

U.S. Department of Housing and Urban Development
1280 Maryland Avenue, SW
Suite 800
Washington, D.C. 20410-0100



SEP 27 1999

REAL ESTATE ASSESSMENT CENTER

Dear Executive Director:

As you know, within the last year HUD's Real Estate Assessment Center (REAC) has begun implementing various components of the new Public Housing Assessment System (PHAS). In accordance with the rule published in the Federal Register on September 1, 1998, PHAS will objectively measure a Public Housing Agency's (PHA's) overall performance and determine whether a PHA is providing housing that is decent, safe, sanitary, and in good repair.

One of the four key indicators of the PHAS is the Management Operations Indicator. The objective of the Management Operations Indicator is to measure certain key management operations and responsibilities of a PHA for the purpose of assessing the PHA's management operations capabilities. In order to assess an entity's management operations effectiveness, the REAC has developed the **Management Assessment Subsystem (MASS)**. The MASS replaces the manual submission of the form HUD-50072, Public Housing Management Assessment Program (PHMAP) Certification.

The MASS will be available on the Internet at the REAC's Management Assessment Home Page at <http://www.hud.gov/reac/MASS/index.html> on October 1, 1999. In accordance with the PHAS rule, the certifications and supporting documentation required for the Management Operations Indicator will be due 60 days after the end of the PHA's fiscal year. PHAs with the fiscal year ending date of September 30, 1999, will be the first group to submit their Management Operations Certification via the MASS. PHAs must register with HUD's Secure Connection to obtain a systems identification (ID) number and password to access and use the MASS. The Secure Connection system requires each PHA to designate at least 1 Security Coordinator. If your designated Security Coordinator has not registered for a user ID and password, please ensure that the Coordinator applies for them as soon as possible via the REAC's web site address at <http://www.hud.gov/reac/>.

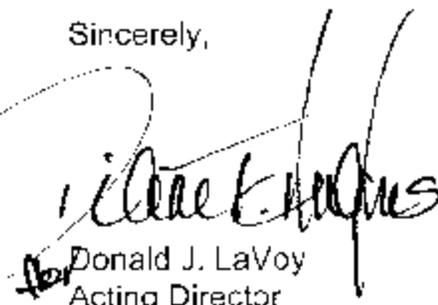
To ensure that all PHAs are knowledgeable about the MASS, I have enclosed a copy of a VHS MASS training videotape, dated September 24, 1999. The tape is 46 minutes long and consists of an overview of the MASS; the similarities and differences between the management operations data for PHMAP and PHAS; and a detailed demonstration of the MASS and how it functions. Please view the tape at your earliest convenience. In order to answer any questions that you may have after viewing the training tape, the Department has scheduled a MASS question and answer session on October 21, 1999, at 3:00pm eastern time. The MASS question and answer session will be conducted via distance learning satellite broadcast to HUD program centers and will immediately follow the RASS broadcast that is scheduled from 2:00pm to 3:00pm on that same day. At the end of the MASS question and answer session, information regarding the Integrated Assessment Subsystem (IASS) will be provided.

In addition, HUD has developed two guides to assist you in utilizing the MASS. The *MASS Quick Reference Guide* and the *MASS Instruction Guidebook* are available on REAC's web site address at <http://www.hud.gov/reac/MASS/index.html>. Please be sure to add this address as a bookmark to your web browser. The REAC will continue using this web site to publish new and updated versions of documents relating to the MASS. If you do not have Internet access, you may contact the REAC's Customer Service Center to request a copy of the guides. The REAC's address is the Department of Housing and Urban Development, Real Estate Assessment Center (REAC), Attention: Customer Service Center, 1280 Maryland Avenue, SW, Suite 800, Washington, DC, 20024-2153. The telephone number for the REAC Customer Service Center is 1-888-245-4860.

The Department is very interested in obtaining your feedback on the MASS training video and any comments about the MASS. Accordingly, please complete the enclosed evaluations and send them by facsimile machine to the REAC MASS Team at 202-708-5089.

Thank you for your support and assistance in implementing the Department's new assessment tool.

Sincerely,



Donald J. LaVoy
Acting Director

Real Estate Assessment Center

Enclosures