

Physical Assessment Subsystem (PASS) Inspection and Scoring



Understanding Your Physical Assessment Subsystem (PASS) Calculation and Scoring Criteria

The purpose of the PASS is to hold Public Housing Agencies (PHAs) responsible for providing units that are decent, safe, sanitary, and in good repair. Each PHA is required to maintain its Public Housing units in accordance with housing quality standards (HQS).

The U.S. Department of Housing and Urban Development (HUD) conducts independent inspection in accordance with HUD's Uniform Physical Conditions Standards (UPCS). Every project/Asset Management Project (AMP) is scored individually in every agency. A sample of units in the AMP are scored, resulting in a PHA composite score.

The physical inspection generates comprehensive results for each of five physical inspectable areas:

- Sites;
- Commons Areas;
- Building Systems;
- Building Exteriors; and
- Unit; as applicable.

Deficiencies are recorded electronically by the inspector at the time of the inspection. Physical condition is an influential factor in a PHA's overall Public Housing Assessment System (PHAS) score. Understanding how the physical condition is calculated increases the number of families served, and helps a PHA avoid receiving a substandard or troubled PHAS designation.

UPCS Inspections take place on a schedule set according to PHAS designations:

- High Performer: every three years
- Between 80 and 90: every two years
- Troubled: annually

The physical condition score has a maximum of 40 points. To receive a passing score under this indicator, a project must get at least 24 points (60 percent) of the points available.

If a PHA disagrees with scoring, there are two types of appeals: Technical Review (TR) and Database Adjustment (DBA) Appeals must be submitted to HUD in writing within 30 days for a TR and 45 days for a DBA.

How to Prepare for UPCS Inspections and Maximize Your Score

Preparing for a UPCS Inspection

- ✓ Have a well-designed routine inspection plan for your site – refer to the 5 physical inspection areas.
- ✓ Be in the units at least annually.
- ✓ Walk your property, record workorders immediately, and repair easy fixes on the spot.
- ✓ Have your contractors tell you about unit issues (pest control, landscaper, HVAC service, etc).
- ✓ Know your health and safety issues and remove them; they deduct the most points.
- ✓ Prioritize work based on points lost for defects.
- ✓ Create a binder (can be paper or virtual) and maintain pertinent REAC (Real Estate Assessment Center) documents

Maximizing Your Score

An overall score is based on established values. Review your previous inspection report to learn about each category and its points. Site, building exterior, and common areas have a value of about 15 points each. Building systems have a value of 20 points, and units have the highest value: 35 points. (See 63 FR 46596, pages 46598–46599, published on September 1, 1998.) Be aware of the critical levels of deficiencies for severe, major, and minor. Last, Health and Safety uses letters from A to C to differentiate. Health and Safety is A; Non-Life Threatening is B, and Life Threatening is C.

Important note: If there are no Health and Safety deficiencies, your AMP will most likely pass.

What are the categories and items for Health and Safety?

- Exigent – Air quality issues from Propane/natural gas and methane gas, Electrical Hazards, Hot Water Heater/HVAC
- Fire Safety – Emergency equipment/fire, exists/fire escapes, smoke detectors
- Non-Life Threatening – Elevator Hazards, infestation, garbage and debris, air quality from sewer odor

Toolbox Materials

- [24 CFR, Part 902](https://www.ecfr.gov/current/title-24/subtitle-B/chapter-IX/part-902) (https://www.ecfr.gov/current/title-24/subtitle-B/chapter-IX/part-902)
- [HUD REAC Products](https://www.hud.gov/program_offices/public_indian_housing/reac/products) (https://www.hud.gov/program_offices/public_indian_housing/reac/products)
- [How to REAC](https://educonf.naahq.org/wp-content/uploads/FRI-B09-How-to-REAC-Getting-Your-Best-Score-on-HUD.pdf) (https://educonf.naahq.org/wp-content/uploads/FRI-B09-How-to-REAC-Getting-Your-Best-Score-on-HUD.pdf)
- [Physical Inspections – REAC](https://www.shccnet.org/physical-inspections-reac/inspections-scores/) (https://www.shccnet.org/physical-inspections-reac/inspections-scores/)