



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

Public Housing Assessment System (PHAS) Score Report for Interim Rule

Report Date: 09/25/2014

PHA Code:	PA006
PHA Name:	ALLEGHENY COUNTY HOUSING AUTHORITY
Fiscal Year End:	09/30/2013

PHAS Indicators		Score	Maximum Score
Physical	Evaluation of the physical condition of PHA property through inspections performed by private sector real estate inspectors contracted by HUD	36	40
Financial	Evaluation of ACHA's management of it's financial resources through private sector (generally accepted accounting principles) analysis techniques and submission of audited financial statements	21	25
Management	Evaluation of LIPH property management performance in the areas of maintenance, leasing, inspection, applicant screening, lease enforcement and resident services programs	21	25
Capital Fund	Evaluation of the PHA's capability of administering the Capital Fund grant process	7	10
Late Penalty Points		0	
PHAS Total Score		85	100
Designation Status:		Standard Performer	
Published	09/19/2014	Initial published	09/19/2014

Financial Score Details		Score	Maximum Score
Audited/A-133			
1. FASS Score before deductions		21.24	25.00
2. Audit Penalties		0.00	
Total Financial Score Unrounded (FASS Score - Audit Penalties)		21.24	25.00

Capital Fund Score Details		Score	Maximum Score
Timeliness of Fund Obligation:			
1. Timeliness of Fund Obligation %		N/A	
2. Timeliness of Fund Obligation Points			5
Occupancy Rate:			
3. Occupancy Rate %			
4. Occupancy Rate Points			5
Total Capital Fund Score (Fund Obligation + Occupancy Rate):		0	10

- Notes:
1. The scores in this Report are the official PHAS scores of record for your PHA. PHAS scores in other systems are not to be relied upon and are not being used by the Department.
 2. Due to rounding, the sum of the PHAS indicator scores may not equal the overall PHAS score.
 3. "0" FASS Score indicates a late presumptive failure. See 902.60 and 902.92 of the Interim PHAS rule.
 4. "0" Total Capital Fund Score is due to score of "0" for Timeliness of Fund Obligation. See the Capital Fund
 5. PHAS Interim Rule website - <http://www.hud.gov/offices/reac/products/prodphasinrule.cfm>