

RESOLUTION NO. 1957

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RICHMOND APPROVING THE PUBLIC HOUSING ASSESSMENT SYSTEM CERTIFICATION AND AUTHORIZING ITS SUBMITTAL TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR CONVENTIONAL HOUSING PROGRAM, PROJECTS CA 10-2, CA 10-3, CA 10-4, CA 10-6, CA 10-11, CA 10-12/13

WHEREAS, the Public Housing Assessment System (PHAS) Certification is the primary evaluation tool the U.S. Department of Housing and Urban Development (HUD) uses to evaluate program performance by each local Housing agency; and

WHEREAS, the PHAS Certification is an annual reporting requirement, due after the end of the fiscal year; and

WHEREAS, staff has compiled accurate and complete information in the preparation of the PHAS report, and it is ready to be submitted to HUD.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RICHMOND, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, THAT:

The Housing Authority of the City of Richmond does hereby authorize the Executive Director to submit the PHAS Certification data for the period of July 1, 2010 through June 30, 2011, for Projects CA 10-2 Nystrom Village; CA 10-3 Richmond Village; CA 10-4 Hacienda; CA 10-6 Friendship Manor; CA 10-11 Triangle Court; and CA 10-12/13 Nevin Plaza, which is attached hereto as Exhibit A.

The foregoing resolution was passed and adopted by the Commissioners of the Housing Authority of the City of Richmond at a meeting thereof held on October 4, 2011, by the following vote:

AYES: Commissioners Bates, Beckles, Boozé, Ritterman, Rogers, Vice Chairperson Butt, and Chairperson McLaughlin.

NOES: None.

ABSTENTIONS: None.

ABSENT: None.

GAYLE MCLAUGHLIN

Chairperson

[SEAL]

ATTEST:

DIANE HOLMES

Secretary

Approved as to form:

RANDY RIDDLE

Attorney

State of California }
County of Contra Costa : ss.
City of Richmond }

I certify that the foregoing is a true copy of **Resolution No. 1957** finally passed and adopted at a Special Housing Authority Meeting held on October 4, 2011.

Management Assessment for Public Housing Agencies

View/Print Full Submission

PHA Code :	CA010	FYE :	06/30	Fiscal Year :	2011
PHA Name :	City of Richmond Housing Authority				
Submission Type :	Submission	Status :	Validated draft		

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Sub-Indicator 1: Vacant Unit Turnaround Time

ELEMENT	DESCRIPTION	AMOUNT
V12400	Total number of turnaround days.	2,618
V12500	Total number of vacancy days exempted for Capital Fund.	253
V12600	Total number of vacancy days exempted for other reasons.	73
V12700	Total number of vacant units turned around and lease in effect in the PHA's immediate past fiscal year.	70
V12800	Average number of calendar days units were in down time.	8.97
V12900	Average number of calendar days units were in make ready time.	9.80
V13000	Average number of calendar days units were in lease up time.	13.98
V13100	Average Unit Turnaround Days.	32.74

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Sub-Indicator 2: Capital Fund

ELEMENT	DESCRIPTION	AMOUNT
CF10000	Do you have any open Capital Fund programs(e.g. CGP, HOPE VI)(Y/N)? Open = any program that does not have a pre-audit end date or that received a pre-audit end date during the fiscal year being assessed.	yes
Component 1: Unexpended Funds Over Three Federal Fiscal Years (FFYs) Old		
CF10050	Total funds authorized over 3 FFYs old that do not have a pre-audit end date or that received a pre-audit end date during the fiscal year being assessed.	\$ 816,458.00
CF10100	Total funds expended over 3 FFYs old that do not have a pre-audit end date or that received a pre-audit end date during the fiscal year being assessed.	\$ 816,458.00
CF10200	Unexpended funds to be recaptured (enter dollar amt).	\$ 0.00
CF10300	Unexpended funds approved by HUD over 3 FFYs old (enter dollar amt).	\$ 0.00
CF10400	Unexpended funds with time extensions due to reasons outside of PHA control (enter dollar amt).	\$ 0.00
CF10500	Adjusted total unexpended funds.	\$ 0.00
Component 2: Timeliness of Fund Obligation		
CF11100	Total funds authorized for grants over 2 FFYs old.	\$ 3,168,042.00
CF11200	Total funds obligated over 2 FFYs old.	\$ 3,168,042.00
CF11300	Unobligated funds approved by HUD over 2 FFYs old (enter dollar amt).	\$ 0.00
	Unobligated funds with time extensions due to reasons	

CF11400	outside of PHA control (enter dollar amt).	\$ 0.00
CF11500	Adjusted total unobligated funds.	\$ 0.00
Component 3: Adequacy of Contract Administration		
CF11700	The date of last HUD/Army Corps of Engineers on-site inspection and/or audit related to contract administration (include A133 audit).	08/12/2010
CF11800	The number of findings related to contract administration.	140
CF11900	The number of findings related to contract administration that have been corrected by the PHA.	0
CF12000	The number of findings related to contract administration that the PHA is in the process of correcting.	100
Component 4: Quality of the Physical Work		
CF12200	Date of last HUD/Army Corps of Engineers on-site inspection and/or audit related to quality of the physical work.	07/19/2010
CF12300	The number of findings related to the quality of the physical work.	190
CF12400	The number of findings related to the quality of the physical work that have been corrected by the PHA.	11
CF12500	The number of findings related to the quality of the physical work that the PHA is in the process of correcting.	179
Component 5: Budget Controls		
CF12700	Total amount of Capital Funds expended during the PHA fiscal year being assessed.	\$ 1,281,522.00
CF12800	The amount of Capital Funds expended on approved work items not subject to budget revisions during the PHA fiscal year being assessed.	\$ 755,611.00
CF12900	The amount of Capital Funds expended under budget revisions with prior HUD approval during the PHA fiscal year being assessed.	\$ 432,238.00
CF13000	The amount of Capital Funds expended under budget revisions not requiring prior HUD approval during the PHA fiscal year being assessed.	\$ 93,673.00

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Sub-Indicator 3: Work Orders

ELEMENT	DESCRIPTION	AMOUNT
Component 1: Emergency Work Orders		
W10000	Total number of emergency work orders.	41
W10100	Total number of emergency work orders completed / abated within 24 hours.	41
W10200	Percentage of emergency work orders completed / abated within 24 hours.	100.00%
Component 2: Non-Emergency Work Orders		
W10500	Total number of non-emergency work orders.	2,460
W10600	Total number of calendar days it took to complete non-emergency work orders.	23,442
W10700	Average number of days PHA has reduced the time it takes to complete non-emergency work orders over the past three years.	4.00
W10800	Average completion days.	9.53

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ELEMENT	DESCRIPTION	AMOUNT
Component 1:	Annual Inspection of Dwelling Units	
A10000	The total number of ACC units.	679
A10100	The sum of units exempted where the PHA made two documented attempts to inspect and is enforcing the lease.	0
A10200	Vacant units exempted for Capital Fund.	6
A10300	Vacant units exempted for other reasons.	0
A10400	Total number of units inspected using the Uniform Physical Condition Standards (UPCS).	673
A10550	Total number of units inspected that did not require repairs.	406
A10600	The number of units where necessary repairs were completed to comply with UPCS either during the inspection, issued work orders for the repairs, or referred the deficiency to the current year's or next year's Capital Fund program.	267
A10700	Adjusted units available.	673
A10800	Percent of units inspected by PHA.	100.00%
Component 2:	Annual Inspection of Systems Including Common Areas and Non-Dwelling Space	
A11100	Total number of projects.	8
A11200	Total number of projects exempted from the inspection of systems.	0
A11300	The total number of projects where all systems were inspected in accordance with the UPCS.	0
A11400	Total number of buildings.	142
A11500	Total number of buildings exempted from the inspection of systems.	0
A11600	Total number of buildings where all systems were inspected in accordance with the UPCS.	0
A11700	The number of buildings and projects where necessary repairs were completed to comply with UPCS either during the inspection, issued work orders for the repairs, or referred the deficiency to the current year's or next year's Capital Fund program.	0
A11800	Percentage of projects inspected.	0.00%
A11900	Percentage of buildings inspected.	0.00%

[\[Top of Page\]](#)**Sub-Indicator 5: Security**

ELEMENT	DESCRIPTION	AMOUNT
Component 1:	Tracking and Reporting Crime-Related Problems	
S10000	The date that the Board adopted current policies to track crime and crime-related problems.	01/14/1997
S10100	The date that the PHA implemented the current procedures to track crime and crime-related problems.	01/14/1997
S10200	The date that the PHA implemented a current cooperative system for tracking and reporting crime to local police	01/14/1997

	authorities.	
S10300	The number of crimes that the PHA can document it reported to local police authorities.	75
S10400	Percentage of developments where PHA can document it tracks crime and crime-related problems.	100.00%
Component 2:	Screening of Applicants	
S10500	The date the Board adopted current screening policies that reflect the applicable criteria.	07/01/2006
S10600	The date the PHA implemented current screening procedures that reflect the applicable criteria.	07/01/2006
S10700	PHA can document that current screening procedures result in successfully denying admission to applicants who meet the applicable criteria (enter Yes or No).	yes
S10800	The total number of applicants denied who met the applicable criteria	15
Component 3:	Lease Enforcement	
S10900	The date the Board adopted current eviction policies that reflect the applicable criteria.	07/01/2006
S11000	The date the PHA implemented current eviction procedures that reflect the applicable criteria.	07/01/2006
S11100	PHA can document that eviction screening procedures resulted in the evicting of residents who meet the applicable criteria (enter Yes or No).	yes
S11200	The total number of evictions as a result of the applicable criteria.	8
Component 4:	Drug Prevention and/or Crime Reduction Program Goals	
S11350	The number of HUD-funded drug prevention and/or crime reduction programs.	0
S11450	The number of non HUD-funded drug prevention and/or crime reduction programs that the PHA requests to be assessed.	0
S11550	The number of documented program goals that are related to drug-prevention and/or crime reduction.	0
S11600	The number of goals the PHA can document it met under the implementation plans(s) for any and all of these programs.	0
S11700	Percentage of goals that the PHA can document it met under the implementation plans(s) for any and all of these programs.	0.00%

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Sub-Indicator 6: Economic Self-Sufficiency

ELEMENT	DESCRIPTION	AMOUNT
E10000	The number of HUD-funded economic self-sufficiency programs.	0
E10100	The number of non HUD-funded economic self-sufficiency programs that the PHA requests to be assessed.	0
E10200	The number of documented program goals that are related to economic self-sufficiency.	0
E10300	The number of goals the PHA can document it met under the implementation plan(s) for any and all of these programs.	0
E10400	Percentage of goals that the PHA can document it met under the implementation plan(s) for any and all of these programs.	0.00%

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