



**Berkeley Housing Authority**

1901 Fairview St., Berkeley, CA 94703  
Telephone: (510) 981 5470 Fax: (510) 981 5480

Office of the Executive Director

Item 6B  
NEW BUSINESS  
July 14, 2011

To: Honorable Chairperson and  
Members of the Berkeley Housing Authority Board

From: *Tia M. Ingram* Tia M. Ingram, Executive Director

Subject: Approve a resolution authorizing submission of the Management Operations Assessment System (MASS) certification for Fiscal Year ending June 30, 2011

RECOMMENDATION

Approve a resolution authorizing the Executive Director to submit the Management Operations Assessment System (MASS) certification to the U.S. Department of Housing and Urban Development (HUD) for Fiscal Year ending June 30, 2011.

BACKGROUND

Public Housing Authorities are required to submit a MASS certification (for the Low Income Public Housing Program) within 60 days after the fiscal year end. The frequency of submission (either annually or every other year) depends on the size of the Public Housing Authority (PHA) and most recent PHAS (Public Housing Assessment System) score and designation.

Under MASS certification BHA attests to performance under six indicators: (1) Vacant unit turnaround, (2) Capital fund, (3) Work orders, (4) Annual unit inspections, (5) Security, and (6) Economic self sufficiency.

STATUS

We were advised on June 17, 2011, that our Public Housing Program was certified "Standard," which should exempt us from certification for Fiscal Year ending June 30, 2011. However, as a cautionary measure, and pending formal notification that we are not required to submit, we are requesting a resolution that will allow staff to meet the standard submission deadline.

FISCAL IMPACTS OF RECOMMENDATIONS

Significant. BHA's Capital Fund Grant for FY 2012 is projected to be about \$97,920

CONTACT PERSON

Tia M. Ingram, Executive Director, 981-5471  
Jesy Yturalde, Finance Manager, 981-5488

**Attachments:**

1. Resolution
2. June 17, 2011 report (PHAS for FY June 30, 2010)
3. June 17, 2011 Email (Stephen Schneller, HUD, Special Advisor)

BERKELEY HOUSING AUTHORITY  
RESOLUTION NO. 11- \_\_\_\_\_

AUTHORIZING SUBMISSION OF THE MANAGEMENT OPERATIONS ASSESSMENT  
SYSTEM (MASS) CERTIFICATION FOR FISCAL YEAR ENDING JUNE 30, 2011

WHEREAS, the Berkeley Housing Authority is required to submit MASS certification within 60 days after the fiscal year end to attest to performance under six indicators: (1) Vacant unit turnaround, (2) Capital fund, (3) Work orders, (4) Annual unit inspections, (5) Security, and (6) Economic self sufficiency; and

WHEREAS, the frequency of submitting MASS Certification depends on the PHA's size and most current PHAS score and designation; and

WHEREAS, the BHA scored 71 out of 100 maximum score and certified as "Standard Performer" for FY 2010; and

WHEREAS, if the Berkeley Housing Authority is required to submit a MASS certification for FY 2011, it has until August 30, 2011 to do so; and

WHEREAS, failure to submit all certifications or year-end financial information will result in a presumptive rating of failure in all of the Public Housing Assessment System (PHAS) indicators, sub-indicators, and components which shall result in a troubled designation or identification as troubled with respect to the program assistance from the Capital Fund.

NOW THEREFORE, BE IT RESOLVED, that the Executive Director is authorized to submit the MASS certification for Fiscal Year ending June 30, 2011, on or before August 30, 2011.

The foregoing Resolution was adopted by the Board of the Berkeley Housing Authority on July 14, 2011 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Attest: \_\_\_\_\_  
Tia M. Ingram, Secretary



**U. S. Department of Housing and Urban Development**  
OFFICE OF PUBLIC AND INDIAN HOUSING  
REAL ESTATE ASSESSMENT CENTER

Report Date: 6/17/2011

**Public Housing Assessment System (PHAS) Score Report for the Transition Year**

PHA Code:	CA058
PHA Name:	CITY OF BERKELEY HOUSING AUTHORITY
Fiscal Year End:	6/30/2010

PHAS Indicators	Score	Maximum Score
Physical	24	30
Financial	23	30
Management	18	30
Resident	6	10
<b>PHAS Total Score</b>	<b>71</b>	<b>100</b>
<b>PHAS Designation</b>	<b>Standard Performer</b>	

Initial PHAS score issued date: 6/17/2011

Financial Sub-Indicators	Score	Maximum Score
<b>Submission Type: Unaudited/A-133</b>		
1. Current Ratio	9.00	9.00
2. Months Expendable Funds Balance	8.07	9.00
3. Tenant Receivable Outstanding	1.36	4.50
4. Occupancy Loss	4.50	4.50
5. Net Income	0.00	1.50
6. Expense Management	0.00	1.50
Less: Audit Penalties	0.00	
<b>Total Financial Score</b>	<b>22.93</b>	<b>30.00</b>

**Notes:**

1. The sum of the sub-indicator scores may not equal the overall score due to rounding.
2. PCNE adjustment will not display in REAC's on-line system.
3. REAC on-line system may display data which is more current than the data shown on this Score Report.

**Ingram, Tia**

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**From:** Schneller, Stephen [Stephen.Schneller@hud.gov]  
**Sent:** Friday, June 17, 2011 3:36 PM  
**To:** Ingram, Tia  
**Subject:** FW: Standard and High Performer PHAS Score Report - CA058 - 06/30/10 - JA  
**Attachments:** CA058\_06302010.pdf

We've all been waiting for this! Yay!

Stephen Schneller  
 Program Advisor  
 Office of Field Operations  
 Office of Public and Indian Housing

**From:** PHAS  
**Sent:** Thursday, June 16, 2011 6:13 PM  
**To:** CA - Berkeley HA, tingham  
**Cc:** Chiang, Frank S; Whitehead, Melina M; Schneller, Stephen; Windt, Gerard  
**Subject:** Standard and High Performer PHAS Score Report - CA058 - 06/30/10 - JA

Dear Executive Director:

This letter is to advise you that the Public Housing Assessment System (PHAS) score for your public housing agency (PHA) has been issued **for the fiscal year end stated in the subject line of the email**. Attached is the PHA's PHAS Score Report showing the overall score and the four indicator scores.

A PHA may appeal its PHAS score pursuant to 24 CFR § 902.69 of the PHAS rule if an objectively verifiable and material error exists in the score of one or more of the PHAS indicators, which, if corrected, will result in a significant change in the PHAS score and designation. Please note that appeals must be submitted in writing within 30 days following the initial issuance of the PHAS score and addressed to:

Mr. David A. Vargas  
 Deputy Assistant Secretary  
 U.S. Department of Housing and Urban Development  
 Real Estate Assessment Center  
 550 12<sup>th</sup> Street S.W.  
 Suite 100  
 Washington, DC 20410

**If we do not receive an appeal in accordance with the information above, the PHAS score and corresponding designation of standard or high performer will be final 30 days from the date of this letter.**

Should you need any assistance regarding this matter, please do not hesitate to send an email to [PHAS@hud.gov](mailto:PHAS@hud.gov) or contact the PIH-Real Estate Assessment Center (REAC) Technical Assistance Center (TAC) at 1-888-245-4860 from 7:00am to 8:30pm Eastern Daylight Time (EDT), Monday through Friday.

*Johnson Abraham*

Program Manager  
 Integrated Assessment Subsystem