

ATTACHMENT 1

U.S. Department of Housing And Urban Development Real Estate Assessment Center OMB No. 2535-0106 (exp. 8/31/2001)

Public Housing Assessment System (PHAS) Management Operations Certification

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 agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

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. PHAs will complete the PHAS Certification form HUD-50072 and electronically submit it to HUD. If a PHA does not have this capability in-house, the PHA should consider utilizing local resources, such as the library or another local government entity that has Internet access. In the event local resources are not available, a PHA may go to the nearest HUD Public Housing program office and assistance will be given to the PHA to transmit this PHAS certification. The information is used by HUD as a component of PHAS to assess all major areas of PHA's management operations, designate PHAs as troubled and PHAs troubled with respect to the program for assistance from the Capital Fund under Section 9, enter into a Memorandum of Agreement (MOA) with troubled PHAs and PHAs troubled with respect to the program for assistance from the Capital Fund under Section 9, and report annually to Congress on the status of troubled PHAs and PHAs troubled with respect to the program for assistance from the Capital Fund under Section 9. This information is required for HUD to fulfill statutory requirements of the 1990 Act. The information collected does not lend itself to confidentiality.

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.

PHA/AME Name

For FY Ending

Submission Date

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

| V12400 | Total number of turnaround days. | 4,814 |
|--------|---------------------------------------------------------------------------------------------------|-------|
| V12500 | Total number of vacancy days exempted for Capital Fund. | 3,413 |
| V12600 | Total number of vacancy days exempted for other reasons. | 120 |
| | Total number of vacant units turned around and lease in effect in the PHA's immediate past fiscal | |
| V12700 | vear. | 59 |
| V12800 | Average number of calendar days units were in down time. | .02 |
| V12900 | Average number of calendar days units were in make ready time. | 10.83 |
| V13000 | Average number of calendar days units were in lease up time. | 10.87 |
| V13100 | Average unit turnaround days. | 21.71 |

Sub-Indicator #2: Capital Fund

| ١ | | Do you have any open Capital Fund programs (e.g., CIAP, CGP, Hope VI, LBPRA, VRP) (Y/N)? | | |
|---|---------|---------------------------------------------------------------------------------------------|-----|----------------|
| 1 | | Open = any program that does not have a pre-audit end date or that received a pre-audit end | 1 | N ₂ |
| 1 | CF10000 | date during the fiscal year being assessed. Component #1 and #2 (please circle yes or no) | Yes | No |

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

| | Total funds authorized over 3 FFYs old that do not have a pre-audit end date or that received a | |
|---------|-------------------------------------------------------------------------------------------------|--------|
| CF10050 | Pre-audit end date during the fiscal year being assessed. | \$0.00 |
| | Total funds expended over 3 FFYs old that do not have a pre-audit end date or that received a | |
| CF10100 | pre-audit end date during the fiscal year being assessed. | \$0.00 |
| CF10200 | Unexpended funds to be recaptured. | \$0.00 |
| CF10300 | Unexpended funds approved by HUD over 3 FFYs old. | \$0.00 |
| CF10400 | Unexpended funds with time extensions due to reasons outside of PHA control. | \$0.00 |
| CF10500 | Adjusted total unexpended funds. | \$0.00 |

| CF | 11100 | Total funds authorized for grants older than 2 FFYs old. | \$0.00 |
|----|-------|----------------------------------------------------------|--------|
| CF | 11200 | Total funds obligated over 2 FFYs old. | \$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

| COILI | Component #5. Adequacy of Contract Administration | | |
|-------|---------------------------------------------------|-----------------------------------------------------------------------------------------------|------------|
| CE4 | 11700 | The date of the last HUD/Army Corps of Engineers on-site inspection and/or audit related to | 09/29/1999 |
| CF | 11700 | contract administration (include A-133 Audit). | 09/29/1999 |
| CF1 | 11800 | The number of findings related to contract administration. | 0 |
| CF1 | 11900 | The number of findings related to contract administration that has been corrected by the PHA. | 0 |
| | | The number of findings related to contract administration that the PHA is in the process of | |
| CF1 | 12000 | correcting. | 0 |

Component #4: Quality of the Physical Work

| | The date of the last HUD/Army Corps of Engineers on-site inspection and/or audit related to the | |
|---------|--------------------------------------------------------------------------------------------------|------------|
| CF12200 | quality of physical work. | 09/29/1999 |
| CF12300 | The number of findings related to the quality of physical work. | 0 |
| | The number of findings related to the quality of physical work that has been corrected by the | |
| CF12400 | PHA. | 00 |
| • | The number of findings related to the quality of physical work that the PHA is in the process of | |
| CF12500 | correcting. | 0 |

Component #5: Adequacy of Budget Controls

| | 70. Aucquady of Edugat Controls | 6404 004 00 |
|---------|----------------------------------------------------------------------------------------------|--------------|
| CF12700 | Total amount of Capital Funds expended during the PHA fiscal year being assessed. | \$464,834.00 |
| | The amount of Capital Funds expended on approved work items not subject to budget revisions | |
| CF12800 | during the PHA fiscal year being assessed. | \$464,834.00 |
| | The amount of Capital Funds expended under budget revisions with prior HUD approval during | |
| CF12900 | the PHA fiscal year being assessed. | \$0.00 |
| | The amount of Capital Funds expended under budget revisions not requiring prior HUD approval | |
| CF13000 | 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

| Component | 72. Not-Einergeney vvoik Cracis | |
|-----------|-----------------------------------------------------------------------------------------|-------|
| 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 |
| | Average number of days PHA has reduced the time it takes to complete non-emergency work | |
| W10700 | 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

| O COMPONICATION A | portone in 1.7 timeda me poducit di pireming dinici | |
|-------------------|----------------------------------------------------------------------------------------|-----|
| A10000 | The total number of ACC units. | 336 |
| | The sum of units exempted where the PHA made two documented attempts to inspect and is | |
| A10100 | 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

| Component | #1. Hacking and reporting office-related Froblems | |
|-----------|------------------------------------------------------------------------------------------------------------------------------|------------|
| 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

| Component | #2. Octobring 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

| - | The date the Board adopted current eviction procedures that reflect the One-Strike criteria. | 10/27/1997 |
|---|------------------------------------------------------------------------------------------------|------------|
| 1 | 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

| Components | H4. Didg Fleverition and/or Crime Reduction Flegram Could | |
|------------|----------------------------------------------------------------------------------------------------------------------|---------|
| 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 |
|-------------|--------------|------|--------------|--------------------|
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Please attach additional sheets as necessary for additional projects.



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| Operations are true and accurate for the fiscal year indicated. I furth seriously deficient performance that casts doubt on the PHA's capacity | under Public Housing Assessment System indicator #3 Management er certify that, to my present knowledge, there is no evidence to indicate to present and protect its public housing development and operate them is for intentional false certification will be imposed, including suspension or |
|------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A Board Resolution approving this certification is required. I furthe certification was passed on August 26, 2002. | r certify that Board Resolution Number 2002-08-26/R approving this |
| | |
| Executive Director (signature) | Date |
| | |
| • | V A |
| X | X August 30, 2002 |