



U. S. Department of Housing and Urban Development
 OFFICE OF PUBLIC AND INDIAN HOUSING
 REAL ESTATE ASSESSMENT CENTER

Report Date: 9/24/2010

Public Housing Assessment System (PHAS) Score Report for the Transition Year

PHA Code:	PA036
PHA Name:	The Housing Auth of the City of Lancaster
Fiscal Year End:	9/30/2009

PHAS Indicators	Score	Maximum Score
Physical	23	30
Add: PCNE adjustment	1	
Financial	28	30
Management	24	30
Resident	9	10
PHAS Total Score	85	100
PHAS Designation	Standard Performer	

Initial PHAS score issued date: 9/24/2010

Financial Sub-Indicators	Score	Maximum Score
1. Current Ratio	9.00	9.0
2. Months Expendable Funds Balance	9.00	9.0
3. Tenant Receivable Outstanding	4.50	4.5
4. Occupancy Loss	4.50	4.5
5. Net Income	0.00	1.5
6. Expense Management	1.50	1.5
Less: Audit Penalties	-0.23	
Total Financial Score	28.27	30.0

Notes:

1. The sum of the sub-indicator scores may not equal the overall score due to rounding.
2. PCNE adjustment will not display in REAC's on-line system.
3. REAC on-line system may display data which is more current than the data shown on this Score Report.