

# HUD's Performance Indicator Thresholds for FASS

## May 14, 2012

Program/Threshold	Occupancy Rate	Operating Cost Coverage	Quick Ratio	Debt Service Coverage	Reserves per Unit
<b>Nursing Homes</b>					
Red/Yellow	NA	1.10	0.60	1.00	\$300
Yellow/Green	NA	1.20	0.80	1.20	\$800
<b>221(d)(4)</b>					
Red/Yellow	95%	1.50	0.50	1.00	\$300
Yellow/Green	97%	1.60	0.80	1.20	\$800
<b>Other Market (includes 223(f), 221(d)(3))</b>					
Red/Yellow	90%	1.40	0.50	1.00	\$300
Yellow/Green	95%	1.50	0.80	1.20	\$800
<b>Below Market Rate (includes 236, 221(d)(3) BMIR)</b>					
Red/Yellow	95%	1.10	0.40	1.00	\$300
Yellow/Green	97%	1.20	0.60	1.10	\$800
<b>202s</b>					
Red/Yellow	95%	1.50	0.40	1.00	\$300
Yellow/Green	97%	1.60	0.60	1.10	\$800
<b>202/811</b>					
Red/Yellow	95%	1.00	0.40	NA	\$300
Yellow/Green	97%	1.05	0.60	NA	\$800