

REAL ESTATE ASSESSMENT CENTER (REAC) AND THE PUBLIC HOUSING ASSESSMENT SYSTEM (PHAS)

Module II: Physical Assessment Subsystem (PASS)

MODULES

- Module I: Introduction, Scoring, Planning, and Tracking
- **Module II: Physical Assessment Subsystem (PASS)**
- Module III: Management Assessment Subsystem (MASS)
- Module IV: Financial Assessment Subsystem (FASS)
- Module V: Capital Fund Program (CFP) Assessment, Appeals, Waivers

**PHYSICAL
ASSESSMENT
SUB-SYSTEM
(PASS) UPDATES**

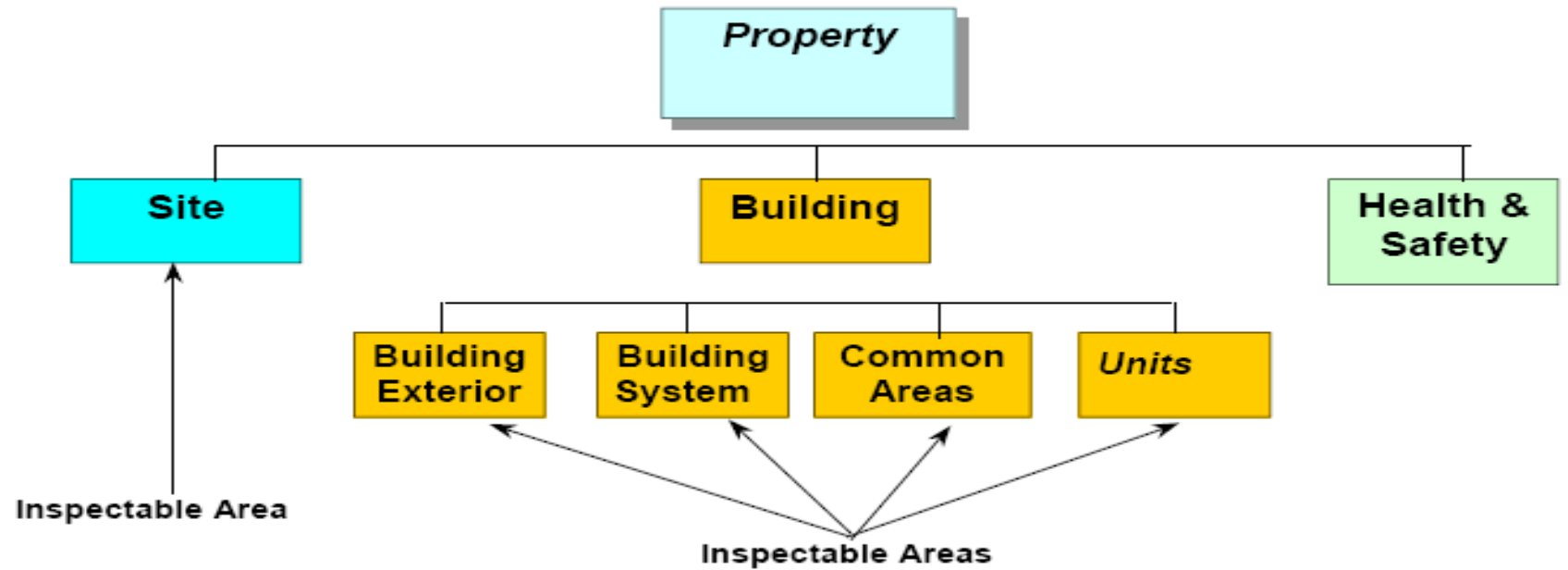
PURPOSE OF PASS

To ensure that public housing units are decent, safe, sanitary and in good repair, as determined by an independent inspection in accordance with HUD's Uniform Physical Condition Standards (UPCS)

PASS (CONTINUED)

- Six areas (each area has a % of the PASS score for the AMP)
 - Site
 - Building Exterior
 - Building Systems
 - Dwelling Units
 - Common Areas
 - Health and Safety Concerns
 - Major impact on the score

Physical Inspection Structure



PHYSICAL INSPECTION STRUCTURE

PASS STANDARDS

- The PASS standards do not supersede or preempt state and local building and maintenance codes.
- Total point value = 40 points
- PHA must receive a score of a least 60% of the 40 points available to pass – or at least 24 points.

MORE RECENT CHANGES TO DICTIONARY OF DEFICIENCIES

- Limits placed on impact of a single deficiency.
- Additional deficiencies added.
- Some deficiencies further clarified.
- Newer system now has a non-industry standard (NIS) repairs that will count as a deficiency (PHA loses points).
- HUD updates the dictionary through compilation bulletins.

EXIGENT HEALTH & SAFETY

- A PHA may abate the effect of the exigent health and safety (EHS) violation without necessarily correcting or remedying the condition.
 - For example, the PHA may move a family into a different unit until the fire-damaged unit is repaired.
- Abatement of exigent health and safety (H&S) conditions made in 24 hours and reported uploaded to HUD within 72 hours.

WEIGHTED AVERAGE FORMULA

- Numerator
 - (# of units x 40 points score in AMP 1) + (# of units x 40 points score in AMP 2) + etc.
- Denominator
 - Total # of units
- 100 points score will be converted to 40 point system score to determine the weighted average score for each AMP and then cumulated to determine the final score for PASS.

CASE STUDY: PHYSICAL INSPECTION

AMP #	Physical Inspection Score: (100 Points)	Percentage of PASS Indicator within PHAS	Product (40 Point Score)
1	86	0.40	34.4
2	90	0.40	36.0
3	65	0.40	26.0

CASE STUDY: 40 POINT SCORE TO UNIT WEIGHTED AVERAGE

- $10,868 / 359 =$ Overall PASS Score of **30.3** from a possible 40 points for the indicator for the PHA

AMP #	100 Point Score	40 Point Score	Total # of Units	Product
1	86	34.4	60	2064
2	90	36	103	3708
3	65	26	196	5096
Total	-	-	359	10,868

IMPROVING PHYSICAL INSPECTION SCORES

- Understand and Comply with UPCS
- Maintain accurate PIC building and unit inventory
- Analyze and utilize previous reports (systemic issues)
- Inspect 100% of units annually using UPCS protocol and taking repair actions
- Perform routine maintenance on all properties, sites, units and systems throughout the year
- Focus on repairing health and safety deficiencies immediately
- Focus on high impact variables (priority items)
- Have systems in place of QC on management and maintenance



CRITICALITY

Criticality means one of five levels that reflect the relative importance of the deficiencies for an inspectable item

CRITICALITY VALUES

Criticality	Level	Value
Critical	5	5.00
Very Important	4	3.00
Important	3	2.25
Contributes	2	1.25
Slight Contribution	1	.50

CRITICALITY VALUE - SCORING

- Based on the importance of the deficiency, reflected in its criticality value, points are deducted from the property score.
 - For example, a 110-volt electrical outlet cover missing in the kitchen is more critical than a damaged surface on a countertop.
 - More points will be deducted for an electrical cover than for a damaged countertop surface.

CRITICALITY SCORING

- An exterior door or bathroom door will have more impact than a bedroom door.
- A fire-rated door will have more impact than a regular exterior door.
- A safety/security or playground fence will have more impact than a non-security/non-safety fence.
- Blocked egress, infestation, tripping, or broken glass (cutting hazards) will have a high impact.

SEVERITY

- *Severity*: means one of three levels that reflect the **extent of damage** associated with each deficiency, with values assigned to the severity level.
- This is what the inspector will call out for location and deficiency.
- Some items may have only 1 level of severity.

SEVERITY LEVEL VALUE

Severity Level	Value
3	1.00
2	.50
1	.25

PASS REQUIREMENTS

- Handrail
 - 4 or more consecutive steps
- Trip Issues
 - $\frac{3}{4}$ inch difference in height
- Life Threatening or Non-life Threatening
 - All LT and NLT deficiencies are level 3
 - Not all level 3 deficiencies are LT or NLT

HEALTH AND SAFETY DEFICIENCIES

- H&S deficiencies can substantially reduce the overall property score.
- H&S may be additional points deducted for the severity level and criticality.
- H&S can be for the inspectable area or a separate area.

HEALTH AND SAFETY LETTER SCORE (A, B, C)

- H&S deficiencies are highlighted by adding a letter to the numeric score.
 - No H&S deficiencies, add “a”
 - If H&S deficiencies, that are not life-threatening (NLT), add “b”
 - If exigent H&S deficiencies are life threatening (LT), i.e., calling for immediate attention or remedy—or fire safety H&S deficiencies, add “c”

NOTICE OF LT AND NLT

- Inspector gives the property representative the list of every H&S deficiency before leaving the site.
- Property representative signs.
- The inspector transmits the deficiency report to HUD.

HEALTH AND SAFETY REPORT

- The number of H&S deficiencies (exigent/fire safety and non-life threatening) observed
- All observed smoke detector deficiencies
- A projection of the total number of H&S problems that the inspector potentially would see in an inspection of all buildings and all units

SMOKE DETECTORS

- If there are smoke detector deficiencies, the physical condition score will include an asterisk (*).
- Smoke detectors do not currently affect the overall score.
- When there is an asterisk indicating the property has at least one smoke detector deficiency, that part of the score may be identified as “risk” *.

SCORES MEANING - EXERCISE

- For example- What would these scores mean about the property?
 - 90c*
 - 93a
 - 55a
 - 93b*
 - 82c
 - 71c*

HEALTH AND SAFETY AREA

Component areas for inspection in the health and safety include:

- Air Quality
- Electrical Hazards
- Elevator
- Emergency/Fire Exits
- Flammable Materials
- Garbage and Debris
- Hazards
- Infestation

INCREASING SCORE - PLANNING AND IMPLEMENTATION

- Plan and have a work schedule that coordinates with inspection
 - 6 months
 - 3 months
 - 1 month
 - 2 weeks
 - 1 day
 - The day of the inspection



INCREASING THE PASS SCORE

- Focus on impact variables
- Look at last year's score
 - Systemic deficiencies
- Use the appeal process
- Complete the annual inspections
- Complete the work found in the annual inspections
 - Subcontractors
 - Temps



PASS NOTICE: LET'S TAKE A LOOK

- Regulation Scoring notice!! Appendix 1 and 2
 - Definitions
 - Dictionary of Terms
 - Scoring
- Updates - Appendix 4
- Sample Inspection Report - Appendix 6
- Exercise on Weighted Average PASS
 - Exercise 2 page 2-7