



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

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

Report Date: 03/31/2017

PHA Code:	CA026
PHA Name:	Housing Authority of the County of Stanislaus
Fiscal Year End:	09/30/2016

PHAS Indicators	Score	Maximum Score
Physical	36	40
Financial	25	25
Management	23	25
Capital Fund	10	10
Late Penalty Points	0	
<b>PHAS Total Score</b>	<b>94</b>	<b>100</b>
<b>Designation Status:</b>	<b>High Performer</b>	

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Financial Score Details	Score	Maximum Score
Unaudited/Single Audit		
1. FASS Score before deductions	25.00	25
2. Audit Penalties	0.00	
Total Financial Score Unrounded (FASS Score - Audit Penalties)	25.00	25

Capital Fund Score Details	Score	Maximum Score
Timeliness of Fund Obligation:		
1. Timeliness of Fund Obligation %	90.00	
2. Timeliness of Fund Obligation Points	5	5
Occupancy Rate:		
3. Occupancy Rate %	98.30	
4. Occupancy Rate Points	5	5
Total Capital Fund Score (Fund Obligation + Occupancy Rate):	10	10

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
5. PHAS Interim Rule website - <http://www.hud.gov/offices/reac/products/prodphasintrule.cfm>

**From:** [Barbara Kauss](#)  
**To:** [Linh Luong](#); [Kimberly Murdaugh](#); [Michele Gonzales](#); [Jim Kruse](#); [Scott Fitzgerald](#); [Eric Arguello](#)  
**Subject:** Fwd: High Performer Notification - CA026 09/30 2016  
**Date:** Friday, March 31, 2017 10:45:53 AM  
**Attachments:** [PHAScoreReport.PDF](#)

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Great job everyone!

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

**From:** phas@hud.gov  
**Date:** 3/31/17 11:04 AM (GMT-07:00)  
**To:** Barbara Kauss <[BKauss@stancoha.org](mailto:BKauss@stancoha.org)>  
**Cc:** Frank.S.Chiang@hud.gov, Melina.M.Whitehead@hud.gov, andrew.q.nguyen@hud.gov, Gerard.Windt@hud.gov, Todd.R.Greene@hud.gov, Michael.Capener@hud.gov  
**Subject:** High Performer Notification - CA026 09/30 2016

Dear Executive Director:

This letter is to advise you that the Public Housing Assessment System (PHAS) score and designation for your public housing agency (PHA) has been issued for the fiscal year end stated in the above subject line.

For your convenience a score report is attached. You are encouraged to login to HUD's Secure Systems for the most recent scoring information; to review the Assessment Status Report; and to monitor the status of your assessments.

If you believe that an objectively, verifiable, and material error occurred in the scoring and that correcting it will change the PHAS designation, you may submit an appeal request pursuant to 24 CFR 902.69. For prompt delivery and assurance it is received within the prescribed timeline, it is suggested that you submit the appeal through the request tab in Secure Systems. If you prefer you may submit the appeal to:

Mr. Donald J. Lavoy  
Deputy Assistant Secretary  
U.S. Department of Housing and Urban Development  
Real Estate Assessment Center  
550 12th Street S.W.  
Suite 100  
Washington, DC 20410

Please refrain from sending the request through more than one method.

Should you have any questions, please email us at [PHAS@hud.gov](mailto:PHAS@hud.gov) or contact the Technical Assistance Center (TAC) at 1-888-245-4860, Monday through Friday from 7:00am to 8:30pm Eastern Time.

DEEANN WALKER  
PROGRAM MANAGER, INTEGRATED ASSESSMENT SUBSYSTEM