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## integrated assessment subsystem (nass)

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 REAL ESTATE ASSESSMENT CENTER  
 U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

April 01, 2008

individual reports

## PHAS Scoring Packet

Run date: April 01, 2008

## PHAS Score Report for Fiscal Year 2007

## PHA Information

<b>PHA Code:</b>	PA036	<b>PHA Name:</b>	The Housing Auth of the City of Lancaster	<b>Fiscal Year End:</b>	09/30
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PHAS Score: **91**      Designation Status: **High Performer**      PHAS Status: **Released**

Select a PHAS indicator to view details relating to the composite score.

PHAS Indicator	Original Score	Maximum Score
Physical	25	30
Financial	30	30
Management	27	30
Resident	9	10
<b>PHAS Total Score</b>	<b>91</b>	<b>100</b>

The sum of the indicators as displayed may not equal the composite PHAS score shown due to rounding.

## PHAS Physical Report for Fiscal Year 2007

## PHA Information

<b>PHA Code:</b>	PA036	<b>PHA Name:</b>	The Housing Auth of the City of Lancaster	<b>Fiscal Year End:</b>	09/30
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Physical Score **25**      Number of Projects: 6      Systemic Deficiencies(not available)

View all Physical Condition Credits

Inspection Release Date	Project ID	Inspection Number	Unit Count	Property (Development)	Overall Score				Inspection Reason
					100 - Point Basis	30 - Point Basis	Physical Condition Credit	Point Total - 30pt Basis	
02/28/2008	PA036002 (not available)	287023	124	FRANKLIN TERRACE	78c*	23.4	1.1	24.5	Initial
01/31/2008	PA036001 (not available)	287022	75	SUSQUEHANNA COURT	73b*	21.9	1.9	23.8	Initial

01/29/2008	PA036007 (not available)	287020	30	REHAB PROJECT	72c*	21.7	1.5	23.2	Initial
01/29/2008	PA036003 (not available)	287024	101	CHURCH STREET TOWERS	74b	22.1	1.0	23.1	Initial
01/26/2008	PA036004 (not available)	287025	169	FARNUM STREET EAST	87b	26.1	2.0	28.1	Initial
01/26/2008	PA036011 (not available)	287021	66	SCATTERED SITE HOUSING	67c*	20.0	1.6	21.6	Initial

\* Smoke detector violation.

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

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

The letter "c" is given if there were one or more life threatening H&S deficiencies observed.

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

## PHAS Financial Report for Fiscal Year 2007

### PHA Information

<b>PHA 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>					

**Financial Score (rounded)** **30**

Financial Sub-Indicators		Actual Score	Maximum Score
1	Current Ratio	9.0	9.0
2	Number of Months Expendable Funds Balance	9.0	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 Score</b>		<b>30.0</b>	<b>30.0</b>

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

## PHAS Management Report for Fiscal Year 2007

### PHA Information

<b>PHA Code:</b>	PA036	<b>PHA Name:</b>	The Housing Auth of the City of Lancaster	<b>Fiscal Year End:</b>	09/30
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**Management Score (rounded)** **27**

Management Sub-Indicator[2]	resubmission Score	Maximum Score

1	Vacant Unit Turnaround Time	2.61	5.22
2	Capital Fund	9.13	9.13
	Unexpended Funds Over Three Federal Fiscal Years (FFYs) Old	Excluded	Excluded
	Timeliness of Fund Obligation	Excluded	Excluded
	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	Work Orders	5.22	5.22
	Emergency Work Orders	2.61	2.61
	Non-Emergency Work Orders	2.61	2.61
4	Annual Inspection of Dwelling Units and Systems	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	Security	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	Excluded	Excluded
6	Economic Self-Sufficiency	Excluded	Excluded
<b>Total Management Score</b>		<b>27.4</b>	<b>30.00</b>

(2)"Excluded" will be displayed in both the Actual Score 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.

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

## PHAS Resident Report for Fiscal Year 2007

### PHA Information

<b>PHA Code:</b>	PA036	<b>PHA Name:</b>	The Housing Auth of the City of Lancaster	<b>Fiscal Year End:</b>	09/30
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### Resident Score (rounded)

9

Resident Sub-Indicators		Actual Score	Maximum Score
1	<b>Survey Results</b>	<b>4.1</b>	<b>5.0</b>
	Maintenance and Repair	0.9	1.0
	Communication	0.8	1.0
	Safety	0.8	1.0
	Services	0.9	1.0
	Appearance	0.8	1.0
2	<b>Implementation Plan</b>	<b>2.0</b>	<b>2.0</b>
3	<b>Follow-Up Plan</b>	<b>3.0</b>	<b>3.0</b>

<b>Total Resident Score:</b>	<b>9.1</b>	<b>10.0</b>
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The sum of the sub-indicator scores may not equal the overall indicator score due to rounding.

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Comments or Questions? Contact the [REAC Technical Assistance Center](#).