

DISPLAY OF FINANCIAL ASSESSMENT SUBSYSTEM – PUBLIC HOUSING (FASS-PH) AND PUBLIC HOUSING ASSESSMENT SYSTEM (PHAS) SCORES ON HUD’S SECURE SYSTEMS.


The display of HUD’s Secure Systems is different for PHA users and coordinators (External PHA users) and HUD Field Office staff (Internal HUD users). Internal HUD users have access to additional scoring information (e.g., FASS-PH Financial Analyst’s comments) that external PHA users do not have. For all users, the FASS-PH score is available in the FASS-PH system as soon as the financial submission is scored, but the composite PHAS score cannot be viewed by external PHA users until it is released by the Integrated Assessment Subsystem (NASS).

The FASS-PH Score

Once a PHA’s financial data is electronically submitted to HUD’s PIH-REAC, the submission is scored during the nightly batch process. External PHA users can view their PHA's FASS-PH score in Secure Systems **one day after the financial data is submitted**. A PHA’s unaudited financial data can be submitted directly to HUD for scoring, while an audited submission cannot be submitted for scoring until the Independent Public Accountant (IPA) approves it and the status is “IPA Agree.” After the IPA performs the attestation, the PHA then can submit the audited submission to FASS-PH for scoring and review. External PHA users can view a PHA’s FASS-PH score by clicking the “Review Score” link. The Review Score screen is shown below.

FASS-PH Review Score Screen – External PHA Users

[Inbox](#) | [Reports](#) | [PHA Info](#) | [Financial Data Schedule](#) | [Data Collection Form](#) |
[Notes & Findings](#) | [Comments](#) | [Submit](#) | [Late Reason](#) | [Review Score](#) |
[Material Difference Reason](#) | [LOCCS/HUDCAPS](#) |

 [Additional Help](#)

External PHA users click on the “Review Score” link to view the Review Score screen.

PHA Code : DC777
PHA Name: Carlsburg
Fiscal Year End Date: 03/31/2005
Submission Type: Audited/A.133

Review Score		
INDICATORS & AUDIT FLAG PENALTIES	Points	
Current Ratio	7.90	[Details]
Number of Months Expendable Fund Balance	9.00	[Details]
Tenant Receivable Outstanding	4.50	[Details]
Occupancy Loss	4.50	[Details]
Net Income or Loss Divided by the Expendable Fund Balance	1.50	[Details]
Expense Management	1.50	[Details]
RAW SCORE	28.900	

Note: An asterisk next to the score indicates an outlier.

DEDUCTIONS	Occurrences	Restore	Points	Comments
Total Deductions			(00.000)	
Total PHAS Adjustment			(0.000)	
Adjusted Score			28.900	
ORIGINAL DEDUCTIONS FOR AUDIT FLAG PENALTIES			(00.000)	
PHA Reported Units			1,399	
System Reported Units (Low Rent and Section 8 Units)			1,493	
Difference			(94)	

Note: An asterisk next to the difference indicates a change in the PHA's size category.

Internal HUD users can also view the FASS-PH score once the submission has been submitted and subsequently scored during the nightly batch process. Internal HUD users can view a PHA's FASS-PH score by clicking on the "Review Submission" link. In addition to the Review Score screen that is available to the external PHA users, internal HUD users can also select the Review Comments tab to view the Review Comments screen. This screen displays the FASS-PH Financial Analyst, Manager and/or Director's comments. The Review Comments screen is **not** available to external PHA users and accordingly, external PHA users cannot view the FASS-PH Financial Analyst, Manager and/or Director's comments.

The Review Score and Review Comments screens that are available to internal HUD users are shown below.

FASS-PH Review Score Screen – Internal HUD Users

| [Inbox](#) | [Select State](#) | [Reports](#) | [PHA Info](#) | [Financial Data Schedule](#) | [Data Collection Form](#) |
 | [Notes & Findings](#) | [Comments](#) | [Submit](#) | [Review Submission](#) | [LOGS/HUDCAPS](#) |
 | [NASS Assessment Status Report](#) |

Internal HUD users click on the "Review Submission" link to view the Review Score screen.

PHA Code: DC777
PHA Name: Carlsburg
Fiscal Year End Date: 03/31/2005
Submission Type: Audited/A-133

Review Comments **Review Score**

Internal HUD users select the Review Score tab to view the Review Submission screen. The Review Comments tab does not appear in the external PHA user Review Score screen.

INDICATORS & AUDIT FLAG PENALTIES	Points	
Current Ratio	7.90	[Details]
Number of Months Expendable Fund Balance	9.00	[Details]
Tenant Receivable Outstanding	4.50	[Details]
Occupancy Loss	4.50	[Details]
Net Income or Loss Divided by the Expendable Fund Balance	1.50	[Details]
Expense Management	1.50	[Details]
RAW SCORE	28.900	

Note: An asterisk next to the score indicates an outlier.

DEDUCTIONS	Occurrences	Restore	Points	Comments
Total Deductions			(00.000)	
Total PHAS Adjustment			(0.000)	
Adjusted Score			28.900	
ORIGINAL DEDUCTIONS FOR AUDIT FLAG PENALTIES			(00.000)	
PHA Reported Units			1,399	
System Reported Units (Low Rent and Section 8 Units)			1,493	
Difference			(94)	

Note: An asterisk next to the difference indicates a change in the PHA's size category.

FASS-PH Review Comments Screen – Internal HUD Users

| [Inbox](#) | [Select State](#) | [Reports](#) | [PHA Info](#) | [Financial Data Schedule](#) | [Data Collection Form](#) |

| [Notes & Findings](#) | [Comments](#) | [Submit](#) | [Review Submission](#) | [LOCCS/HUDCAPS](#) |

| [NASS Assessment Status Report](#) |

PHA Code: DC777
PHA Name: Carlsburg
Fiscal Year End Date: 03/31/2005
Submission Type: Audited/A-133

Review Comments **Review Score**

Summary	
PHA Code:	
PHA Name:	Housing Authority
Fiscal Year End Date:	03/31/2005
Submission Type:	Audited/A-133
Date Submission Received:	12/14/2005
Manual Submission:	No
Late Status:	0 Days

Indicator	Points
Current Ratio	7.90
Number of Months Expendable Fund Balance	9.00
Tenant Receivable Outstanding	4.50
Occupancy Loss	4.50
Net Income or Loss Divided by the Expendable Fund Balance	1.50
Expense Management	1.50
RAW SCORE	28.900

Note: An asterisk next to the score indicates an outlier.

Reviewer: **FASS Analyst**
 Recommendation: Accept Submission
 Comments: This audited financial submission is accepted with comment. The contact information has not been included on the MD&A. All other documentation has been submitted. No known OIG reports were available for the PHA. No findings have been included in this report.
 Audit Findings: No
 Last Revised: Dec 28 2005 12:16PM

Reviewer: **Assessment Manager**
 Recommendation: Accept Submission
 Comments: No issue found. The FDS agree with the basic F/S and there was no unusual amount reported on the FDS compared to last year submission.
 Audit Findings: No
 Last Revised: Jan 3 2006 6:10PM

Internal HUD users can select the Review Comments tab to view the FASS-PH Financial Analyst, Manager, and/or Director's comments. The Review Comments tab does not appear in the external PHA user Review Score screen.

Only internal HUD users can view the FASS-PH Financial Analyst, Manager, and/or Director's comments.

The PHAS Score

The overall Public Housing Assessment System (PHAS) score is generated by the Integrated Assessment Subsystem (NASS) after the four Subsystem Indicator scores are created and placed into "Review Status." To ensure quality control and score accuracy, the NASS office has nine days to review the PHAS score before its official release. During these nine days, if NASS discovers errors or issues, NASS places the score in "QA Analysis" status and the score will not be released until the issue is resolved. After the NASS quality assurance review is complete or within nine days if there are no issues, the score will be released to the respective Field Office and the PHA. However, during the "Review Status" period, internal HUD users have access to the PHAS score. **The Field Office should not share score information with the PHA or any external source until the score is final and released**, since it may still be deliberative. The review status score is not the official score.

Per regulation {24 CR 902.63}, the overall PHAS score is to be issued by NASS "after the later of one month after the submission due dates for financial information and certifications, or one month after the submission by the PHA of its financial data and certifications." Certifications as identified in the regulation include the Management Operations certification and the various Resident Service and Satisfaction certifications. Therefore, if a PHA is late in submitting any required information (financial data and MASS/RASS certifications) or is required to resubmit information to HUD's PIH-REAC, there may be a delay in the issuance of the overall PHAS score. The PHAS score cannot be issued until *all* required information is submitted.

Once the PHAS score is released, external PHA users using the NASS system can view an individual score report for their PHA. By entering the PHA code and desired fiscal year, the PHAS Score Report screen appears as shown in the example below.

PHAS Score Report Screen – External PHA Users

integrated assessment subsystem (nass)
REAL ESTATE ASSESSMENT CENTER
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

May 03, 2006

individual reports summary reports correspondence administrative

PHAS Score Report for Fiscal Year 2005

PHA Information

PHA Code:	DC777	PHA Name:	Carlsburg	Fiscal Year End:	03/31
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PHAS Score: **86** Designation Status: **Standard Performer** PHAS Status: **Released**

Select a PHAS indicator to view details relating to the composite score.

PHAS Indicator	Original Score	Maximum Score	Indicator/PHAS Explanation
Physical (PASS Incentive)	25	30	Explanation
Financial	29	30	Explanation
Management	23	30	Explanation
Resident	9	10	Explanation
PHAS Total Score	86	100	

Last Updated: 01/03/2006

[PHAS Score Report](#)
[PHAS Scoring Packet \(printable version\)](#)

External PHA users click on the Individual Reports tab to view the PHAS Score Report Screen for their PHA.

External PHA users can see the indicator scores, PHAS score and designation status only once they are released by NASS.

Internal HUD users can view the individual PHAS Score Report screen as shown above, but can see the PHAS indicator scores before the PHAS score is released. The PHAS Score Report screen for internal HUD users is shown below.

PHAS Score Report Screen – Internal HUD Users

PHAS Score Report for Fiscal Year 2006

PHA Information

PHA Code:	DC777	PHA Name:	CARLSBURG	Fiscal Year End:	03/31
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PHAS Score: **N/A** Designation Status: **N/A** PHAS Status: **N/A**

Select a PHAS indicator to view details relating to the composite score.

PHAS Indicator	Original Score	Maximum Score	Indicator/PHAS Explanation
Physical	N/A	30	Explanation
Financial	21	30	Explanation
Management	30	30	Explanation
Resident	N/A	10	Explanation
PHAS Total Score	N/A	100	

Internal HUD users select the Individual Reports tab to view the PHAS Score Report screen. It appears the same as for the external PHA users, except that Internal HUD users can see the PHAS indicator scores before the composite PHAS score is released.

The Summary PHAS Reports tab allows external PHA users and internal HUD users to view summary level reports of scores, designation status, score adjustments, appeals, etc. The user can specify the following filters for the summary reports: fiscal year end, fiscal year, program center, and state or designation status.

Summary PHAS Report Screen – External PHA Users & Internal HUD Users

Summary PHAS Reports

Please select the radio button for the type of report you wish to see.

Fiscal Year End: Fiscal Year:

Summary Scores
 Summary Adjustments
 Submission Extensions
 Summary Status
 Manual Submissions
 Late PHAS
 Summary Management Assessment Scores
 Summary Appeals
 PASS Scores Pending
 Submission Extensions - Section 8 Only

All users have the option to view Summary PHAS Reports by selecting the Summary Reports tab.

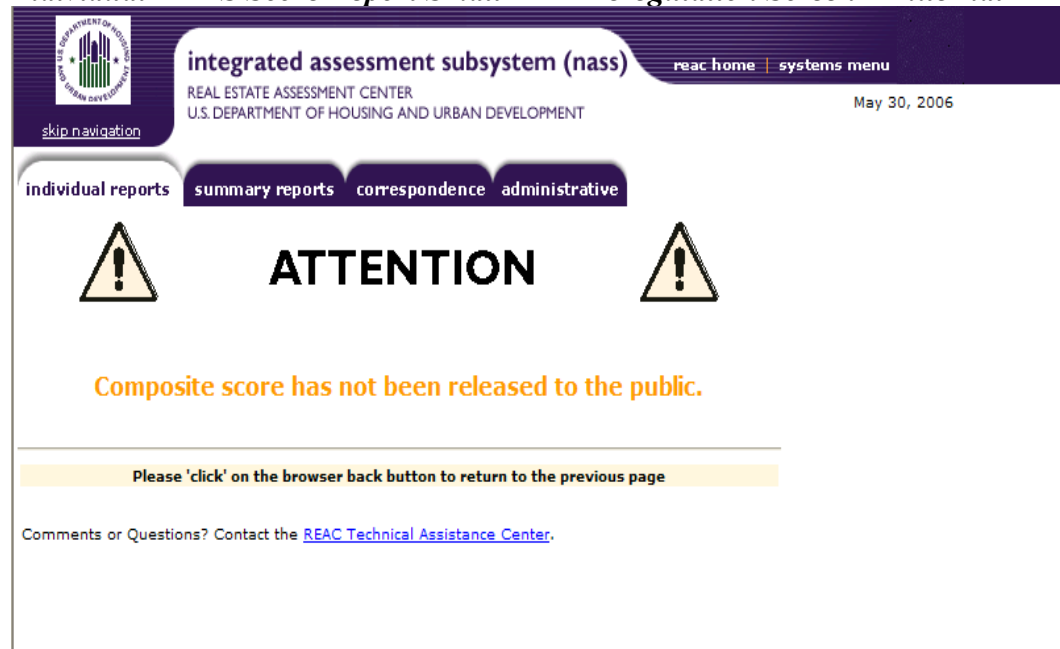
Small PHA Deregulation

The Small PHA Deregulation rule {24 CFR Parts 902, 903, and 985} was issued on June 24, 2003. Under the Small PHA Deregulation, PHAs with 249 units or less designated as “High” or “Standard” Performers are allowed to be assessed under the PHAS rule every other year, as opposed to annually. The years that small PHAs are exempt from a PHAS assessment, **the PHA still must submit financial data for historical purposes**. PHAs that qualify for exemption may also elect to be assessed under PHAS, and must submit **all** required data if they **elect** to receive a PHAS score. Specifically, PHAs must submit their request in writing to the REAC via the PHAS mailbox within 10 days of receipt of the e-mail notification informing the PHA of the exempt status. PHAs that are exempt from PHAS assessment do not receive a composite PHAS score.

Regardless of whether a PHA is exempt from receiving a PHAS assessment under the Small PHA Deregulation, the PHA is required to submit unaudited financial information within two months of the PHA’s fiscal year end and audited financial information if the PHA expends more than the OMB A-133¹ threshold within 9 months of the PHA’s fiscal year end. Because the financial submission requirements do not change as a result of the Small PHA Deregulation, the appearance of the FASS-PH score on the FASS-PH Score Report Screen does not change for internal HUD users or external PHA users. Please refer to the section *The FASS-PH Score* to see the FASS-PH score screens for internal HUD users and external PHA users.

The years that a PHA is exempt from a PHAS assessment, the Individual PHAS Score Report is not displayed to the external PHA user. Instead, a screen advises the user a PHAS score was not released. See below.

Individual PHAS Score Report Small PHA Deregulation Screen – External PHA User



The screenshot shows the REAC Integrated Assessment Subsystem (NASS) interface. At the top left is the U.S. Department of Housing and Urban Development logo. The main header area includes the text "integrated assessment subsystem (nass)", "REAL ESTATE ASSESSMENT CENTER", "U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT", and "May 30, 2006". Below the header is a navigation bar with tabs for "individual reports", "summary reports", "correspondence", and "administrative". The "summary reports" tab is selected. A large warning icon (a triangle with an exclamation mark) is displayed on the left and right sides of the main content area. In the center, the word "ATTENTION" is written in large, bold, black letters. Below this, the message "Composite score has not been released to the public." is displayed in orange text. At the bottom of the screen, there is a yellow banner with the text "Please 'click' on the browser back button to return to the previous page" and a link to "Comments or Questions? Contact the REAC Technical Assistance Center."

¹ Per OMB A-133 “Non-Federal entities that expend less than \$300,000 (\$500,000 for fiscal years ending after December 31, 2003) a year in Federal awards are exempt from Federal audit requirements for that year, but records must be available for review or audit by appropriate officials of the Federal agency, pass-through entity, and General Accounting Office (GAO).”

By selecting the Assessment Status Report radio button on the Individual Reports page, the external PHA user can see the status of the PHA's financial submission. Instead of receiving a PHAS designation (High Performer, Standard Performer, Troubled Performer) the PHA designation status is labeled "Small PHA Deregulation" for that fiscal year.

Small PHA Deregulation Individual PHA Assessment Status Screen– External PHA User



integrated assessment subsystem (nass) [reac home](#) | [systems menu](#)
 REAL ESTATE ASSESSMENT CENTER
 U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT May 25, 2006

individual reports

Report Date: 05/25/2006

PHA Status Report for Fiscal Year 2003

Fiscal Year End: 12/31

The following are the most recent actions performed by REAC on the PHA and the dates on which those actions occurred.

PHA Code:	DC777	View Status Details	PHA Name:	CARLSBURG
Designation Status:	Small PHA Deregulation		PHAS Score:	N/A
Assessment Type	Event	Date		
PHAS/Integrated				
	PHA ONE DAY LATE SUBMISSION NOTIFICATION - FINANCIAL	03/31/2004		
	SMALL PHA DEREGULATION	11/15/2003		
Financial-audited				
	FINANCIAL ASSESSMENT APPROVED	09/06/2004		
	FINANCIAL SUBMISSION IN REVIEW	09/06/2004		
	FINANCIAL SUBMISSION IS IN REVIEW	08/26/2004		
	FINANCIAL SUBMISSION IS READY FOR SCORING	08/26/2004		
	FINANCIAL SUBMISSION IS IN IPA AGREE	08/26/2004		
	FINANCIAL SUBMISSION IS IN IPA REVIEW	08/26/2004		
	FINANCIAL SUBMISSION IS IN DRAFT	08/12/2004		
Financial-unaudited				
	FINANCIAL ASSESSMENT APPROVED	03/27/2004		
	FINANCIAL SUBMISSION IN REVIEW	03/27/2004		
	FINANCIAL SUBMISSION IS IN REVIEW	03/15/2004		
	FINANCIAL SUBMISSION IS READY FOR SCORING	03/15/2004		
	FINANCIAL SUBMISSION IS IN DRAFT	03/12/2004		
Management				
Resident				
Physical				

When not assessed under PHAS due to the Small PHA Deregulation, the Designation Status is "Small PHA Deregulation" and the PHAS score is indicated as "N/A". External users can track the status of their financial submission on the PHA Status Report screen.

Comments or Questions? Contact the [REAC Technical Assistance Center](#).

Internal HUD users can see the normal PHAS Score Report screen for PHAs under Small PHA Deregulation. However, only the financial indicator score is present. There is no composite PHAS score and instead of a High Performer, Standard Performer, or Troubled Performer, the Designation Status is listed as “Small PHA Deregulation.”

Small PHA Deregulation PHAS Score Report Screen – Internal HUD Users

PHAS Score Report for Fiscal Year 2005

PHA Information

PHA Code:	DC777	PHA Name:	Carlsburg	Fiscal Year End:	3/31
PHAS Score:	N/A	Designation Status:	Small PHA Deregulation	PHAS Status:	Small PHA Deregulation

Select a PHAS indicator to view details relating to the composite score.

PHAS Indicator	Original Score	Net Score	Maximum Score	Indicator/PHAS Explanation
Physical	N/A	N/A	30	Explanation
Financial (Informational Only)	27	27	30	Explanation
Management	0	N/A	30	Explanation
Resident	N/A	N/A	10	Explanation
PHAS Total Score	N/A	N/A	100	

Last Updated: 02/23/2006

For PHAs under Small PHA deregulation, internal HUD users can view only the financial score. When exempt from receiving a PHAS assessment, only the financial data is required to be submitted for historical purposes. A composite PHAS score is not issued.

Financial Score (rounded) 27

Financial Sub-Indicators		Actual Score	Maximum Score
1	Current Ratio	7.5	9.0
2	Number of Months Expendable Funds Balance	9.0	9.0
3	Tenant Receivable Outstanding	2.9	4.5
4	Occupancy Loss	4.5	4.5
5	Net Income or Loss Divided by the Expendable Funds Balance	1.5	1.5
6	Expense Management/Utility Consumption	1.5	1.5
Total Financial Score		26.9	30.0