



## **Real Estate Assessment Center**

**PHAS Scoring Packet**

**The Housing Auth of the City of Lancaster**

**Fiscal Year 2004**

**Mar 2 2005 10:24AM**

**PHAS Score Report For Fiscal Year 2004**

Report Date: Mar 2 2005 10:24AM

**PHAS Information**

<b>PHAS Code:</b>	PA036	<b>PHA Name:</b>	The Housing Auth of the City of Lancaster	<b>Fiscal Year End:</b>	09/30
-------------------	-------	------------------	---	-------------------------	-------

**PHAS Score:** 95**Designation Status:** High Performer

<b>PHAS Indicator</b>	<b>Original Scores</b>	<b>Adjustment</b>	<b>Net Scores</b>	<b>Maximum Scores</b>
Physical	27	0	27	30
Financial	29	0	29	30
Management	30	0	30	30
Resident	9	0	9	10
Late Penalties	0	0	0	0
PHAS Adjustments	0	0	0	0
<b>PHAS Total Scores</b>	<b>95</b>	<b>0.0</b>	<b>95</b>	<b>100</b>

The sum of sub\_indicator scores may not be equal to the overall indicator score due to rounding.

**PHAS Physical Score Report For Fiscal Year 2004**

Report Date: Mar 2 2005 10:24AM

**PHAS Information**

<b>PHAS Code:</b>	PA036	<b>PHA Name:</b>	The Housing Auth of the City of Lancaster	<b>Fiscal Year End:</b>	09/30
-------------------	-------	------------------	---	-------------------------	-------

**Physical Score (rounded):** 27

**Number of Projects:** 6

Inspection Release Date	Project ID	Inspection Number	Unit Count	Property (Development)	100 - Point Basis	30 - Point Basis
02/02/2005	PA26P036007	212793	30	REHAB PROJECT	90c	27.0
01/27/2005	PA26P036003	212797	101	CHURCH STREET TOWERS	87b	26.0
01/27/2005	PA26P036004	212798	169	FARNUM STREET EAST	100a	30.0
01/27/2005	PA26P036011	212794	66	SCATTERED SITE HOUSING	89c	26.7
01/24/2005	PA26P036001	212795	75	SUSQUEHANNA COURT	85b	25.4
01/24/2005	PA26P036002	212796	124	FRANKLIN TERRACE	87c	26.1

The sum of sub\_indicator scores may not be equal to the overall indicator score due to rounding.  
 (1) Includes an adjustment for physical condition and neighborhood environment, where applicable.

\* Smoke detector violation.

The letter "a" is given if no health and safety deficiencies were observed other than smoke detectors.

The letter "b" is given if no one or more non-life threatening HS deficiencies, but no life threatening HS deficiencies were observed other than smoke detectors..

The letter "c" is given if there were no one or more non-life threatening HS deficiencies observed.

**PHAS Financial Score Report For Fiscal Year 2004**

Report Date: Mar 2 2005 10:24AM

**PHAS Information**

<b>PHAS Code:</b>	PA036	<b>PHA Name:</b>	The Housing Auth of the City of Lancaster	<b>Fiscal Year End:</b>	09/30
<b>Submission Type:</b>	Unaudited				

**Financial Score (rounded): 28**

<b>Financial Sub-Indicator</b>		<b>Actual Score</b>	<b>Maximum Score</b>
1	Current Ratio	9.0	9.0
2	Number of Months Expendable Funds Balance	7.5	9.0
3	Tenant Receivable Outstanding	4.5	4.5
4	Occupancy Loss	4.5	4.5
5	Net Income or Loss Divided by the Expendable Funds Balance	1.5	1.5
6	Expense Management/Utility Consumption	1.5	1.5
<b>Total Financial Scores</b>		<b>28.5</b>	<b>30.0</b>

The sum of sub\_indicator scores may not be equal to the overall indicator score due to rounding.

**PHAS Management Score Report For Fiscal Year 2004**

Report Date: Mar 2 2005 10:24AM

**PHAS Information**

<b>PHAS Code:</b>	PA036	<b>PHA Name:</b>	The Housing Auth of the City of Lancaster	<b>Fiscal Year End:</b>	09/30
-------------------	-------	------------------	---	-------------------------	-------

**Management Score (rounded):** 30

<b>Management Sub-Indicator (2)</b>		<b>Actual Score</b>	<b>Maximum Score</b>
1	<b>Vacant Unit Turnaround Time</b>	5.22	5.22
2	<b>Capital Fund</b>	9.13	9.13
	Unexpended Funds Over Three Federal Fiscal Years (FFYs) Old	0.00	0.00
	Timeliness of Fund Obligation	0.00	0.00
	Adequacy of Contract Administration	2.28	2.28
	Quality of the Physical Work	4.57	4.57
	Adequacy of Budget Controls	2.28	2.28
3	<b>Work Orders</b>	5.22	5.22
	Emergency Work Orders	2.61	2.61
	Non-Emergency Work Orders	2.61	2.61
4	<b>Annual Inspection of Dwelling Units and Systems</b>	5.22	5.22
	Annual Inspection of Dwelling Units	2.61	2.61
	Annual Inspection of Systems Including Common Areas and Non-Dwelling Space	2.61	2.61
5	<b>Security</b>	5.22	5.22
	Tracking and Reporting Crime-Related Problems	1.74	1.74
	Screening of Applicants	1.74	1.74
	Lease Enforcement	1.74	1.74
	Drug Prevention and/or Crime Reduction Program Goals	0.00	0.00
6	<b>Economic Self-Sufficiency</b>	0.00	0.00
<b>Total Management Scores</b>		<b>30.00</b>	<b>30.00</b>

The sum of sub\_indicator scores may not be equal to the overall indicator score due to rounding.

(2) 'Excluded' will be displayed in both the Actual and Maximum score columns when the PHA does not use the optional sub-indicators/components. The points will be reallocated to other sub-indicators/components by way of renormalization.

PHAS Information

<b>PHAS Code:</b>	PA036	<b>PHA Name:</b>	The Housing Auth of the City of Lancaster	<b>Fiscal Year End:</b>	09/30
-------------------	-------	------------------	---	-------------------------	-------

Resident Score (rounded): 9

<b>Resident Sub-Indicator (2)</b>		<b>Actual Score</b>	<b>Maximum Score</b>
<b>1</b>	<b>Survey Results</b>	<b>4.1</b>	<b>5.0</b>
	Maintenance and Repair	0.8	1.0
	Communication	0.7	1.0
	Safety	0.8	1.0
	Services	0.9	1.0
	Appearance	0.8	1.0
<b>2</b>	<b>Implementation Plan</b>	<b>2.0</b>	<b>2.0</b>
<b>3</b>	<b>Follow-Up Plan</b>	<b>3.0</b>	<b>3.0</b>
<b>Total Residential Scores</b>		<b>9.1</b>	<b>10.0</b>

The sum of sub\_indicator scores may not be equal to the overall indicator score due to rounding.

---

The Real Assessment Center calculated the PHAS score after an assessment of the physical condition of all PHA properties had been performed and upon receipt of all required PHA information.

---

**The Housing Auth of the City of  
Lancaster**

**Fiscal Year 2004**

Public Housing Assessment System Score

**95**

Designation Status

**High Performer**