

OFFICE OF THE CITY MANAGER
DES MOINES, IOWA

ITEM 98

CITY COUNCIL COMMUNICATION 97-122
MARCH 17, 1997 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
PUBLIC HOUSING MANAGEMENT ASSESSMENT PROGRAM (PHMAP) SCORING RESULTS	◆ RESOLUTION ORDINANCE RECEIVE/FILE	WILLIAM E. WILKINS HOUSING SERVICES DIRECTOR

SYNOPSIS —

Public Housing Management Assessment Program Notification of Scoring Results, as prepared by the U.S. Department of Housing & Urban Development, which is attached.

FISCAL IMPACT —

N/A.

RECOMMENDATION —

Receive and file.

BACKGROUND —

The Public Housing Management Assessment Program (PHMAP) Notification of Scoring Results is the manner by which HUD measures the status of all public housing authorities.

Public Housing Authorities (PHAs) with scores above 90 percent are designated as "high performers," while those with scores less than 60 percent are classified as "troubled housing authorities." Standard performers are those agencies with scores less than 90 percent and higher than 60 percent.

The score for our agency during 1996 was 62.12 percent. This score represents a reduction of eight percent between last year's score of 70.232 percent and this year. We received failing scores in the areas of unit turnaround, vacancies, energy consumption, operating reserves, and operating expenses. We also received a "D" in Development.

These scores will require the agency to submit a plan to HUD illustrating the strategy for correction of the deficiencies. The Public Housing Board, during their meeting of February 19, 1997, appointed a committee composed of Bill Davis, Vice Chair, and Sue Luthens to meet with the Director and develop policies which would be utilized as a component of the proposed strategy for correction. Furthermore, staff scheduled several meetings with representatives from HUD for the purpose of developing new policies and receiving technical assistance.

Staff will be submitting proposed strategies to the Public Housing Board in the month of April 1997 and will request that the plan be forwarded to City Council for your review in May 1997.

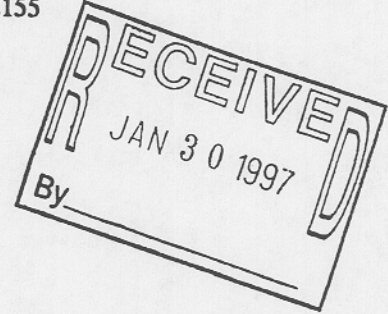
Attachment



U.S. Department of Housing and Urban Development

Office of Public Housing
Iowa State Office, Great Plains Area
Federal Building
210 Walnut street, Room 239
Des Moines, Iowa 50309-2155

January 28, 1997



Mr. William Wilkins
Executive Director
Des Moines Public Housing Authority
1101 Crocker Street
Des Moines, IA 50309

Dear Mr. Wilkins:

SUBJECT: Public Housing Management Assessment Program (PHMAP),
Notification of Scoring Results, Fiscal Year Ending:
June 30, 1996, Des Moines, Iowa

The purpose of this letter is to inform you of your Housing Authority's weighted PHMAP score and status, the grade of each indicator that was included in the PHMAP assessment, and the deadline date by which appeals shall be received by this office. A PHMAP Scoring Report is enclosed for your review.

Your PHA's total weighted PHMAP score for the assessment of the Fiscal Year Ending June 30, 1996, is 62.12%. PHA's with scores greater than 90% are designated as High Performers and receive incentives as contained in PHMAP Handbook 7460.5. PHAs with scores less than 90% but not less than 60% are designated as Standard Performers. As a result of your PHA's total weighted PHMAP score, your Housing Authority is designated as a Standard Performer.

PHMAP allows PHAs to request exclusions from or modifications to any of the performance indicators when conditions are beyond a Housing Agency's control. Your agency did not request any exclusions or modifications to any of the indicators.

We offer the following summary of current and past PHMAP scores for your review in monitoring management performance as assessed by the twelve indicators:

INDICATOR	1996 PHMAP SCORE	1995 PHMAP SCORE	1994 PHMAP SCORE
Vacancies	F	E	D
Modernization	A	A	A
Uncollected Rent	A	A	A
Energy Consumption	F	A	A
Unit Turnaround	F	F	C
Work Orders	A	B	A
Inspections	A	A	B
Accounts Receivable	A	C	C
Operating Reserves	F	F	A
Operating Expenses	F	F	C
Resident Initiatives	A	A	A
Development	D	A	N/A
TOTAL WEIGHTED SCORE	62.12%	70.23%	86.34%

PHMAP Indicators with scores of **"D"** or **"E"** may require an Improvement Plan and Indicators scoring **"F"** will require a Plan in order to ensure that deficiencies are corrected.

Your PHA may appeal its management assessment rating on the basis of data errors, or highly unusual circumstances that occurred after the certification was submitted. If appealing, your PHA must demonstrate that a successful appeal will have a significant impact on its score (i.e., at least a five percent point increase) or its performance standing. Also, if appealing, your PHA must produce new documentation not previously submitted at the time of certification. Should your housing agency choose to appeal the PHMAP score, the appeal should be submitted as early as possible and steps taken to avoid any risk brought about by unanticipated delays or delivery-related problems.

The appeal shall be received by this office no later than the close of business on February 12, 1997. If the appeal is not received by this office by the close of business on February 12, 1997, it will not be considered for processing.

Finally, please note that, unless you appeal your score, this report is considered final notification. With no appeal, you must now provide the scoring report to persons responsible for appointing your Board of Commissioners (i.e., Mayors or Chairmen of County Boards of Supervisors). The distribution process will be reviewed during our next on-site review.

If your Housing Authority would like assistance from this office in the correction of any deficiencies identified as a result of the PHMAP assessment or suggestions for means of improving problem areas, please contact Jane Wyckoff of my staff at (515) 284-4840.

Sincerely,

Harl M. Hamblin
Director