC certification will be completed and submitted to HUD (enter sub-indicator numbers or N/A): N/A

Sub-Indicator #1: Vacant Unit Turnaround Time

Table with 3 columns: Indicator Code, Description, Value. Rows include V12400 (4,814), V12500 (3,413), V12600 (120), V12700 (59), V12800 (.02), V12900 (10.83), V13000 (10.87), V13100 (21.71)

Sub-Indicator #2: Capital Fund

Table with 3 columns: Indicator Code, Question, Yes/No. Row: CF10000, Do you have any open Capital Fund programs... Yes No

Component #1: Unexpended Funds Over Three Federal Fiscal Years (FFYs) Old

Table with 3 columns: Indicator Code, Description, Value. Rows include CF10050 (\$0.00), CF10100 (\$0.00), CF10200 (\$0.00), CF10300 (\$0.00), CF10400 (\$0.00), CF10500 (\$0.00)

Component #2: Timeliness of Fund Obligation

Table with 3 columns: Indicator Code, Description, Value. Rows include CF11100 (\$0.00), CF11200 (\$0.00)

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CF11300	Unobligated funds approved by HUD over 2 FFYs old.	\$0.00
CF11400	Unobligated funds with time extensions due to reasons outside of PHA control.	\$0.00
CF11500	Adjusted total unobligated funds.	\$0.00

Component #3: Adequacy of Contract Administration

CF11700	The date of the last HUD/Army Corps of Engineers on-site inspection and/or audit related to contract administration (include A-133 Audit).	09/29/1999
CF11800	The number of findings related to contract administration.	0
CF11900	The number of findings related to contract administration that has been corrected by the PHA.	0
CF12000	The number of findings related to contract administration that the PHA is in the process of correcting.	0

Component #4: Quality of the Physical Work

CF12200	The date of the last HUD/Army Corps of Engineers on-site inspection and/or audit related to the quality of physical work.	09/29/1999
CF12300	The number of findings related to the quality of physical work.	0
CF12400	The number of findings related to the quality of physical work that has been corrected by the PHA.	0
CF12500	The number of findings related to the quality of physical work that the PHA is in the process of correcting.	0

Component #5: Adequacy of Budget Controls

CF12700	Total amount of Capital Funds expended during the PHA fiscal year being assessed.	\$464,834.00
CF12800	The amount of Capital Funds expended on approved work items not subject to budget revisions during the PHA fiscal year being assessed.	\$464,834.00
CF12900	The amount of Capital Funds expended under budget revisions with prior HUD approval during the PHA fiscal year being assessed.	\$0.00
CF13000	The amount of Capital Funds expended under budget revisions not requiring prior HUD approval during the PHA fiscal being assessed.	\$0.00

Sub-Indicator #3: Work Orders

Component #1: Emergency Work Orders

W10000	Total number of emergency work orders.	79
W10100	Total number of emergency work orders completed/abated within 24 hours.	79
W10200	Percentage of emergency work orders completed/abated within 24 hours.	100%

Component #2: Non-Emergency Work Orders

W10500	Total number of non-emergency work orders.	5,369
W10600	Total number of calendar days it took to complete non-emergency work orders.	7,748
W10700	Average number of days PHA has reduced the time it takes to complete non-emergency work orders over the past three years.	0
W10800	Average completion days.	1.44

Sub-Indicator #4: Annual Inspection of Dwelling Units and Systems

Component #1: Annual Inspection of Dwelling Units

A10000	The total number of ACC units.	336
A10100	The sum of units exempted where the PHA made two documented attempts to inspect and is enforcing the lease.	0
A10200	Vacant units exempted for Capital Fund.	0



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A10300	Vacant units exempted for other reasons.	0
A10400	Total number of units inspected using the Uniform Physical Condition Standards (UPCS).	336
A10550	Total number of units inspected that did not require repairs.	176
A10600	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 Fund program.	160
A10700	Adjusted units available.	336
A10800	Percent of units inspected by PHA.	100%

Component #2: Annual Inspection of Systems including Common Areas and Non-Dwelling Space

A11100	Total number of contiguous sites (adjoining with no natural boundaries).	13
A11200	Total number of contiguous sites (adjoining with no natural boundaries) exempted from the inspection of systems.	0
A11300	The total number of contiguous sites (adjoining with no natural boundaries) where all systems were inspected in accordance with the UPCS.	13
A11400	Total number of buildings.	104
A11500	Total number of buildings exempted from the inspection of systems.	0
A11600	The total number of buildings where all systems were inspected in accordance with the UPCS.	104
A11700	The number of buildings and sites where necessary repairs were completed to comply with the Uniform Physical Conditions Standards either during the inspection, issued work orders for the repairs, or referred the deficiency to the current year's or next year's Capital Fund program.	104
A11800	Percentage of contiguous sites (adjoining with no natural boundaries) inspected.	100%
A11900	Percent of buildings inspected.	100%

Sub-Indicator #5: Security

Component #1: Tracking and Reporting Crime-Related Problems

S10000	The date that the Board adopted current policies to track crime and crime-related problems.	11/28/1994
S10100	The date that the PHA implemented the current procedures to track crime and crime-related problems.	11/28/1994
S10200	The date that the PHA implemented a current cooperative system for tracking and reporting crime to local police authorities.	11/28/1994
S10300	The number of crimes that the PHA can document it reported to local police authorities.	5
S10400	Percentage of developments where PHA can document it tracks crime and crime-related problems.	100%

Component #2: Screening of Applicants

S10500	The date that the Board adopted current screening policies that reflect the One-Strike criteria.	12/04/1996
S10600	The date that the PHA implemented the current screening that reflects the One-Strike criteria.	08/11/1998
S10700	PHA can document that current screening procedures result in successfully denying admission to applicants who meet the One-Strike criteria. (Please circle yes or no)	Yes No
S10800	The total number of applicants denied who met the One-Strike criteria.	10

Component #3: Lease Enforcement

S10900	The date the Board adopted current eviction procedures that reflect the One-Strike criteria.	10/27/1997
S11000	The date the PHA implemented current eviction procedures that reflect the One-Strike criteria.	10/27/1997

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S11100	PHA can document that current eviction screening procedures resulted in the eviction of residents who meet the One-Strike criteria. (Please circle yes or no)	Yes	No
S11200	The total number of evictions as a result of the One-Strike criteria.	5	

Component #4: Drug Prevention and/or Crime Reduction Program Goals

S11350	The number of HUD-funded drug prevention and/or crime reduction programs.	1
S11450	The number of non HUD-funded drug prevention and/or crime reduction programs that the PHA requests to be assessed.	0
S11550	The number of documented program goals that are related to drug prevention and/or crime reduction.	3
S11600	The number of goals the PHA can document it met under the implementation plan(s) for any and all of these programs.	3
S11700	Percentage of goals that the PHA can document it met under implementation plan(s) for any and all of these programs.	100.00%

Sub-Indicator #6: Economic Self-Sufficiency

E10000	The number of HUD-funded economic self-sufficiency programs.	0
E10100	The number of non HUD-funded economic self-sufficiency programs that the PHA requests to be assessed.	2
S11550	The number of documented program goals that are related to economic self-sufficiency.	2
S11600	The number of goals the PHA can document it met under the implementation plan(s) for any and all of these programs.	2
S11700	Percentage of goals that the PHA can document it met under implementation plan(s) for any and all of these programs.	100.00%

Adjustments for Physical Condition and/or Neighborhood Environment

Please enter project number and name and indicate which area the adjustment for Physical Condition and/or Neighborhood Environment applies for a project. (Check all that apply)

Project No.	Project Name	Site	Common Areas	Building Exteriors

Please attach additional sheets as necessary for additional projects.

