




# Yolo County Housing

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DATE: February 23, 2012  
TO: YCH Board of Commissioners  
FROM: Lisa A. Baker, Executive Director   
PREPARED BY: Marianne Krager, Director of Operations  
SUBJECT: **RECEIVE AND FILE CORRESPONDENCE FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) CONFIRMING YCH AS A PUBLIC HOUSING HIGH PERFORMER FOR 2011.**

## RECOMMENDED ACTIONS:

That the Board of Commissioners:

1. Receive and file the correspondence

## BACKGROUND / DISCUSSION

On February 22, 2011 HUD issued Notice PIH 2011-13(HA) to all agencies with the purpose of implementing a new measuring component for Low Income Public Housing. The basis for the change is the move of Public Housing to an Asset Management model whereby providing project level performance. This change completely consolidated the manner in which agencies are graded. Many indicators were combined and some were eliminated. The current model took into consideration the following factors;

- 1 Physical Condition (40 points)
- 2 Financial Condition (25 points)
- 3 Management Operation (25 points)
- 4 Capital Fund (10 points)

Since Yolo County Housing had aligned itself with the Asset Management model our developments were able to transition into this new model fairly easily. YCH has now received correspondence from HUD that, for the fiscal year ending June 30, 2011, YCH's Public Housing is a High Performer with a total score of 90%.

This rating is a milestone and significant accomplishment for our Public Housing Developments and for the Agency as a whole and marks the final step in YCH's transformation from being declared a Troubled and Non-Viable Agency by HUD's Recovery and Protection Corps in April 2007. As of June 30, 2011, both of YCH's core programs, Vouchers and Public Housing, are designated High Performing programs.

**FISCAL IMPACT**

May potentially lead to additional grant funding opportunities for our Public Housing Developments

**CONCLUSION**

Receive and file the correspondence

**Attachment:** HUD Correspondence



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

Report Date: 1/17/2012

**Public Housing Assessment System (PHAS) Score Report for Interim Rule**

PHA Code:	CA044
PHA Name:	Housing Authority of the County of Yolo
Fiscal Year End:	6/30/2011

PHAS Indicators	Score	Maximum Score
Physical	31	40
Financial	25	25
Management	24	25
Capital Fund	10	10
Late Penalty Points	0	
<b>PHAS Total Score</b>	<b>90</b>	<b>100</b>
<b>PHAS Designation</b>	<b>High Performer</b>	

Initial PHAS score issued date: 2/17/2012

Financial Score Details	Score	Maximum Score
<b>Submission Type: Unaudited/A-133</b>		
1. FASS Score before deductions	25.00	25.00
2. Audit Penalties		
<b>Total Financial Score Unrounded (FASS Score - Audit Penalties)</b>	<b>25.00</b>	<b>25.00</b>

Capital Fund Score Details	Score	Maximum Score
<b>Timeliness of Fund Obligation:</b>		
1. Timeliness of Fund Obligation %	90	
2. Timeliness of Fund Obligation Points	5	5
<b>Occupancy Rate:</b>		
3. Occupancy Rate %	99	
4. Occupancy Rate Points	5	5
<b>Total Capital Fund Score (Fund Obligation + Occupancy Rate):</b>	<b>10</b>	<b>10</b>

**Notes:**

1. The scores in this Report are the official PHAS scores of record for your PHA. PHAS scores in other systems are not to be relied upon and are not being used by the Department.
2. Due to rounding, the sum of the PHAS indicator scores may not equal the overall PHAS score.
3. "0" FASS Score indicates a late presumptive failure. See §§ 902.60 and 902.92 of the Interim PHAS rule.
4. "0" Total Capital Fund Score is due to score of "0" for Timeliness of Fund Obligation. See the Capital Fund Scoring Notice.
5. PHAS Interim Rule website - <http://www.hud.gov/offices/reac/products/prodphasinrule.cfm>