PHMAP vs PHAS Management Operations Indicators

**PHMAP Indicators**
- Vacancy Rate & Unit Turnaround Time
- Modernization
- Rents Uncollected
- Work Orders
- Annual Inspection Of Units & Systems
- Security
- Financial Management
- Resident Services And Community Building

**PHAS Indicator**
- Vacancy Rate & Unit Turnaround Time
- Modernization
- Rents Uncollected
- Work Orders
- Annual Inspection Of Units & Systems
- Security
Management Operations

• **Uses six of the Current PHMAP Indicators**
  - Same Definitions And Exemptions

• **Differences**
  - PHMAP Resident Services And Community Building Indicator Is PHAS Indicator #4
  - PHMAP Financial Management Indicator Is Assessed Under PHAS Indicator #2, Financial Condition
  - Adjustment For Physical Condition And/Or Neighborhood Environment Is Made Under PHAS Indicator #1, Physical Condition
  - Modifications And Exclusions No Longer Apply Under PHAS
  - All PHAs Shall Certify To Sub-Indicator #2, Modernization
  - All PHAs Shall Certify To Sub-Indicator #6, Security
Management Sub-Indicators - Weights

- **Vacancy Rate And Unit Turnaround**  8 Points
  - Vacancy Rate  - 4.0
  - Unit Turnaround  - 4.0

- **Modernization**  6 Points
  - Unexpended Funds  - 1.0
  - Timeliness Of Obligation  - 1.5
  - Contract Administration  - 1.0
  - Quality Of Physical Work  - 2.0
  - Budget Controls  - 0.5
## Management Sub-Indicators - Weights

<table>
<thead>
<tr>
<th>Category</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Rents Uncollected</strong></td>
<td>4</td>
</tr>
<tr>
<td><strong>Work Orders</strong></td>
<td>4</td>
</tr>
<tr>
<td>- Emergency Work Orders</td>
<td>2.0</td>
</tr>
<tr>
<td>- Non-Emergency Work Orders</td>
<td>2.0</td>
</tr>
<tr>
<td><strong>Annual Inspection Of Unit/Systems</strong></td>
<td>4</td>
</tr>
<tr>
<td>- Inspection Of Unit</td>
<td>2.0</td>
</tr>
<tr>
<td>- Inspection Of Systems</td>
<td>2.0</td>
</tr>
</tbody>
</table>
Management Sub-Indicators - Weights

- **Security**
  - Tracking/Reporting Crime - 1.0
  - Screening Applicants - 1.0
  - Lease Enforcement - 1.0
  - Grant Program Goals - 1.0
Management Sub-Indicators - Weights

- Grade Values
  - A - 1.0
  - B - 0.85
  - C - 0.70
  - D - 0.50
  - E - 0.30
  - F - 0.00
Real Estate Assessment Center

Management Sub-Indicators
Score Calculation - Example

Vacancy Rate - Total Possible Points - 8

- Component Vacancy Rate - 4
  - Grade = D
  - $4 \times 0.50 = 2.0$

- Component Unit Turnaround - 4
  - Grade = C
  - $4 \times 0.70 = 2.8$

- Total Score $2.0 + 2.8 = 4.8$ Total Points
Data Collection

- **Management Operations:**
  Electronic Submission To REAC 60 Days After End Of PHA Fiscal Year

- **Late Submission:**
  - 1 Point Deducted On Total PHAS Score For Every 15 Day Period Late
  - More Than 90 Days Late Results In A Presumptive Failing Score
Score Adjustments

• The Management Operations Indicator Will Be Verified By An Independent Auditor Within Nine Months Of A PHA’s Fiscal Year End

• If Differences Are Noted Between A PHA’s Certification And Audited Data, The REAC Will Adjust The PHA’s Management Operations Score; Thereby Resulting In The PHA’s Overall PHAS Score Being Adjusted
## Reporting Dates

<table>
<thead>
<tr>
<th>PHA FYE</th>
<th>Management Operations Certification Due</th>
<th>PHAS Score Issued</th>
<th>Audited Information Due</th>
<th>Revised Indicator/PHAS Score Issued*</th>
</tr>
</thead>
</table>

*If Applicable