



**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: 12/01/2025

PHA Code:	PA036
PHA Name:	The Housing Auth of the City of Lancaster
Fiscal Year End:	09/30/2023

PHAS Indicators	Original Score	Adjustment	Net Score	Maximum Score
Physical	31	0	31	40
Financial	25	0	25	25
Management	23	-1	22	25
Capital Fund	10	0	10	10
Late Penalty Points	-	0	0	
PHAS Adjustment	-	0	0	
<b>PHAS Total Score</b>	<b>89</b>	<b>-1</b>	<b>88</b>	<b>100</b>
<b>Designation Status:</b>			<b>Standard Performer</b>	

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Financial Score Details	Score	Maximum Score
Submission Type: Audited/Single Audit		
1. FASS Score before deductions	25.00	25
2. Audit Penalties	0.00	
Total Financial Score Unrounded (FASS Score - Audit)	25.00	25

Capital Fund Score Details	Score	Maximum Score
Timeliness of Fund Obligation:		
1. Timeliness of Fund Obligation %	90.0	
2. Timeliness of Fund Obligation Points	5	5
Occupancy Rate:		
3. Occupancy Rate %	97.65	
4. Occupancy Rate Points	5	5
Total Capital Fund Score (Fund Obligation + Occupancy Rate):	10	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/prodphasinrule.cfm>