PHA Accountability Dashboard Glossary of Terms

Contents

Summary 2
Glossary of Terms 2
Average Per Unit Cost (HCV) 2
Developments (PH) 2
Leased Units (PH) 2
Leasing Utilization (HCV) 2
Occupancy (PH) 2
PHAs in Monitorship/Receivership (PH & HCV) 3
SEMAP Designation (HCV) 3
SEMAP Score (HCV) 4
Shortfall Award (PH & HCV) 4
Total Budget Authority for HCV Program (HCV) 4
Total Leased Vouchers (HCV) 4
Total Vouchers (HCV) 4
Units (PH) 4
Unleased Units (PH) ─ Number of units available for leasing. 4
YTD Budget Utilization (HCV) 4

Summary

The Public Housing Agency (PHA) Accountability Dashboard provides an overview of Public Housing (PH) and Housing Choice Voucher (HCV) programs, including occupancy, leasing, funding, 2025 Shortfall awards, Section Eight Management Assessment Program (SEMAP) and Public Housing Assessment System (PHAS) performance scores, and monitorship/receivership status. The dashboard allows the user to view metrics at the national, State and PHA level.

Data sources include HUDCAPS, VMS, IMS/PIC, PIH Data Warehouse, and HUD's internal records. Voucher leasing and funding data have an approximately two-month reporting lag, while all other data sourced from IMS/PIC have a two-day reporting lag.

Glossary of Terms

Average Per Unit Cost (HCV) — This represents the average cost for each individual family housed under the HCV program. This is calculated by taking the total amount of Housing Assistance Payments (HAP) paid by the PHA divided by the total number of families using a voucher to lease a unit as of that month's report date. For Moving-to-Work (MTW) agencies only voucher-related HAP expenses are included in the per unit cost calculation.

Capital Fund (PH) — Provides funds, annually, to PHAs for the development, financing, and modernization of public housing developments and for management improvements. The funds may not be used for luxury improvements, direct social services, cost funded by other HUD programs, and ineligible activities as determined by HUD on a case-by-case basis.

Developments (PH) — Residential properties owned and managed by local PHAs with federal funding and technical support from the U.S. Department of Housing and Urban Development (HUD)

Leased Units (PH) — Occupied units with one of the following Unit Tenant Statuses:

- Occupied - Assisted Tenant *(OCCAT)*
- Occupied - Employee *(OCCNAE)*
- Occupied - Non-Assisted Tenant Over-Income *(OCCOIF)*
- Occupied - Police Officer *(OCCPO)*

Leasing Utilization (HCV) — Total Leased Vouchers / Total Vouchers as of the month's report date.

Please note that the PHAs may not have enough money to lease all of these units as this is a budget-based program.

Occupancy (PH) — Calculates the percentage of Public Housing units occupied by an eligible tenant.

Operating Fund (PH) — A federal program that provides annual operating subsidies to PHAs under 24 CFR Part 990. The subsidy is calculated by subtracting estimated project formula income (tenant rent) from formula expenses.

PHAs in Monitorship/Receivership (PH & HCV) ─ Public Housing Agencies (PHAs) that are subject to oversight or placed under the management of an appointed receiver due to significant operational, financial, or compliance issues. Monitorship involves oversight to ensure corrective actions are implemented, while receivership involves transferring some or all management authority to an appointed receiver.

PHAS Designation (PH) ─ The Public Housing Assessment System, or PHAS, is the system that HUD uses to assess a PHA's performance in managing its low-rent public housing programs. HUD uses a centralized system to collect individual subsystem scores using various sub indicators and produces a composite PHAS score representing PHA's performance management. PHAS uses a 100-point scoring system based on four categories of indicators:

- PASS (Physical Assessment Subsystem) – 40 points
- FASS (Financial Assessment Subsystem) – 25 points
- MASS (Management Assessment Subsystem) – 25 points
- CFP (Capital Fund Program) – 10 points

Performance Designations

- **High Performer**: Overall score of **90% or higher** (plus at least 60% in PASS, MASS, and FASS, and 50% in CFP).
- **Standard Performer**: Overall score of **60% to 89%** meeting indicator thresholds.
- **Substandard Performer**: Overall score of **60% or higher**, but scoring under 60% in at least one individual indicator.
- **Troubled Performer**: Overall score of **below 60%**, triggering mandatory recovery plans and HUD oversight.

Note: The PHAS and SEMAP scores displayed are the housing agency's most recent score and designation since 2023. Housing authorities with an assessment score prior to 2023 will appear blank. For Public Housing, PHAS scores are excluded for MTW, RAD, and Small and Rural.

Housing Choice Voucher (Section 8) (HCV) ─ The Housing Choice Voucher Program helps low-income families, elderly persons, veterans and disabled individuals afford housing in the private market. Program participants can choose any eligible housing unit, including single-family homes, townhouses, and apartments, with rent partially covered by a subsidy paid directly to the landlord. There are around 2,100 Local Public Housing Agencies (PHAs) across the country that administer the HCV program with funding from HUD.

Public Housing (Section 9) (PH) ─ Properties funded and subsidized by the U.S. Department of Housing and Urban Development (HUD) through the operating fund and managed locally by Public Housing Authorities (PHAs). These properties provide affordable housing for eligible low-income families, older adults, and individuals with disabilities.

SEMAP Designation (HCV) ─

- ***High performer rating.*** PHAs with SEMAP scores of at least 90 percent shall be rated high performers under SEMAP. PHAs that achieve an overall performance rating of high performer may receive national recognition by the Department and may be given competitive advantage under notices of fund availability.
- ***Standard rating.*** PHAs with SEMAP scores of 60 to 89 percent shall be rated standard.

- ***Troubled rating.*** PHAs with SEMAP scores of less than 60 percent shall be rated troubled.

Note: The PHAS and SEMAP scores displayed are the housing agency's most recent score and designation since 2023. Housing authorities with an assessment score prior to 2023 will appear blank. MTW PHAs do not have scores for SEMAP.

SEMAP Score (HCV) ─ The Section 8 Management Assessment Program (SEMAP) measures PHA management performance in 14 key areas of the Section 8 tenant-based assistance programs. Public Housing Authorities that manage Section 8 Housing are required annually to electronically submit and verify their SEMAP Certifications. SEMAP measures the PHA's ability to afford decent rental units at a reasonable subsidy cost as intended by Federal housing legislation and by Congress' appropriation of Federal tax dollars for these programs.

Shortfall Award (PH & HCV) ─ Funding provided by HUD to eligible Public Housing Agencies (PHAs) experiencing a funding shortfall in their Public Housing or Housing Choice Voucher (HCV) programs, to help address funding gaps and maintain housing assistance for eligible families.

Total Budget Authority for HCV Program (HCV) ─ Total Housing Choice Voucher Budget Authority for current reporting year (total ABA).

Total Leased Vouchers (HCV) ─ Most current number of vouchers under lease.

Total Vouchers (HCV) ─ Total Housing Choice Voucher units under the Annual Contributions Contract (ACC).

Units (PH) ─ Number of Public Housing units.

Unleased Units (PH) ─ Number of units available for leasing.

YTD Budget Utilization (HCV) – Year to date Housing Assistance Payments (HAP) / Year to date Housing Choice Voucher Budget Authority for current reporting year.