



User Login

[help](#) | [search](#) | [home](#) | [logout](#)

RULES OF BEHAVIOR FOR HUD SYSTEMS

The U.S. Department of Housing and Urban Development has granted access to you to utilize the Department's automated information resources. However, as a condition of receiving this access, you are required to be aware of the Department's system security policies and to abide by these policies. Security policy emphasizes awareness practices for the purpose of safeguarding the Department's valuable information resources.

The system user identification (USERID) and password issued to you are your means to access these resources. They are to be used solely in connection with the performance of your responsibilities as set forth in your job description, contract or agreement(s) with the Department. Use by anyone other than yourself is expressly prohibited. You agree to be responsible for the confidentiality of the assigned information and accountable for all activity with your user identification (USERID). Further, you agree that you will not provide this confidential USERID/password to another user nor will you sign on to HUD systems so that another person may access or operate the workstation in your absence or on your behalf. Actions of this type constitute a breach of system security and will result in immediate termination of your assigned USERID/password from the system. In addition, you agree to:

- (a) Log-off the system when leaving the system/workstation area;
- (b) Refrain from leaving written passwords in the workstation area;
- (c) Avoid creating a personal password that can be easily associated with you;
- (d) Avoid posting printouts of sensitive output data on bulletin boards;
- (e) Avoid leaving system output reports unattended or unsecured;
- (f) Control input documents by returning them to files or forwarding them to the appropriate contact person in your office;
- (g) Avoid violation of the Privacy Act which requires confidentiality of personal data contained in government and contractor data files;
- (h) Immediately contact the HUD Inspector General's Office, as appropriate, regarding any suspected violation or breach of system security;



User Login

[help](#) | [search](#) | [home](#) | [logout](#)

Legal Warning

Misuse of Federal Information through the HUD Secure Connection web site falls under the provisions of title 18, United States Code, Section 1030. This law specifies penalties for exceeding authorized access, alterations, damage, or destruction of information residing on Federal Computers.

Warning Notice

The Secure Systems security access software supports Internet Explorer 6.0 browser. Internet Explorer 5.0 browser is supported for all processing systems except ARAMS. Other browsers may not be compatible with this software.

Message of the Day

Welcome to Secure Systems

Content updated April 17th, 2009

[Back to Top](#)



U.S. Department of Housing and Urban Development
451 7th Street S.W., Washington, DC 20410
Telephone: (202) 708-1112 TTY: (202) 708-1455

[Home](#) | [Privacy Statement](#)



Welcome FIRST - M00243
LAST - mass

system administration

- [Password Change](#)

systems

- [Management Assessment Subsystem \(MASS\)](#)
- [Public Housing Assessment System: Scores and Status \(NASS\)](#)
- [Physical Assessment Subsystem \(PASS\)](#)
- [Resident Assessment Subsystem \(RASS\)](#)

Main Menu

[help](#) | [search](#) | [home](#) | [logout](#)

Systems

- [Management Assessment Subsystem \(MASS\)](#)
- [Public Housing Assessment System: Scores and Status \(NASS\)](#)
- [Physical Assessment Subsystem \(PASS\)](#)
- [Resident Assessment Subsystem \(RASS\)](#)

System Administration

- [Password Change](#)

Content updated April 17th, 2009

[Back to Top](#)



U.S. Department of Housing and Urban Development
451 7th Street S.W., Washington, DC 20410
Telephone: (202) 708-1112 TTY: (202) 708-1455

[Home](#) | [Privacy Statement](#)

Management Assessment Subsystem

OMB No. 2535-0106
(Expires 05/31/2009)

Public reporting burden for this collection of information is estimated to average 1.8 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is collected to implement section 502 of the National Affordable Housing Act of 1990, as amended, which established specific indicators to assess the management performance of public housing agencies (PHAs) in all major areas of management operations. PHAs will complete the PHAS Certification form HUD-50072 and electronically submit it to HUD. If a PHA does not have this capability in-house, the PHA should consider utilizing local resources, such as the library or another local government entity that has Internet access. In the event local resources are not available, a PHA may go to the nearest HUD Public Housing program office and assistance will be given to the PHA to transmit this PHAS certification. The information is used by HUD as a component of PHAS to assess all major areas of PHA's management operations, designate PHAs as troubled and PHAs troubled with respect to the program for assistance from the Capital Fund under Section 9, enter into a Memorandum of Agreement (MOA) with troubled PHAs and PHAs troubled with respect to the program for assistance from the Capital Fund under Section 9, and report annually to Congress on the status of troubled PHAs and PHAs troubled with respect to the program for assistance from the Capital Fund under Section 9. This information is required for HUD to fulfill statutory requirements of the 1990 Act. The information collected does not lend itself to confidentiality.

Please click on CONTINUE to enter MASS.

CONTINUE

PHA Inbox

[\[Skip navigation links\]](#)

[Create Submission](#)

[PHA Selection](#) | [Secure Systems](#) | [Help](#)

[Bottom of page](#)

PHA Code	PHA Name	PHA FYE	Status	Submission type	Last Action Date	View/Print Full Submission
AK001	Alaska Housing Finance Corporation	6/30/2008	draft	submission	08/20/2008	View/Print
AK001	Alaska Housing Finance Corporation	6/30/2007	approved	submission	08/27/2007	View/Print
AK001	Alaska Housing Finance Corporation	6/30/2006	approved	submission	08/25/2006	View/Print
AK001	Alaska Housing Finance Corporation	6/30/2005	approved	resubmission	11/04/2005	View/Print
AK001	Alaska Housing Finance Corporation	6/30/2005	rejected	submission	10/26/2005	View/Print
AK001	Alaska Housing Finance Corporation	6/30/2004	approved	resubmission	08/26/2004	View/Print
AK001	Alaska Housing Finance Corporation	6/30/2004	rejected	submission	08/25/2004	View/Print
AK001	ALASKA HOUSING FINANCE CORPORATION	6/30/2003	approved	QA Audit	03/04/2005	View/Print
AK001	ALASKA HOUSING FINANCE CORPORATION	6/30/2003	QA Audited	submission	03/04/2005	View/Print
AK001	ALASKA HOUSING FINANCE CORPORATION	6/30/2002	approved	submission	08/26/2002	View/Print
AK001	ALASKA HOUSING FINANCE CORPORATION	6/30/2001	approved	submission	08/16/2001	View/Print
AK001	ALASKA HOUSING FINANCE CORPORATION	6/30/2000	approved	submission	10/12/2000	View/Print

[Top of page](#)

Comments or Questions? Please go to [Technical Assistance Center](#) or [Contact MASS](#)

Management Assessment for Public Housing Agencies

[\[Skip navigation links\]](#)

- Inbox
 - Unit Turnaround
 - Capital Fund
 - Work Orders
 - Annual Inspection
 - Security
- Econ. Self-Suff.
 - Adjustment
 - Comment
 - Submit
 - Help

Sub-Indicator 1: Vacant Unit Turnaround Time

PHA Code : AK001 FYE : 06/30 Fiscal Year : 2007
 PHA Name : Alaska Housing Finance Corporation
 Submission Type : Submission

ELEMENT	DESCRIPTION	AMOUNT
V12400	Total number of turnaround days.	32,813
V12500	Total number of vacancy days exempted for Capital Fund.	16,163
V12600	Total number of vacancy days exempted for other reasons.	9,193
V12700	Total number of vacant units turned around and lease in effect in the PHA's immediate past fiscal year.	411
V12800	Average number of calendar days units were in down time.	2.78
V12900	Average number of calendar days units were in make ready time.	7.39
V13000	Average number of calendar days units were in lease up time.	10.14
V13100	Average Unit Turnaround Days.	18.14

[Next Sub-Indicator](#)

[Inbox](#) | [Unit Turnaround](#) | [Capital Fund](#) | [Work Orders](#) | [Annual Inspection](#) | [Security](#) | [Econ. Self-Suff](#) | [Adjustment](#) | [Comment](#) | [Submit](#)

Comments or Questions? Please go to [Technical Assistance Center](#) or [Contact MASS](#)

Management Assessment for Public Housing Agencies

[\[Skip navigation links\]](#)

- Inbox
- Unit Turnaround
- Capital Fund
- Work Orders
- Annual Inspection
- Security
- Econ. Self-Suff.
- Adjustment
- Comment
- Submit
- Help

Sub-Indicator 2: Capital Fund

PHA Code : AK001 FYE : 06/30 Fiscal Year : 2007
 PHA Name : Alaska Housing Finance Corporation
 Submission Type : Submission

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.	\$ 0.00
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.	\$ 0.00
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.	\$ 2,996,851.00
CF11200	Total funds obligated over 2 FFYs old.	\$ 2,996,851.00
CF11300	Unobligated funds approved by HUD over 2 FFYs old (enter dollar amt).	\$ 0.00
CF11400	Unobligated funds with time extensions due to reasons 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).	05/06/2002

Management Assessment for Public Housing Agencies

[\[Skip navigation links\]](#)

[Inbox](#) | [Unit Turnaround](#) | [Capital Fund](#) | **[Work Orders](#)** | [Annual Inspection](#) | [Security](#)

[Econ. Self-Suff.](#) | [Adjustment](#) | [Comment](#) | [Submit](#) | [Help](#)

Work Orders tab, not linked, current page

Sub-Indicator 3: Work Orders

PHA Code : AK001 FYE : 06/30 Fiscal Year : 2007
 PHA Name : Alaska Housing Finance Corporation
 Submission Type : Submission

ELEMENT	DESCRIPTION	AMOUNT
Component 1:	Emergency Work Orders	
W10000	Total number of emergency work orders.	2,848
W10100	Total number of emergency work orders completed / abated within 24 hours.	2,848
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.	13,479
W10600	Total number of calendar days it took to complete non-emergency work orders.	120,389
W10700	Average number of days PHA has reduced the time it takes to complete non-emergency work orders over the past three years.	0.00
W10800	Average completion days.	8.93

[Next Sub-Indicator](#)

[Inbox](#) | [Unit Turnaround](#) | [Capital Fund](#) | [Work Orders](#) | [Annual Inspection](#) | [Security](#) | [Econ. Self-Suff](#) | [Adjustment](#) | [Comment](#) | [Submit](#)

Comments or Questions? Please go to [Technical Assistance Center](#) or [Contact MASS](#)

Management Assessment for Public Housing Agencies

[\[Skip navigation links\]](#)

- Inbox
- Unit Turnaround
- Capital Fund
- Work Orders
- Annual Inspection
- Security
- Econ. Self-Suff.
- Adjustment
- Comment
- Submit
- Help

Sub-Indicator 4: Annual Inspection of Dwelling Units and Systems

PHA Code : AK001 FYE : 06/30 Fiscal Year : 2007
 PHA Name : Alaska Housing Finance Corporation
 Submission Type : Submission

ELEMENT	DESCRIPTION	AMOUNT
Component 1:	Annual Inspection of Dwelling Units	
A10000	The total number of ACC units.	1,330
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.	0
A10300	Vacant units exempted for other reasons.	8
A10400	Total number of units inspected using the Uniform Physical Condition Standards (UPCS).	1,322
A10550	Total number of units inspected that did not require repairs.	1,043
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.	279
A10700	Adjusted units available.	1,322
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.	30
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.	30
A11400	Total number of buildings.	441
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.	441



Management Assessment for Public Housing Agencies

[\[Skip navigation links\]](#)

Inbox Unit Turnaround Capital Fund Work Orders Annual Inspection **Security**

Econ. Self-Suff. Adjustment Comment Submit Help Security tab, not linked, current page

Sub-Indicator 5: Security

PHA Code : AK001 FYE : 06/30 Fiscal Year : 2007
 PHA Name : Alaska Housing Finance Corporation
 Submission Type : Submission

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.	12/07/1999
S10100	The date that the PHA implemented the current procedures to track crime and crime-related problems.	12/07/1999
S10200	The date that the PHA implemented a current cooperative system for tracking and reporting crime to local police authorities.	12/07/1999
S10300	The number of crimes that the PHA can document it reported to local police authorities.	2
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.	06/25/1997
S10600	The date the PHA implemented current screening procedures that reflect the applicable criteria.	06/25/1997
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	237
Component 3:	Lease Enforcement	
S10900	The date the Board adopted current eviction policies that reflect the applicable criteria.	10/30/1996
S11000	The date the PHA implemented current eviction procedures that reflect the applicable criteria.	10/30/1996
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.	1
Component 4:	Drug Prevention and/or Crime Reduction Program Goals	

Management Assessment for Public Housing Agencies

[\[Skip navigation links\]](#)

- Inbox
- Unit Turnaround
- Capital Fund
- Work Orders
- Annual Inspection
- Security
- Econ. Self-Suff.**
- Adjustment
- Comment
- Submit
- Help

Sub-Indicator 6: Economic Self-Sufficiency

Economic Self Sufficiency tab, not linked, current page

PHA Code : AK001 FYE : 06/30 Fiscal Year : 2007
PHA Name : Alaska Housing Finance Corporation
Submission Type : Submission

ELEMENT	DESCRIPTION	AMOUNT
E10000	The number of HUD-funded economic self-sufficiency programs.	5
E10100	The number of non HUD-funded economic self-sufficiency programs that the PHA requests to be assessed.	5
E10200	The number of documented program goals that are related to economic self-sufficiency.	51
E10300	The number of goals the PHA can document it met under the implementation plan(s) for any and all of these programs.	48
E10400	Percentage of goals that the PHA can document it met under the implementation plan(s) for any and all of these programs.	94.12%

[Inbox](#) | [Unit Turnaround](#) | [Capital Fund](#) | [Work Orders](#) | [Annual Inspection](#) | [Security](#) | [Econ. Self-Suff](#) | [Adjustment](#) | [Comment](#) | [Submit](#)

Comments or Questions? Please go to [Technical Assistance Center](#) or [Contact MASS](#)

Management Assessment for Public Housing Agencies

[\[Skip navigation links\]](#)

- Inbox
- Unit Turnaround
- Capital Fund
- Work Orders
- Annual Inspection
- Security
- Econ. Self-Suff.
- Adjustment**
- Comment
- Submit
- Help

PHA Code : AK001 [Adjustment tab, not linked, current page](#) Fiscal Year : 2007
PHA Name : Alaska Housing Finance Corporation
Submission Type : Submission

Adjustment For Physical Condition and/or Neighborhood Environment

Please enter project number and click "Add" to add a project. Indicate which area the adjustment for physical condition and /or neighborhood environment applies for a project. Click "Save" before adding another project.

Project Number	Project Name	Site	Common Area	Bldg Exterior
----------------	--------------	------	-------------	---------------

[Inbox](#) | [Unit Turnaround](#) | [Capital Fund](#) | [Work Orders](#) | [Annual Inspection](#) | [Security](#) | [Econ. Self-Suff](#) | [Adjustment](#) | [Comment](#) | [Submit](#)

Comments or Questions? Please go to [Technical Assistance Center](#) or [Contact MASS](#)

Management Assessment for Public Housing Agencies

[\[Skip navigation links\]](#)

[Inbox](#) | [Unit Turnaround](#) | [Capital Fund](#) | [Work Orders](#) | [Annual Inspection](#) | [Security](#)
[Econ. Self-Suff.](#) | [Adjustment](#) | **[Comment](#)** | [Submit](#) | [Help](#)

PHA C PHA Comments tab, not linked, current page

PHA Code : AK001 FYE : 06/30 Fiscal Year : 2007
PHA Name : Alaska Housing Finance Corporation
Submission Type : Submission

Submission Comments

Please enter any comments that you feel are pertinent to this submission. Your comments are for advisory purposes only and may not affect the outcome of your MASS score.

[Inbox](#) | [Unit Turnaround](#) | [Capital Fund](#) | [Work Orders](#) | [Annual Inspection](#) | [Security](#) | [Econ. Self-Suff](#) | [Adjustment](#) | **Comment** | [Submit](#)

Comments or Questions? Please go to [Technical Assistance Center](#) or [Contact MASS](#)



Management Assessment for Public Housing Agencies

[\[Skip navigation links\]](#)

- [Inbox](#)
- [Unit Turnaround](#)
- [Capital Fund](#)
- [Work Orders](#)
- [Annual Inspection](#)
- [Security](#)
- [Econ. Self-Suff.](#)
- [Adjustment](#)
- [Comment](#)
- [Help](#)

PHA Code : AK001 FYE : 06/30 Fiscal Year : 2007
PHA Name : Alaska Housing Finance Corporation
Submission Type : Submission

Your assessment was submitted to REAC on 08/24/07 02:19 PM

[Print](#)

[Inbox](#) | [Unit Turnaround](#) | [Capital Fund](#) | [Work Orders](#) | [Annual Inspection](#) | [Security](#) | [Econ. Self-Suff](#) | [Adjustment](#) | [Comment](#)

Comments or Questions? Please go to [Technical Assistance Center](#) or [Contact MASS](#)