

March 2, 2010

Board of Commissioners  
Housing Authority of the County of Marin  
Marin Civic Center  
3501 Civic Center Drive  
San Rafael, CA 94903

**SUBJECT:** Resolution to approve submittal to HUD of annual Public Housing Assessment System (PHAS) Management Operations Certification regarding performance data for 2009

**RECOMMENDATION:** Approve Resolution 5-2010.

**SUMMARY:** Since 1990 HUD has required annual management performance data from the Public Housing programs to be submitted so that HUD can objectively assess performance at every agency in key management areas. The program assessed management indicators such as vacancy unit turnaround time, capital fund management, work order completion, financial management, inspection of units, security, and economic self-sufficiency programs.

This year's submittal (for the year ending 12/31/09) shows the following:

Excellent performance in the area of work order completion.

Acceptable performance in the areas of the capital fund, inspections, security and economic self-sufficiency programs.

Poor performance in the area of vacancy unit turnaround time.

HUD will review this data and officially score the agency's 2009 PHAS performance in March or April of 2010 after including other factors such as physical conditions (from HUD's outside vendor inspections), financial condition (from submitted audited and unaudited data), and other independent sources.

**FISCAL IMPACT:** None

Sincerely,

DANIEL NACKERMAN  
Executive Director

Attachments:

- Resolution
- PHAS Certification form