



U.S. Department of Housing and Urban Development

OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Pike County Housing Authority	Fiscal Year: 2022
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Fiscal Year End: 12/31/2022

PHAS Score: 75

Designation Status: Substandard Management

Published Date: 06/01/2023

PHAS Scoring Explanation

(a) Indicators and sub indicators. Each PHA will receive an overall PHAS score, rounded to the nearest whole number, and based on the four indicators: Physical condition, financial condition, management operations, and the Capital Fund program. Each of these indicators contains sub indicators, and the scores for the sub indicators are used to determine a single score for each of these PHAS indicators. Individual project scores are used to determine a single score for the physical condition, financial condition, and management operations indicators. The Capital Fund program indicator score is entity-wide.

(b) Overall PHAS score and indicators. The overall PHAS score is derived from a weighted average of score values for the four indicators, as follows:

(1) The physical condition indicator is weighted 40 percent (40 points) of the overall PHAS score (2) The financial condition indicator is weighted 25 percent (25 points) of the overall PHAS score. (3) The management operations indicator is weighted 25 percent (25 points) of the overall PHAS score. (4) The Capital Fund program indicator is weighted 10 percent (10 points) of the overall PHAS score for all Capital Fund program grants for which fund balances remain during the assessed fiscal year.

All PHAs that receive a PHAS assessment shall receive a performance designation. The performance designation is based on the overall PHAS score and the four indicator scores, as set forth below.

(a) High performer. (1) A PHA that achieves a score of at least 60 percent of the points available under the financial condition, physical condition, and management operations indicators and at least 50 percent of the points available under the Capital Fund indicator, and achieves an overall PHAS score of 90 percent or greater of the total available points under PHAS shall be designated a high performer. A PHA shall not be designated a high performer if it scores below the threshold established for any indicator. (2) High performers will be afforded incentives that include relief from reporting and other requirements, as described in § 902.71.

(b) Standard performer. (1) A PHA that is not a high performer shall be designated a standard performer if the PHA achieves an overall PHAS score of at least 60 percent, and at least 60 percent of the available points for the physical condition, financial condition, and management operations indicators, and at least 50 percent of the available points for the Capital Fund indicator. (2) At HUD's discretion, a standard performer may be required by the field office to submit and operate under a Corrective Action Plan.

(c) Substandard performer. A PHA shall be designated a substandard performer if the PHA achieves a total PHAS score of at least 60 percent and achieves a score of less than 60 percent under one or more of the physical condition, financial condition, or management operations indicators. The PHA shall be designated as substandard physical, substandard financial or substandard management, respectively. The HUD office with jurisdiction over the PHA shall require a Corrective Action Plan if the deficiencies have not already been addressed in a current Corrective Action Plan. (d) Troubled performer. (1) A PHA that achieves an overall PHAS score of less than 60 percent shall be designated as a troubled performer.

(2) In accordance with section 6(j)(2)(A)(i) of the Act (42 U.S.C. 1437d(j)(2)(A)(i)), a PHA that receives less than 50 percent under the Capital Fund program indicator under subpart E of this

part will be designated as a troubled performer and subject to the sanctions provided in section 6(j)(4) of the Act (42 U.S.C. 1437(d)(

(b) Frequency of scoring for PHAs with 250 units or more.

(1) All PHAs, with 250 units or more may be assessed on an annual basis. (2) The physical condition score for each project will determine the frequency of inspections of each project. For projects with a physical condition score of 90 points or higher, physical inspections will be conducted every 3 years at the project. For projects with a physical condition score of less than 90 points but at least 80 points, physical inspection will be conducted every 2 years at the project. The physical condition score of 80 points or higher will be carried over to the next assessment period and averaged with the other project physical condition score(s) for the next assessment year for an overall PHAS physical condition indicator score. For projects whose physical condition score for a project is less than 80 points, physical inspections will be conducted annually at the project. (3) If a PHA is designated as a troubled performer, all projects will receive a physical condition inspection regardless of the individual project physical condition score

Small deregulated PHAs with fewer than 250 units will receive a PHAS assessment as follows:

High performers will receive PHAS assessments every 3 years; Standard and substandard performers will receive PHAS assessments every other year; and Overall troubled and Capital Fund troubled PHAs will receive PHAS assessments every year. All projects that score 90 points or higher on their physical condition inspections will be inspected every 3 years, consistent with HUD's multifamily housing programs. Projects that score at least 80 points but fewer than 90 points will receive a physical condition inspection every other year. Projects that score less than 80 points will receive a physical condition inspection every year. All projects in overall troubled and Capital Fund troubled PHAs will receive a physical condition inspection every year.

Mixed-finance projects will not receive financial or management scores. Mixed-Finance (MXF) - Whereas the PHAS rule requires all PHAs to timely submit annual unaudited, and as applicable audited, financial information, the rule further provides that mixed-finance projects are excluded from the financial and management indicator scores. If all projects are mixed-finance, the overall PHAS score and designation are based only on the Physical Assessment Subsystem (PASS) and Capital Fund Program (CFP) indicator scores. To determine an equitable score based on a 100 point scale, the weights for the PASS and CFP indicators are adjusted to add to 100.



U.S. Department of Housing and Urban Development

OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Public Housing Assessment System (PHAS) Score Report for Interim

Report Date: 06/01/2023

PHA Code:	IL071
PHA Name:	Pike County Housing Authority
Fiscal Year End:	12/31/2022

PHAS Indicators	Score	Maximum Score
Physical	38	40
Financial	22	25
Management	10	25
Capital Fund	5	10
Late Penalty Points	0	
PHAS Total Score	75	100
Designation Status:	Substandard	

Published 06/01/2023

Initial published 06/01/2023

Financial Score Details	Score	Maximum Score
Unaudited/Single Audit		
1. FASS Score before deductions	21.56	25
2. Audit Penalties	0.00	
Total Financial Score Unrounded (FASS Score - Audit)	21.56	25

Capital Fund Score Details	Score	Maximum Score
Timeliness of Fund Obligation:		
1. Timeliness of Fund Obligation %	90.00	
2. Timeliness of Fund Obligation Points	5	5
Occupancy Rate:		
3. Occupancy Rate %	80.26	
4. Occupancy Rate Points	0	5
Total Capital Fund Score (Fund Obligation + Occupancy Rate):	5	10

Notes:

- 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.
- Due to rounding, the sum of the PHAS indicator scores may not equal the overall PHAS score.
- "0" FASS Score indicates a late presumptive failure. See 902.60 and 902.92 of the Interim PHAS rule.
- "0" Total Capital Fund Score is due to score of "0" for Timeliness of Fund Obligation. See the Capital Fund
- PHAS Interim Rule website - <http://www.hud.gov/offices/reac/products/prodphasintrule.cfm>



U.S. Department of Housing and Urban Development
Physical Assessment Subsystem (PASS)

PHAS Details - Physical

Control Panel
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EHS
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PHA Code	IL071	FYE	12/31/2022
PHA Name	Pike County Housing Authority		
PHA Size	Small	Current Designation	Substandard Management
Total Projects	1	Total Released	1
Verified Uninspectable	0	Verified Unsuccessful	0
Released to NASS	Yes	Inspection Refusal	0

Inspection Management
[MF Inspections](#)
[PHAS Details](#)

[PASS Main Menu](#)

One record found.

Insp. ID	Inspection Release Date	Dev. #/Name	RAD Indicator	Unit Count	100 Point Score	40 Point Score	IFD	Reason	Photo Link	Original Fiscal Year
719468	01/31/2023	IL071000001 PITTSFIELD	No	219	95a	38.0	12/31/2024	Initial	N/A	2022

Export option(s): [Excel](#)

Note: FYE - Fiscal Year End, IFD - Ideal Future Date

Legend: Insp. ID - Inspection ID, Dev. # - Development #

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PIH-REAC Division
U.S. Department of Housing and Urban Development
Potomac Place, 550 12th Street S.W.
Washington DC 20410
Contact: [Technical Assistance Center \(TAC\)](#)

[Privacy Policy](#)

PHYSICAL INSPECTION SUMMARY REPORT

The Inspection Summary Report is designed to achieve two objectives:

1. Provide the Public Housing Agency or owner and/or owner agent (POA) with the background information *i.e. addresses, phone numbers, building names, etc.*, collected during inspection of a given property so that any relevant discrepancies can be identified and resolved.
2. Inform the POA of the physical condition of their property captured during a REAC inspection.

The items described below introduce the information provided in the Inspection Summary Report and are intended to meet the objectives illustrated above.

Inspection Number: The inspection number is unique for each inspection conducted by REAC.

Each time a property is inspected by REAC, a new inspection number is utilized. These unique numbers may be used to communicate with REAC on any matter concerning a particular inspection.

Property Information: Information related to a property is provided:

- _ property identification number (in parentheses) - a unique number in HUD databases
- _ property name
- _ status as a scattered site (Yes/No)
- _ relevant addresses, phone numbers, fax numbers, and e-mail addresses for property

Each of these should be checked carefully for accuracy. *Any discrepancies should be reported to your contact in the HUD office having jurisdiction over your property.*

Building Unit Count: The total number of buildings and units on the property are given, along with the number of buildings and units actually inspected by REAC

Scores: An overall numerical score is given as a value from zero to 100. Separate numerical scores are also given for each of five areas:

- _ site
- _ building exterior
- _ building systems
- _ common areas
- _ units

The five area scores range from zero to the maximum number of points possible for each area. The possible points for a given area are determined for a specific property based on the inspectable items actually present in each area. The sum of the area points identifies what the overall score would be if there were no health & safety (H&S) deficiencies. The overall numerical score is then calculated by subtracting the sum of deductions for H&S deficiencies from the sum of the individual "area points."

Examples of overall scores are: 95c; 67b*; 84a*; 100b; 78a; and 43c*. The asterisk indicates that H&S deficiencies were found with respect to smoke detectors. The lower-case letter indicates whether or not other kinds of H&S deficiencies were observed, as follows:

- _ The letter "a" is given if no health and safety deficiencies were observed other than for smoke detectors.
- _ The lower-case letter "b" is given if one or more non-life threatening H&S deficiencies, but no exigent/fire safety H&S deficiencies were observed other than for smoke detectors.
- _ The lower-case letter "c" is given if there were one or more exigent/fire safety (calling for immediate attention or remedy) H&S deficiencies observed.

Although all H&S deficiencies other than smoke detector problems affect the scores with appropriate deductions, the letters grades are added to highlight the serious nature of H&S deficiencies, all of which need to be addressed by the POA.

Health and Safety Counts: In addition to the counts of actual H&S deficiencies observed in the inspected buildings and units, the *estimated* number of H&S deficiencies that would have been found had *all* buildings and units been inspected is also given. This projected count gives a sense of the total H&S problem for the inspected property. The projection is calculated by dividing the counts actually observed in buildings or units by the proportion of buildings or units inspected. These projected counts for buildings and units are added to the actual counts for site to determine the total projection. The percent of buildings and units inspected is additionally given to show the basis for the calculations.

Participants/Buildings/Units: Information provided includes:

_ relevant addresses, phone numbers, fax numbers, and e-mail addresses for participants
_ name, year built, number of units and address for each building on the property. Note:

All buildings on the property should be listed.

As before, each of these should be checked carefully for accuracy and any discrepancies should be reported to your contact in the HUD office having jurisdiction over your property.

Inspectable Items: This portion of the report details all deficiencies found in the inspection. The main headings in the first column refer to the inspectable area--site, building exterior, building systems, common areas, unit, or health & safety, where the deficiency was observed. The entries are "inspectable items" within which the deficiencies were found. Some items may not be present for a given property. In such cases, appropriate adjustments are made in the area weigh to use to obtain the overall score. Items present, but with no deficiencies found, are not listed.

The potential inspectable items are:

Site: fencing & retaining walls, grounds, lighting, mail boxes/project signs, market appeal, parking lots/driveways, play areas & equipment, refuse disposal, roads, storm drainage, and walkways

Building Exterior: doors, fire escapes, foundations, lighting, roofs, walls, and windows

Building Systems: domestic water, electrical system, elevators, emergency power, fire protection, heating/ventilation/air conditioning, and sanitary system

Common Areas: basement/garage/carport, closet/utility/mechanical, community room, day care, halls/corridors/stairs, kitchen, laundry room, lobby, office, other community spaces, patio/porch/balcony, pools & related structures, restrooms, storage, and trash collection areas

Unit: bathroom, call-for-aid, ceiling, doors, electrical system, floors, heating/ventilation/air conditioning, hot water heater, kitchen, lighting, outlets/switches, patio/porch/balcony, stairs, walls, and windows

Health & Safety: emergency/fire exits, electrical hazards, flammable materials, garbage and debris, infestation, handrails, air quality, hazards, and elevator

NO/OD: The inspection protocol requires the inspector to check for the existence of certificates for certain items such as lead-based paint, elevators, etc. If all of the required certificates are verified by the inspector, the report will not include any certificate information. If any appropriate certificates are not present, the first inspectable item listed will be "certificates" and the designation "NO" will be listed for each unavailable certificate.

OD in this column refers to "observed deficiency" for the given item.

Observation: The column lists the specific deficiencies observed within a given inspectable item. Each deficiency has a definition, which specifies what must be observed for that deficiency to be recorded. Also noted in this column are observations about Health & Safety items. These are:

_ (LT) – Exigent/Fire Safety (calling for immediate attention or remedy)

_ (NLT) – Not Life Threatening

_ (SD) – Smoke Detector

Definitions for all deficiencies are given in the physical inspection section at REAC's web site on the Internet (www.hud.gov/reac/reaphyin.html).

Severity: Deficiencies differ by "severity." The definitions specify what must be recorded for a given deficiency under one of three possible severity levels—minor, major and severe. The severity level is given on the report to indicate which part of the definition actually applies for the specific deficiency observed. Severity levels are defined within a given deficiency and do not necessarily indicate which deficiencies are the worst. For more serious deficiencies, a major severity level may be more of a problem and may reduce the overall score more than less serious deficiencies with a severity level of "severe."

Location/Comments: Comments are required for all "severe" deficiencies.



Real Estate Assessment Center

Financial Assessment Subsystem (FASS-PH)

PHA Information	
PHA Code:	IL071 Fiscal Year End Date:2022
PHA Name:	Pike County Housing Authority
Submission Type:	Unaudited/Single Audit

Review Score					
2 items found, displaying all items. 1					
Project ID	RAD	Project Score	Units	Weighted Value	Score Details
IL071000001		21.56	227	4894.1	EXPAND
Unit Weighted Average Project Score/Financial Condition Indicator Score		21.56			EXPAND
* Note: The project score will equal zero wherever the Total Unit Count for the reporting period equals zero.					
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Real Estate Assessment Center

Financial Assessment Subsystem (FASS-PH)

PHA Information	
PHA Code:	IL071 Fiscal Year End Date:12/31/22
PHA Name:	Pike County Housing Authority
Submission Type:	Unaudited/Single Audit

Review Score Detail(s)			
Project ID: IL071000001		Project Score: 21.56	
3 items found, displaying all items. 1			
Sub-Indicators	Points	Max Points	Measurement Of
Quick Ratio (QR)	12.00	12.00	Liquidity
Months Expendable Net Assets Ratio (MENAR)	9.56	11.00	Adequacy of Reserves
Debt Service Coverage Ratio (DSCR)	0.00	2.00	Capacity to Cover Debt
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Real Estate Assessment Center

Financial Assessment Subsystem (FASS-PH)

PHA Information	
PHA Code:	IL071 Fiscal Year End Date:12/31/22
PHA Name:	Pike County Housing Authority
Submission Type:	Unaudited/Single Audit

Quick Ratio (QR) Details	
Project ID: IL071000001	Project Score: 21.56
Score: 12.00	Value: 2.46
Formula: Adjusted Unrestricted Current Asset/Current Liabilities (111+114+115+120+131+135+142+144)/(310-343-010)	

Line Item	Description	Amount
Numerator		
111	Cash - Unrestricted	\$458,311
114	Cash - Tenant Security Deposits	\$55,135
115	Cash - Restricted for Payment of Current Liabilities	\$80,386
120	Total Receivables, Net of Allowances for Doubtful Accounts	\$25,020
131	Investments - Unrestricted	\$
135	Investments - Restricted for Payment of Current Liability	\$
142	Prepaid Expenses and Other Assets	\$20,326
144	Inter Program Due From	\$
Sub-Total		\$639,178
Denominator		
310	Total Current Liabilities	\$260,356
343-010	CFFP	\$
Sub-Total		\$260,356

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Real Estate Assessment Center

Financial Assessment Subsystem (FASS-PH)

PHA Information	
PHA Code:	IL071 Fiscal Year End Date:12/31/22
PHA Name:	Pike County Housing Authority
Submission Type:	Unaudited/Single Audit

Months Expendable Net Assets Ratio (MENAR) Details	
Project ID: IL071000001	Project Score: 21.56
Score: 9.56	Value: 3.02
Formula: Adjusted Unrestricted Current Asset - Current Liabilities/Monthly Operating Expense	
((111+114+115+120+131+135+142+144)-(310))/((96900+97100+97200+97800)/ Number of Reporting Months 12)	

Line Item	Description	Amount
Numerator		
111	Cash - Unrestricted	\$458,311
114	Cash - Tenant Security Deposits	\$55,135
115	Cash - Restricted for Payment of Current Liabilities	\$80,386
120	Total Receivables, Net of Allowances for Doubtful Accounts	\$25,020
131	Investments - Unrestricted	\$
135	Investments - Restricted for Payment of Current Liability	\$
142	Prepaid Expenses and Other Assets	\$20,326
144	Inter Program Due From	\$
310	Total Current Liabilities	\$260,356
Sub-Total		\$378,822
Denominator		
96900	Total Operating Expenses	\$1,503,370
97100	Extraordinary Maintenance	\$
97200	Casualty Losses - Non-capitalized	\$1,000
97800	Dwelling Units Rent Expense	\$
Sub-Total		\$1,504,370

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Real Estate Assessment Center

Financial Assessment Subsystem (FASS-PH)

PHA Information	
PHA Code:	IL071 Fiscal Year End Date:12/31/22
PHA Name:	Pike County Housing Authority
Submission Type:	Unaudited/Single Audit

Debt Service Coverage Ratio (DSCR) Details	
Project ID: IL071000001	Project Score: 21.56
Score: 0.00	Value: Income Zero or Neg.
Formula: Adjusted Operating Income/Annual Debt Service (96700+97000)/(96710+96720+11020)	

Line Item	Description	Amount
Numerator		
96700	Total Interest Expense and Amortization Cost	\$49,270
97000	Excess of Operating Revenue over Operating Expenses	\$-179,886
Sub-Total		\$-130,616
Denominator		
11020	Required Annual Debt Principal Payments	\$65,439
96710	Interest of Mortgage (or Bonds) Payable	\$49,270
96720	Interest on Notes Payable (Short and Long Term)	\$
Sub-Total		\$114,709

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Real Estate Assessment Center

Financial Assessment Subsystem (FASS-PH)

PHA Information	
PHA Code:	IL071 Fiscal Year End Date:12/31/22
PHA Name:	Pike County Housing Authority
Submission Type:	Unaudited/Single Audit

Unit Weighted Average Project Score Details	
3 items found, displaying all items.1	
Name	Value
Total Units	227
Sum of Weighted Value	4894.12
Unit Weighted Average Project Score	21.56
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PUBLIC HOUSING ASSESSMENT SYSTEM
FINANCIAL INDICATORS
Fiscal Year End Scores

The following indicators are currently used to assess the financial condition of Public Housing Authorities subject to evaluation by the Real Estate Assessment Center. The financial condition of each PHA is evaluated to determine whether the PHA has sufficient financial resources and is managing those resources effectively to support the provision of decent, safe and sanitary housing. The calculations below provide a general description of the accounts used to construct each indicator. A detailed schedule of computations for each indicator is available from the summary page.

IV. Subindicators

A. Subindicators of the Financial Condition Indicator

There are three subindicators that examine the financial condition of each project. The values of the three subindicators, derived from the FDS submitted by the PHA, comprise the overall financial assessment of a project. The three subindicators of the financial condition indicator are:

- Quick Ratio (QR);
- Months Expendable Net Assets Ratio (MENAR); and
- Debt Service Coverage Ratio (DSCR).

B. Description of the Financial Condition Subindicators The subindicators are described as follows:

Subindicator #1, QR. This subindicator is a liquidity measure of the project's ability to cover current liabilities. It is measured by dividing adjusted unrestricted current assets by current liabilities. The purpose of this ratio is to indicate whether a project could meet all current liabilities if they became immediately due and payable. A project should have available current resources equal to or greater than its current liabilities in order to be considered financially liquid. The QR is a commonly used liquidity measure across the industry. Maintaining sufficient liquidity is essential for the financial health of an individual project

. Subindicator #2, MENAR. This subindicator measures a project's ability to operate using its net available, unrestricted resources without relying on additional funding. It is computed as the ratio of adjusted net available unrestricted resources to average monthly operating expenses. The result of this calculation shows how many months of operating expenses can be covered with currently available, unrestricted resources.

Subindicator #3, DSCR. This subindicator is a measure of a project's ability to meet regular debt obligations. This subindicator is calculated by dividing adjusted operating income by a project's annual debt service payments. It indicates whether the project has generated enough income from operations to meet annual interest and principal payment on long-term debt service obligations.



Real Estate Assessment Center

Management Operations Subsystem (MASS)

Review Submission

Secure Systems

Review Score

Public Housing Authority Information

PHA Code: IL071 Fiscal Year End Date:12/31/2022
 PHA Name: Pike County Housing Authority
 Submission Type: Unaudited

Review Score

2 items found, displaying all items. **1**

Project	RAD	Score	Score Details
IL071000001	N	10.00	EXPAND
Unit Weighted Average Project Score/MASS		10.00	EXPAND

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Real Estate Assessment Center

Management Operations Subsystem (MASS)

Review Submission **Secure Systems**

Review Score

Public Housing Authority Information

PHA Code: IL071 Fiscal Year End Date: 12/31/2022
 PHA Name: Pike County Housing Authority
 Submission Type: Unaudited

Review Score Details

Organization: IL071000001

Overall Score: 10.00

5 items found, displaying all items. **1**

Sub-Indicators	Points	Max Points	Measurement Of
<u>Occupancy</u>	0.00	16.00	Occupancy for the project's fiscal year, adjusted for allowable vacancies pursuant to 24 CFR 990.145.
<u>Tenant Accounts Receivable</u>	5.00	5.00	Tenant accounts receivable of a project against the tenant charges for the project's fiscal year.
<u>Accounts Payable</u>	4.00	4.00	Money that a project owes to vendors at the end of the project's fiscal year for products and services purchased against total operating costs.
<u>Neighborhood Environment</u>	0.00	1.00	Projects in census tracts in which at least forty percent of families have an income below the poverty rate.
<u>Physical Condition</u>	1.00	1.00	A physical condition adjustment applicable to projects at least twenty eight years old, based on subtracting the unit-weighted average Date Of Full Availability (DOFA) date from the date of the Public Housing Authority's assessed fiscal year.

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Real Estate Assessment Center

Management Operations Subsystem (MASS)

Review Submission

Secure Systems

Review Score

Public Housing Authority Information

PHA Code: IL071 Fiscal Year End Date:12/31/2022
 PHA Name: Pike County Housing Authority
 Submission Type: Unaudited

Occupancy Details

Score: 0.00 Value: 0.82368
 Formula: Unit Months Leased divided by Unit Months Available
 Line Item 11210 divided by Line Item 11190

Line Item	Description	Amount
Numerator		
FDS Line Item 11210	Unit Months Leased	2,247
Denominator		
FDS Line Item 11190	Unit Months Available	2,728

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Real Estate Assessment Center

Management Operations Subsystem (MASS)

Review Submission

Secure Systems

Review Score

Public Housing Authority Information

PHA Code: IL071 Fiscal Year End Date:12/31/2022
 PHA Name: Pike County Housing Authority
 Submission Type: Unaudited

Tenant Accounts Receivable Details

Score: 5.00 Value: 0.06298
 Formula: Accounts Receivable divided by Net Tenant Rental Revenues
 Line Item 126 divided by Line Item 70500

Line Item	Description	Amount
Numerator		
FDS Line Item 126	Accounts Receivable - Tenants	\$42,163
Denominator		
FDS Line Item 70500	Net Tenant Rental Revenue	\$669,491

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Real Estate Assessment Center

Management Operations Subsystem (MASS)

Review Submission

Secure Systems

Review Score

Public Housing Authority Information

PHA Code: IL071 Fiscal Year End Date:12/31/2022
 PHA Name: Pike County Housing Authority
 Submission Type: Unaudited

Accounts Payable Details

Score: 4.00 Value: 0.17505
 Formula: Adjusted Unrestricted Current Asset - Current
 Liabilities/Monthly Operating Expense
 (Line Item 312 + Line Item 313) / (Line Item 96900 / Number of
 Reporting Months 12)

Line Item	Description	Amount
Numerator		
FDS Line Item 312	Accounts Payable less than ninety days	\$21,931
FDS Line Item 313	Accounts Payable greater than ninety days	\$0
Denominator		
FDS Line Item 96900	Total Operating Expenses	\$1,503,370

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Real Estate Assessment Center

Management Operations Subsystem (MASS)

Review Submission **Secure Systems**

Review Score

Public Housing Authority Information

PHA Code: IL071 Fiscal Year End Date: 12/31/2022
 PHA Name: Pike County Housing Authority
 Submission Type: Unaudited

Neighborhood Environment Details

Score: 0.00 Value: 11.98000
 Formula: Poverty Rate for a Census Tract
 Projects in census tracts in which at least forty percent of families have an income below the poverty rate.

Line Item	Description	Amount
Census Tract	Obtained from PIC Building Entrance	9527.00
FIPS County Code	Obtained from PIC Building Entrance	149
State Code	Obtained from PIC Building Entrance	IL

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Real Estate Assessment Center

Management Operations Subsystem (MASS)

Review Submission

Secure Systems

Review Score

Public Housing Authority Information

PHA Code: IL071 Fiscal Year End Date:12/31/2022
 PHA Name: Pike County Housing Authority
 Submission Type: Unaudited

Physical Condition Details

Score: 1.00 Value: 50.60114
 Formula: Project age in years
 A physical condition adjustment applicable to projects at least twenty eight years old, based on subtracting the unit-weighted average Date Of Full Availability (DOFA) date from the date of the Public Housing Authority's assessed fiscal year.

Line Item	Description	Amount
DOFA	Date of First Occupancy obtained from PIC	1972-05-25

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Real Estate Assessment Center

Management Operations Subsystem (MASS)

Review Submission

Secure Systems

Review Score

Public Housing Authority Information

PHA Code: IL071 Fiscal Year End Date:12/31/2022
 PHA Name: Pike County Housing Authority
 Submission Type: Unaudited

Unit Weighted Average Project Score Details

3 items found, displaying all items. **1**

Name	Value
Total Units	227
Sum of Weighted Value	2,270
Unit Weighted Average Project Score	10.00

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MANAGEMENT OPERATIONS INDICATOR SCORING METHODOLOGY

The Management Operations Indicator score provides an assessment of each PHA's management effectiveness. The computation of this PHAS indicator requires a maximum of three main calculations, which are:

Occupancy; Tenant accounts receivable; and Accounts payable.

Subindicator #1, Occupancy. This subindicator measures the occupancy for the project's fiscal year, adjusted for allowable vacancies pursuant to 24 CFR 990.145. A PHA will achieve 16 points if it has an adjusted occupancy rate equal to or greater than 98 percent. It will receive 12 points if it has an adjusted occupancy rate of less than 98 percent but equal to or greater than 96 percent. It will receive 8 points if it has an adjusted occupancy rate of less than 96 percent but equal to or greater than 94 percent. It will receive 4 points if it has an adjusted occupancy rate of less than 94 percent but equal to or greater than 92 percent. It will receive 1 point if it has an adjusted occupancy rate of less than 92 percent but equal to or greater than 90 percent. It will receive 0 points if it has an adjusted occupancy rate of less than 90 percent.

Occupancy value Points

≥98%	16
<98% but ≥96%	12
<96% but ≥94%	8
<94% but ≥92%	4
<92% but ≥90%	1
<90%	0

Subindicator #2, Tenant accounts receivable. This subindicator measures the tenant accounts receivable of a project against the tenant charges for the project's fiscal year. Charges include rents and other charges to tenants, such as court costs, maintenance costs, etc. A PHA will receive 5 points if it has a tenant accounts receivable ratio of less than 1.5. It will receive 2 points if it has a tenant accounts receivable ratio of equal to or greater than 1.5 and less than 2.5. It will receive zero points if it has a tenant accounts receivable ratio of equal to or greater than 2.5.

Tenant accounts receivable value Points

<1.5	5
≥1.5 but <2.5	2
≥2.5	0

Subindicator #3, Accounts payable. This subindicator measures the money that a project owes to vendors at the end of the project's fiscal year for products and services purchased on credit against total operating expenses. A PHA will receive 4 points if it has an accounts payable ratio of less than 0.75. It will receive 2 points if it has an accounts payable ratio of equal to or greater than 0.75 but less than 1.5. It will receive zero points if it has an accounts payable ratio of equal to or greater than 1.5.

Accounts payable value Points

<0.75	4
≥0.75 but <1.5	2
≥1.5	0



iNtegrated Assessment SubSystem

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Individual Reports Request

CFP Scoring - CFP Score Detail Report (Final)

PHA Code:	IL071	PHA Name:	Pike County Housing Authority
Fiscal Year End :	12/31	Fiscal Year:	2022

Calculation of Occupancy Rate

Units Occupied by Assisted Tenant	183	
Other Occupied Units	0	
Special Use Units	0	
Total Occupied Units	183	
Standing ACC Units	228	
Vacant Units Approved for Demo	0	
Total Units Available for Occupancy	228	
	Percent	Score
Occupancy Rate	80.26 %	0
Timeliness of Fund Obligation Rate	90.00 %	5
Capital Fund Indicator Score	N/A	5

The Capital Fund Program Summary

The purpose of the Capital Fund program assessment is to examine the period of time it takes a PHA to obligate the funds provided to a PHA from the Capital Fund program under section 9(j) of the 1937 Act (42 U.S.C. 1437g(9)(j)), and to occupy units. Funds from the Capital Fund program under section 9(d) of the 1937 Act (42 U.S.C. 1437g(d)(2)) do not include HOPE VI program funds. This indicator is not applicable for PHAs that choose not to participate in the Capital Fund program under section 9(d) of the 1937 Act. This indicator is applicable on a PHA-wide basis, and not to individual projects. The Capital Fund program indicator is based on a maximum of 10 points. The assessment required under the PHAS Capital Fund program indicator will be performed through analysis of:

- (1) Obligated amounts in HUD's electronic Line of Credit Control System (eLOCCS) (or its successor) for all Capital Fund program grants that were open during a PHA's assessed fiscal year.
- (2) The PHA's occupancy rate as measured at the end of the PHA's fiscal year, which is calculated by dividing the total occupied assisted, special use, and non-assisted units by the total ACC units less the total uninhabitable units as reflected in the Inventory Management System/Public Housing Information Center (PIC) (or its successor)

. Of the total 100 points available for a PHAS score, a PHA may receive up to 10 points based on the Capital Fund program indicator. Scoring for this indicator will be dependent on the amount of time it takes a PHA to obligate its Capital Fund grant(s), as well as the PHA's occupancy rate. If a PHA has no obligation end dates in the assessed fiscal year, and does not have any § 9(j) of the 1937 Act sanctions against it, the points for that sub indicator will be redistributed to the remaining sub indicator..

A. Subindicators of Capital Fund Program Indicator.

B. The two subindicators of the Capital Fund program indicator are:

- Timeliness of fund obligation; and
- The PHA's occupancy rate.

Subindicator #1, Timeliness of Fund Obligation. This subindicator examines the period of time it takes for a PHA to obligate funds from the Capital Fund program under section 9(j)(1) of the 1937 Act (42 U.S.C. 1437g(9)(j)). HUD may extend the period of time for the obligation of funds in accordance with 24 CFR 905.120 and section 9(j)(2) of the 1937 Act. Points are awarded on the following bases: The PHA will earn the full 5 points if it has obligated 90 percent or more of the grant amount for all of its grants on its obligation end date, or on the extended obligation end date, for all open Capital Fund program grants that have obligation end dates during the assessed fiscal year and does not have any grants that have been sanctioned pursuant to § 9(j) of the 1937 Act during the

assessed fiscal year. The PHA will earn 0 points if it has obligated less than 90 percent of the grant amount for any of its open grants on the obligation end date during the assessed fiscal year or is undergoing sanctions as per Section III of this notice.

Obligation value Points

≥90% and no sanctions 5

<90% or sanctions 0

If the PHA receives 0 points for this subindicator, it is not eligible for points for subindicator # 2.

Subindicator #2, Occupancy rate. This subindicator measures the PHA's occupancy rate as measured at the end of the PHA's fiscal year, which is calculated by dividing the total occupied assisted, HUD approve special use, and non-assisted units by the total ACC units less the total uninhabitable units as reflected in the Inventory Management System/PIC, or its successor. This information will be calculated as of the end of the PHA's fiscal year. A PHA will receive 2 points if it has an adjusted occupancy rate of at least 93 percent but not more than 96 percent. A PHA will receive 5 points if it has an adjusted occupancy rate of 96 percent or more.

IV. Sanctions

Sanctions for the obligation of funds are in accordance with 24 CFR 905.120 If a PHA has been sanctioned during the assessment period, the PHA will receive 0 points for the timeliness of fund obligation.

V. Elements of Scoring A. Points and Threshold. The Capital Fund program indicator is based on a maximum of 10 points. In order to receive a passing score under this indicator, a PHA must achieve at least 5 points or 50 percent of the available points under this indicator.

B. Scoring Elements. The Capital Fund program indicator score provides an assessment of a PHA's ability to obligate Capital Fund program funds in a timely manner, as well as a PHA's occupancy rate. The computation of the score under this PHAS indicator utilizes data obtained through analysis of obligated amounts in HUD's eLOCCS (or its successor) for all Capital Fund program grants that were open during the assessed fiscal year and PIC (or its successor) data as of the PHA's assessed Fiscal Year End. Scores are first calculated for each subindicator. From the two subindicator scores, an indicator score is then calculated. C. Example of Score Computations. The indicator score equals the sum of the subindicator scores, described in Section II, paragraph B. D. PHA Responsibility. PHAs are responsible for ensuring that their Capital Fund program information is submitted to eLOCCS and occupancy information to PIC by the submission due date. A PHA may not appeal its PHAS and/or Capital Fund program score based on the fact that it did not submit its Capital Fund program information to eLOCCS and occupancy information to PIC by the submission due date. PHAs shall retain supporting documentation for the Capital Fund