



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2007-07-25(3)

DATE: July 25, 2007  
TO: Board of Commissioners  
FROM: Michael Mirra, Executive Director  
RE: Public Housing Assessment System (PHAS) Management Operations Certification (MASS)

### **Background**

Section 502 of the National Affordable Housing Act of 1990, as amended, established specific sub-indicators to assess the management performance of public housing agencies (PHAS) in all major areas of management operations. PHAS is the tool HUD uses to measure the performance of housing authorities across the nation. Tacoma Housing Authority is required to calculate the results for the following six sub-indicators once a year at the end of our fiscal year (June 30, 2007). The certification is due to HUD within 60 days of the end of the fiscal year (August 29, 2007). The sub-indicators are:

1. Vacant Unit Turnaround time
2. Capital Fund
3. Work Orders
4. Annual Inspection of Dwelling Units and Systems
5. Security
6. Economic Self-Sufficiency

Attached is a copy of the certification I propose to submit.

In addition, HUD also measures our performance through the physical inspections performed by HUD contractors, through a Tenant Satisfaction Survey that HUD conducts through interviews with THA residents, and through financial reports submitted separately from the PHAS certification.

### **Recommendation**

Adopt Resolution 2007-07-25(3) authorizing the Executive Director to submit the FY 2007 PHAS/MASS certification as required.



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2007-07-25(3)

### PUBLIC HOUSING ASSESSMENT SYSTEM (PHAS) MANAGEMENT OPERATIONS CERTIFICATION

**Whereas**, Section 502 of the National Affordable Housing Act of 1990, as amended, established specific sub-indicators (PHAS) to assess the management performance of public housing agencies in all major areas of management operations;

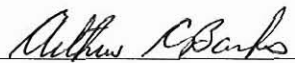
**Whereas**, Housing authorities are required to complete the PHAS Certification form HUD-50072 and submit it electronically for those sub-indicators which require certification; and

**Whereas**, The certification must be approved by Board Resolution and signed by the Executive Director;

**Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington**, That the Public Housing Assessment System (PHAS) Certification for Fiscal Year ending June 30, 2007 be approved;

1. That the Executive Director is hereby authorized to sign and submit the certification as required.

Approved: July 25, 2007

  
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Stanley Rumbaugh, Chairman