



## **PHA 5-YEAR AND ANNUAL PLAN ELEMENT**

### **ASSET MANAGEMENT**

The HACSB fully complies with HUD-mandated Asset Management, pursuant to 24 C.F.R. 990, Subpart H. Staff continually plans for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for the public housing inventory.

The HACSB consistently monitors the Asset Management Project (AMP) structures and property groupings in its inventory based on project-based budgeting, accounting, and management best practices to ensure the most efficient management of the properties. The HACSB plans to review and possibly reorganize the AMP property groupings currently in place in order to better leverage the Rental Assistance Demonstration program and other forms of investment to invest into substantial rehabilitation, modernization, and disposition.

The HACSB currently utilizes a Central Office Cost Center (COCC) with allocated overhead model of Asset Management but is planning to shift to a COCC with Fee-For-Service model to attain better operational efficiency. The HACSB is also planning to centralize a number of functions that directly support project operations, such as some specialized maintenance services, purchasing and inventory control, and eligibility and leasing. The HACSB will continue to evaluate the organization for potential cost-savings available through centralizing direct cost functions and fee-for-service arrangements.