

Management Assessment for Public Housing Agencies

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PHA Code : MO031 FYE : 12/31 Fiscal Year : 2004
 PHA Name : Clinton Housing Authority
 Submission Type : Submission Status : Rejected

[Inbox](#) | [Unit Turnaround](#) | [Capital Fund](#) | [Work Orders](#) | [Annual Inspection](#) | [Security](#) | [Econ. Self-Suff](#)

Sub-Indicator 1: Vacant Unit Turnaround Time

ELEMENT	DESCRIPTION	AMOUNT
V12400	Total number of turnaround days.	6,902
V12500	Total number of vacancy days exempted for Capital Fund.	131
V12600	Total number of vacancy days exempted for other reasons.	0
V12700	Total number of vacant units turned around and lease in effect in the PHA's immediate past fiscal year.	73
V12800	Average number of calendar days units were in down time.	.40
V12900	Average number of calendar days units were in make ready time.	64.00
V13000	Average number of calendar days units were in lease up time.	25.00
V13100	Average Unit Turnaround Days.	92.75
This includes the number of down time, make ready time and lease up time days adequately tracked by the PHA to turnaround its vacant units. PHAS Rule 24 CFR Part 902, Subpart D-PHAS Indicator #3 Management Operations, Section 902.40 (Published 1/11/02) This element contains the amount of time it takes the PHA to turn around vacant units. Total number of vacancy days exempted for other reasons Total number of vacant units turned around and lease in effect in the PHA's immediate past fiscal year Average number of calendar days units were in down time Average number of calendar days units were in make ready time Average number of calendar days units were in lease up time Average Unit Turnaround Days		

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Sub-Indicator 2: Capital Fund

ELEMENT	DESCRIPTION	AMOUNT
CF10000	Do you have any open Capital Fund programs(e.g. CIAP, CGP, HOPE VI, LBPR, VRP)(Y/N)? Open = any program that does not have a pre-audit end date or that received a pre-audit end date during the fiscal year being assessed.	yes
Component 1:	Unexpended Funds Over Three Federal Fiscal Years (FFYs) Old	
CF10050	Total funds authorized over 3 FFYs old that do not have a pre-audit end date or that received a pre-audit end date during the	\$ 0.00

	fiscal year being assessed.		
CF10100	Total funds expended over 3 FFYs old that do not have a pre-audit end date or that received a pre-audit end date during the fiscal year being assessed.	\$ 0.00	
CF10200	Unexpended funds to be recaptured (enter dollar amt).	\$ 0.00	
CF10300	Unexpended funds approved by HUD over 3 FFYs old (enter dollar amt).	\$ 0.00	
CF10400	Unexpended funds with time extensions due to reasons outside of PHA control (enter dollar amt).	\$ 0.00	
CF10500	Adjusted total unexpended funds.	\$ 0.00	
Component 2:	Timeliness of Fund Obligation		
CF11100	Total funds authorized for grants over 2 FFYs old.	\$ 0.00	
CF11200	Total funds obligated over 2 FFYs old.	\$ 0.00	
CF11300	Unobligated funds approved by HUD over 2 FFYs old (enter dollar amt).	\$ 0.00	
CF11400	Unobligated funds with time extensions due to reasons outside of PHA control (enter dollar amt).	\$ 0.00	
CF11500	Adjusted total unobligated funds.	\$ 0.00	
Component 3:	Adequacy of Contract Administration		
CF11700	The date of last HUD/Army Corps of Engineers on-site inspection and/or audit related to contract administration (include A133 audit).	06/01/1999	
CF11800	The number of findings related to contract administration.	1	
CF11900	The number of findings related to contract administration that have been corrected by the PHA.	1	
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	Date of last HUD/Army Corps of Engineers on-site inspection and/or audit related to quality of the physical work.	07/01/1991	
CF12300	The number of findings related to the quality of the physical work.	0	
CF12400	The number of findings related to the quality of the physical work that have been corrected by the PHA.	0	
CF12500	The number of findings related to the quality of the physical work that the PHA is in the process of correcting.	0	
Component 5:	Budget Controls		

CF12700	Total amount of Capital Funds expended during the PHA fiscal year being assessed.	\$ 89,714.92
CF12800	The amount of Capital Funds expended on approved work items not subject to budget revisions during the PHA fiscal year being assessed.	\$ 89,714.92
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 year being assessed.	\$ 0.00

Do you have any open Capital Fund programs?	Total funds authorized over 3 FFYs old that do not have a pre-audit end date or that received a pre-audit end date during the fiscal year being assessed.	Total funds expended over 3 FFYs old that do not have a pre-audit end date or that received a pre-audit end date during the fiscal year being assessed.	Unexpended funds to be recaptured	Unexpended funds approved by HUD over 3 FFYs old	Unexpended funds with time extensions due to reasons outside of PHA control	Adjusted Total Unexpended Funds	Total funds authorized for grants over 2 FFYs old	Total funds obligated over 2 FFYs old	Unobligated funds approved by HUD over 2 FFYs old	Unobligated funds with time extensions due to reasons outside of PHA control	Adjusted Total Unobligated Funds	The date of last HUD/Army Corps of Engineers on-site inspection and/or audit related to contract administration	Number of findings related to contract administration	The number of findings related to contract administration that have been corrected by the PHA	The number of findings related to contract administration that the PHA is in the process of correcting	Date of last HUD/Army Corps of Engineers on-site inspection and/or audit related to quality of the physical work.	The number of findings related to the quality of the physical work	The number of findings related to the quality of the physical work that have been corrected by the PHA	The number of findings related to the quality of the physical work that the PHA is in the process of correcting	Total amount of Capital Funds expended during the PHA fiscal year being assessed	The amount of Capital Funds expended on approved work items not subject to budget revisions during the PHA fiscal year being assessed	The amount of Capital Funds expended under budget revisions with prior HUD approval during the PHA fiscal year being assessed	The amount of Capital Funds expended under budget revisions not requiring prior HUD approval during the PHA fiscal year being assessed
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Sub-Indicator 3: Work Orders

ELEMENT	DESCRIPTION	AMOUNT
Component 1:	Emergency Work Orders	
W10000	Total number of emergency work orders.	81
W10100	Total number of emergency work orders completed / abated within 24 hours.	74
W10200	Percentage of emergency work orders completed / abated within 24 hours.	91.36%
Component 2:	Non-Emergency Work Orders	
W10500	Total number of non-emergency work orders.	921
W10600	Total number of calendar days it took to complete non-emergency work orders.	3,582
W10700	Average number of days PHA has reduced the time it takes to complete non-emergency work orders over the past three	

	complete non-emergency work orders over the past three years.	
W10800	Average completion days.	3.89
Total number of emergency work orders	Total number of emergency work orders completed/abated within 24 hours	
Percentage of emergency work orders completed/abated within 24 hours	Total number of non-emergency work orders	
Total number of non-emergency work orders completed/abated within 24 hours	Average number of days PHA has reduced the time it takes to complete non-emergency work orders over the past three years	
Average Completion Days		

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

ELEMENT	DESCRIPTION	AMOUNT
Component 1:	Annual Inspection of Dwelling Units	
A10000	The total number of ACC units.	150
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
A10300	Vacant units exempted for other reasons.	0
A10400	Total number of units inspected using the Uniform Physical Condition Standards (UPCS).	150
A10550	Total number of units inspected that did not require repairs.	145
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.	5
A10700	Adjusted units available.	150
A10800	Percent of units inspected by PHA.	100.00%
Component 2:	Annual Inspection of Systems Including Common Areas and Non-Dwelling Space	
A11100	Total number of projects.	1
A11200	Total number of projects exempted from the inspection of systems.	0
A11300	The total number of projects where all systems were inspected in accordance with the UPCS.	1
A11400	Total number of buildings.	62
A11500	Total number of buildings exempted from the inspection of systems.	0
A11600	Total number of buildings where all systems were inspected in accordance with the UPCS.	62
	The number of buildings and projects where necessary repairs were completed to comply with UPCS either during the	

	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.																					
A11800	Percentage of projects inspected.	100.00%																				
A11900	Percentage of buildings inspected.	100.00%																				
<table border="1"> <tr> <td>Total number of ACC units.</td> <td>The sum of units exempted were the PHA made two documented attempts to inspect and is enforcing the lease</td> <td>Vacant units exempted for Capital Fund</td> <td>Vacant units exempted for other reasons</td> </tr> <tr> <td>Total number on units inspected using the Uniform Physical Condition Standards (UPCS)</td> <td>Total number of units inspected that did not require repairs.</td> <td>The number of units where necessary repairs were completed to comply with UPCS either during the inspection, issued work</td> <td>Adjusted Units Available</td> </tr> <tr> <td>Percent of units inspected by PHA</td> <td>Total number of projects</td> <td>Total number of projects exempted from the inspection of systems.</td> <td>Total number of projects where all systems were inspected in accordance with the UPCS.</td> </tr> <tr> <td>Total number of buildings.</td> <td>Total number of buildings exempted from the inspection of systems.</td> <td>Total number of buildings where all systems were inspected in accordance with the UPCS.</td> <td>The number of buildings and projects where necessary repairs were completed to comply with UPCS wither during the inspec</td> </tr> <tr> <td>Percentage of projects inspected</td> <td>Percentage of buildings inspected.</td> <td></td> <td></td> </tr> </table>			Total number of ACC units.	The sum of units exempted were the PHA made two documented attempts to inspect and is enforcing the lease	Vacant units exempted for Capital Fund	Vacant units exempted for other reasons	Total number on units inspected using the Uniform Physical Condition Standards (UPCS)	Total number of units inspected that did not require repairs.	The number of units where necessary repairs were completed to comply with UPCS either during the inspection, issued work	Adjusted Units Available	Percent of units inspected by PHA	Total number of projects	Total number of projects exempted from the inspection of systems.	Total number of projects where all systems were inspected in accordance with the UPCS.	Total number of buildings.	Total number of buildings exempted from the inspection of systems.	Total number of buildings where all systems were inspected in accordance with the UPCS.	The number of buildings and projects where necessary repairs were completed to comply with UPCS wither during the inspec	Percentage of projects inspected	Percentage of buildings inspected.		
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Percentage of projects inspected	Percentage of buildings inspected.																					

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Sub-Indicator 5: Security

ELEMENT	DESCRIPTION	AMOUNT
Component 1:	Tracking and Reporting Crime-Related Problems	
S10000	The date that the Board adopted current policies to track crime and crime-related problems.	07/18/1996
S10100	The date that the PHA implemented the current procedures to track crime and crime-related problems.	07/18/1996
S10200	The date that the PHA implemented a current cooperative system for tracking and reporting crime to local police authorities.	08/01/1996
S10300	The number of crimes that the PHA can document it reported to local police authorities.	0
S10400	Percentage of developments where PHA can document it tracks crime and crime-related problems.	100.00%
Component 2:	Screening of Applicants	
S10500	The date the Board adopted current screening policies that reflect the One-Strike criteria.	07/18/1996
S10600	The date the PHA implemented current screening procedures that reflect the One-Strike criteria.	07/18/1996
S10700	PHA can document that current screening procedures result in successfully denying admission to applicants who meet the One-Strike criteria (enter Yes or No).	yes
S10800	The total number of applicants denied who met the One-Strike criteria.	2
Component	Lease Enforcement	

3:		
S10900	The date the Board adopted current eviction procedures that reflect the One-Strike criteria.	07/18/1996
S11000	The date the PHA implemented current eviction procedures that reflect the One-Strike criteria.	07/18/1996
S11100	PHA can document that eviction procedures result in appropriately evicting residents who meet the One-Strike criteria (enter Yes or No).	yes
S11200	The total number of evictions as a result of the One-Strike criteria.	1
Component 4:	Drug Prevention and/or Crime Reduction Program Goals	
S11350	The number of HUD-funded drug prevention and/or crime reduction programs.	0
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.	0
S11600	The number of goals the PHA can document it met under the implementation plans(s) for any and all of these programs.	0
S11700	Percentage of goals that the PHA can document it met under the implementation plans(s) for any and all of these programs.	0.00%
<u>The date that the Board adopted current policies to track crime and crime-related problems</u> <u>The date that the PHA implemented the current procedures to track crime and crime-related problems</u> <u>The date that the PHA implemented a current cooperative system for tracking and reporting crime to local police authorities</u> <u>The number of crimes that the PHA can document it reported to local police authorities</u> <u>Percentage of developments where PHA can document it tracks crime and crime-related problems</u> <u>The date the Board adopted current screening policies that reflect the One-Strike criteria</u> <u>The date the PHA implemented current screening procedures that reflect the One-Strike criteria</u> <u>PHA can document that current screening procedures result in successfully denying admission to applicants who meet the One-Strike criteria</u> <u>The total number of applicants denied who met the One-Strike criteria</u> <u>The date the Board adopted current eviction procedures that reflect the One-Strike criteria</u> <u>The date the PHA implemented current eviction procedures that reflect the One-Strike criteria</u> <u>PHA can document that eviction procedures result in appropriately evicting residents who meet the One-Strike criteria</u> <u>The total number of evictions as a result of the One-Strike criteria</u> <u>The number of HUD-funded drug prevention and/or crime reduction programs</u> <u>The number of non HUD-funded drug prevention and/or crime reduction programs that the PHA requests to be assessed</u> <u>The number of documented program goals that are related to drug-prevention and/or crime reduction</u> <u>The number of goals the PHA can document it met under the implementation plan(s) for any and all of these programs</u> <u>Percentage of goals the PHA can document it met under the implementation plan(s) for any and all of these programs</u>		

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Sub-Indicator 6: Economic Self-Sufficiency

ELEMENT	DESCRIPTION	AMOUNT
E1000	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.	0

E10200	The number of documented program goals that are related to economic self-sufficiency.	0					
E10300	The number of goals the PHA can document it met under the implementation plan(s) for any and all of these programs.	0					
E10400	Percentage of goals that the PHA can document it met under the implementation plan(s) for any and all of these programs.	0.00%					
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