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PH PROGRAM NEWS

HUD Proposes Changes to Public Housing Assessment System

Today in the *Federal Register*, the Department of Housing and Urban Development ([HUD](#)) published a [proposed rule](#), titled “Public Housing Evaluation and Oversight: Changes to the Public Housing Assessment System (PHAS) and Determining and Remediating Performance Deficiencies,” which would revise the weight of PHAS performance indicators to emphasize the importance of occupancy, financial condition, and physical assessments. According to the document, scoring indicators would, to the greatest extent possible, be based on measurable program outcomes and data that is already available to HUD.

The proposed rule would provide that each PHA will receive an overall PHAS score determined by adding the physical condition indicator (40 points), the financial condition indicator (30 points), and the management operations indicator (30 points). The Capital Fund program indicator will no longer be awarded points in the overall PHAS score and will only be evaluated on a pass/fail basis. In addition, the proposed rule would remove the occupancy sub-indicator from the Capital Fund program indicator.

The proposed revisions would also allow HUD to respond more quickly and effectively to performance deficiencies when they are first identified, to intervene based on trending performance data, and to delay scoring or assessments when appropriate. Other revisions include making several changes to definitions, updating the applicability of PHAS to Moving to Work (MTW) agencies, and allowing PHAs to request extended time between PHAS assessments, subject to HUD requirements.

Comments on the proposed revisions are due **January 3, 2025**. For further details, please refer to the [proposed rule](#).



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