



**Real Estate Assessment Center**

**PHAS Scoring Packet**

**Hillsdale Housing Commission**

**Fiscal Year 2000**

**February 01, 2001**

**PHA Information**

<b>PHA Code:</b>	MI103	<b>PHA Name:</b>	Hillsdale Housing Commission
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**PHAS Score:** *90.4*                      **Designation Status:** *High Performer*

PHAS Indicator	Original Score	Maximum Score
Physical	28.4	30.0
Financial	28.4	30.0
Management	24.3	30.0
Resident	9.4	10.0
<b>PHAS Total Score</b>	<b>90.4</b>	<b>100.0</b>

**PHAS Financial Summary**

Strengths	Weakness
Tenant Receivable Outstanding Occupancy Loss	Current Ratio Expense Management

**PHA Information**

<b>PHA Code:</b>	MI103	<b>PHA Name:</b>	Hillsdale Housing Commission
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**Physical Score:** **28.4**

Number of Projects: 1

Project ID	Inspection Number	Unit Count	Property (Development)	Overall Score			
				100 - Point Basis	30 - Point Basis	Adjustments	Point Total - 30pt Basis(1)
MI33P103001	95348	60	HILLTOP APTS	95c	28.4	0.0	28.4

(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 one or more non-life threatening H&S deficiencies, but no life threatening H&S deficiencies were observed other than smoke detectors.

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

## PHA Information

<b>PHA Code:</b>	MI103	<b>PHA Name:</b>	Hillsdale Housing Commission
<b>Submission Type:</b>	Unaudited Public Housing		

**Financial Score:** **28.4**

Financial Sub-Indicators		Actual Score	Maximum Score
1	Current Ratio	8.9	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	-	1.5
6	Expense Management/Utility Consumption	1.5	1.5
<b>Total Financial Score</b>		<b>28.4</b>	<b>30.0</b>

## PHA Information

<b>PHA Code:</b>	MI103	<b>PHA Name:</b>	Hillsdale Housing Commission
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**Management Score:** **24.3**

Management Sub-Indicator (1)		Actual Score	Maximum Score
<b>1</b>	<b>Vacant Unit Turnaround Time</b>	-	<b>4.00</b>
<b>2</b>	<b>Capital Fund</b>	<b>9.13</b>	<b>7.00</b>
	Unexpended Funds Over Three Federal Fiscal Years (FFYs) Old	-	1.00
	Timeliness of Fund Obligation	-	2.00
	Adequacy of Contract Administration	2.28	1.00
	Quality of the Physical Work	4.57	2.00
	Adequacy of Budget Controls	2.28	1.00
<b>3</b>	<b>Work Orders</b>	<b>5.22</b>	<b>4.00</b>
	Emergency Work Orders	2.61	2.00
	Non-Emergency Work Orders	2.61	2.00
<b>4</b>	<b>Annual Inspection of Dwelling Units and Systems</b>	<b>5.22</b>	<b>4.00</b>
	Annual Inspection of Dwelling Units	2.61	2.00
	Annual Inspection of Systems Including Common Areas and Non-Dwelling Space	2.61	2.00
<b>5</b>	<b>Security</b>	<b>4.70</b>	<b>4.00</b>
	Tracking and Reporting Crime-Related Problems	1.74	1.00
	Screening of Applicants	1.74	1.00
	Lease Enforcement	1.22	1.00
	Drug Prevention and/or Crime Reduction Program Goals	-	1.00
<b>6</b>	<b>Economic Self-Sufficiency</b>	-	<b>7.00</b>
<b>Total Mangement Score</b>		<b>24.3</b>	<b>30.0</b>

(1)Where Management Operations sub-indicators or components are excluded (displayed as "NA"), the points for that sub-indicator or sub-indicator's component are excluded from the scoring and redistributed among the other sub-indicators or (in the case of component exclusions) among the other components of the same sub-indicator. Score redistribution for sub-indicator exclusions are performed at the time the "Total Management Score" is calculated and not reflected in each sub-indicator's actual score. Score redistribution for component exclusions are performed at the time the sub-indicator score is calculated and not reflected in each component's actual score.

**PHA Information**

<b>PHA Code:</b>	MI103	<b>PHA Name:</b>	Hillsdale Housing Commission
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**Resident Score: 9.4**

Resident Sub-Indicators		Actual Score	Maximum Score
<b>1</b>	<b>Survey Results</b>	<b>4.4</b>	<b>5.0</b>
	Maintenance and Repair	1.0	1.0
	Communication	0.8	1.0
	Safety	0.7	1.0
	Services	1.0	1.0
	Appearance	0.9	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 Resident Score</b>		<b>9.4</b>	<b>10.0</b>

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The Real Estate 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.

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**MI103-Hillsdale Housing Commission**

**Fiscal Year: 2000**

Public Housing Assessment System Score

**90.4**

Designation Status

**High Performer**

Please post this notice of your PHAS Score and Status in appropriate, conspicuous, and accessible locations in your offices.

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