



# PHA Overview

09/05/2017



PHA Code: [REDACTED]



[View PHA Profile](#)

PHA Name: [REDACTED]



## Financial Position

FYE Date = 06/30/2016  
 Submission Type = Audited/Single Audit  
 Total Section 8 Revenue (HCV) = \$4,743,728  
 Total Section 9 Revenue (PH) = \$8,706,054  
 Total Revenue Other Sources\* = \$253,692  
 Revenue, all sources = \$13,703,474  
 \* Total Revenue Other Sources includes Revenue from other Federal and non-Federal sources

## Public Housing

Units (PIC ACC): 1,183  
 APG Occupancy Rate: 82.1%  
 Vacant for Mod: 0  
 Approved Demo/Disp Units:  
 Developments: 9  
 PHAS Score/Designation: 68/ Substandard Management  
 Administration Cost Category: [Low, Medium, High]  
 Risk Score (PH program Only): [Low, Medium, High]

## Housing Choice Voucher [REDACTED]

Housing Choice Vouchers: 1,032  
 HCV Utilization Rate: 73.16%  
 HCV Spending Rate (w/ HAP Reserves): 85.94%  
 YTD HAP/YTD BA: 94.98%  
 PBV: [data not available]  
 VASH Vouchers: 0  
 Other Special Purpose Vouchers: 0  
 SEMAP Score/Designation: 43/ Troubled

## PHA Governance

### PHA Executive Director

Contact: [REDACTED]  
 Contact Title: Executive Director  
 Contact Email: [REDACTED]  
 Contact Phone: [REDACTED]

### PHA Mailing Address

3820 [REDACTED]

### Board Chair or Acting Chair

Board Chair: [REDACTED]  
 Chair Email: [REDACTED]  
 Chair Phone: [REDACTED]

### Other

[REDACTED]  
 [REDACTED]  
 [REDACTED]

[Field Office Comments](#)

There are no comments for this PHA.



# Public Housing Dashboard

09/05/2017



PHA Code: [Redacted] PDF

PHA Names: [Redacted]

Latest Historic Trend

### Public Housing Unit Data

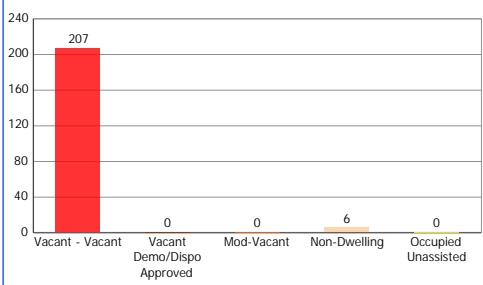
ACC Units	1,183	Vacant - Vacant	207	Uninhabitable	0
APG Occupancy Rate	82.08%	Long-term Vacant - Vacant	197	Demo/Dispo Approved	0
Assisted Tenants Occupied	966	Long-term Mod - Vacant	0	Other Vacant HUD Approved (not Mod)	4
Unassisted Tenants Occupied	0	Vacant for Modernization	0	Non-Dwelling	6

### PHARS: PHAS Troubled Status

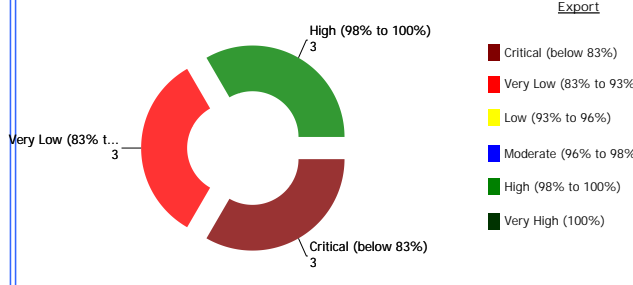
### PHAS Scores

FYE	PHA Code	PHAS Designation & Detail Reports	Published DT	FASS Submission Type	PHAS Score	PASS Score	FASS Score	MASS Score	CFP Score
06/30/2016	MI009	Substandard Management	7/6/2017	Audited/Single Audit	68	27	25	11	5
06/30/2015	MI009	Substandard Management	6/3/2016	Audited/A-133	75	30	24	11	10

### Distribution of Units by Status Type (Non-assisted)



### Distribution of Developments by APG Occupancy Rates



### Public Housing Comments

There are no comments for this PHA.

### Development Level Details

Physical Development	ACC Units	Assisted Units	APG Vacant Units	APG Vacancy Rate	0 Bedroom Units	1 Bedroom Units	2 Bedroom Units	3 Bedroom Units	4 Bedroom Units	5+ Bedroom Units
[Redacted]	195	179	16	8.21%	30	162	3			
[Redacted]	96	85	10	10.42%			34	46	16	
[Redacted]	192	100	88	45.83%			52	100	40	
[Redacted]	180	115	65	36.11%			52	86	42	
[Redacted]	90	89	1	1.11%		89	1			
[Redacted]	68	52	16	23.53%			1	47	14	6
[Redacted]	110	108	2	1.82%		108	2			
[Redacted]	93	92	1	1.08%			63	20	10	
[Redacted]	159	146	13	8.18%	1	158				

### Historical Unit Universe

Month	Standing Units	Non-ACC Units	ACC Units	Assisted Units	Non-Assisted Units	Special Use Units	Occupied Units	Vacant Units	Uninhabitable Units	RMIPRP	RMI	RMINOA	OPFUND Eligible Units	OPFUND Not Eligible Units	CAPFUND Eligible Units	CAPFUND Not Eligible Units	Occupancy Rate
September 2017	1,183	0	1,183	966	0	5	971	212	0	0	65	0	1,183	0	1,183	0	82.1%
August 2017	1,183	0	1,183	966	0	5	971	212	0	0	65	0	1,183	0	1,183	0	82.1%
July 2017	1,183	0	1,183	948	0	5	953	230	0	0	65	0	1,183	0	1,183	0	80.6%
June 2017	1,183	0	1,183	952	0	5	957	226	0	0	65	0	1,183	0	1,183	0	80.9%
May 2017	1,183	0	1,183	958	0	5	963	220	0	0	65	0	1,183	0	1,183	0	81.4%
April 2017	1,183	0	1,183	958	0	5	963	220	0	0	65	0	1,183	0	1,183	0	81.4%
March 2017	1,183	0	1,183	964	0	5	969	214	0	0	65	0	1,183	0	1,183	0	81.9%
February 2017	1,183	0	1,183	953	0	5	958	225	0	0	65	0	1,183	0	1,183	0	81.0%
January 2017	1,183	0	1,183	961	0	5	966	217	0	0	65	0	1,183	0	1,183	0	81.7%
December 2016	1,183	0	1,183	951	0	5	956	227	0	0	65	0	1,183	0	1,183	0	80.8%
November 2016	1,183	0	1,183	946	0	5	951	232	0	0	65	0	1,183	0	1,183	0	80.4%
October 2016	1,183	0	1,183	932	0	5	937	246	0	0	65	0	1,183	0	1,183	0	79.2%
September 2016	1,183	0	1,183	936	0	5	941	242	0	0	65	0	1,183	0	1,183	0	79.5%
August 2016	1,183	0	1,183	945	0	1	946	237	0	0	65	0	1,183	0	1,183	0	80.0%
July 2016	1,183	0	1,183	948	0	1	949	234	0	0	65	0	1,183	0	1,183	0	80.2%
June 2016	1,183	0	1,183	954	0	1	955	228	0	0	65	0	1,183	0	1,183	0	80.7%
May 2016	1,183	0	1,183	963	0	1	964	219	0	0	65	0	1,183	0	1,183	0	81.5%
April 2016	1,183	0	1,183	972	0	1	973	210	0	0	65	0	1,183	0	1,183	0	82.2%
March 2016	1,183	0	1,183	974	0	1	975	208	0	0	65	0	1,183	0	1,183	0	82.4%
February 2016	1,183	0	1,183	969	0	1	970	213	0	0	65	0	1,183	0	1,183	0	82.0%
January 2016	1,183	0	1,183	965	0	1	966	217	0	61	4	0	1,183	0	1,183	0	81.7%
December 2015	1,183	0	1,183	968	0	1	969	214	0	61	4	0	1,183	0	1,183	0	81.9%
November 2015	1,183	0	1,183	961	0	1	962	221	0	61	4	0	1,183	0	1,183	0	81.3%
October 2015	1,183	0	1,183	964	0	1	965	218	0	61	4	0	1,183	0	1,183	0	81.6%
September 2015	1,183	0	1,183	964	0	1	965	218	0	61	4	0	1,183	0	1,183	0	81.6%
August 2015	1,244	0	1,244	971	0	1	972	211	61	0	4	0	1,244	0	1,244	0	82.2%
July 2015	1,244	0	1,244	978	0	1	979	204	61	0	4	0	1,244	0	1,244	0	82.8%
June 2015	1,244	0	1,244	979	0	1	980	203	61	0	4	0	1,244	0	1,244	0	82.8%
May 2015	1,244	0	1,244	975	0	1	976	207	61	0	4	0	1,244	0	1,244	0	82.5%
April 2015	1,244	0	1,244	979	0	1	980	203	61	0	4	0	1,244	0	1,244	0	82.8%
March 2015	1,244	0	1,244	975	0	1	976	207	61	0	4	0	1,244	0	1,244	0	82.5%



# Housing Choice Voucher Dashboard

09/05/2017



PHA Code: [REDACTED]



PHA Name: [REDACTED]

Fiscal Year End: 06/30

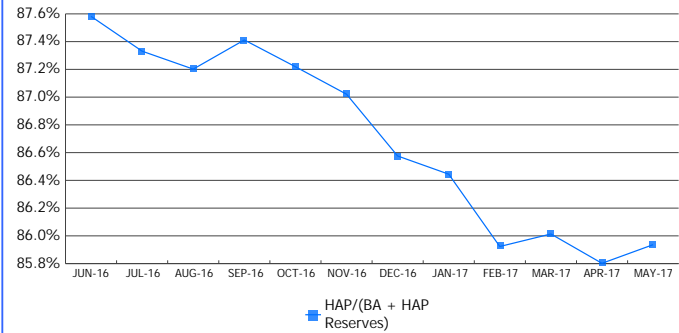
## Leasing and Spending

[Export to Excel](#)

No data returned for this view. This might be because the applied filter excludes all data.

## Spending over Funding w/HAP Reserves

[Export to Excel](#)



## Due Date

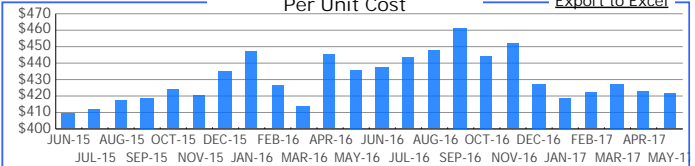
## SEMAP

## Score Details

Year	Designation	SEMAP Score
2013	Standard	76
2014	High	97
2015	High	93
2026	Troubled	34
2017	Troubled	43

## Per Unit Cost

[Export to Excel](#)



## Field Office HCV & SPV Comments

[Open InfoPath Tool](#)

There are no comments for this PHA.

[Open HCV Two Year Tool](#)

## Summary Details

Month	MAY-17
ACC Units	1,032
VMS Reported Leasing	755
Previous Month Leasing	741
Leasing Potential Estimate	43

UML/UMA	73.16%
YTD Avg PUC	\$422.58
Current HAP	\$318,133
Previous Month HAP	\$313,335
Leasing Potential %	4.13%

Current Month HAP/BA	95.57%
YTD HAP/YTD BA	94.98%
Uncontracted Vouchers	29
Optimization Zone Indicator	Underleased w/NRA
YTD UML/UMA	72.50%
Transfer Status	Receiving & Divesting

## HAP Reserves Details

Total Prior Year End HAP Reserves	\$420,411	Projected Current Year End HAP Reserves	\$9,999,999
VMS Reported NRA	(\$11,736)	Total HAP Reserves as a % of ABA	10.52%
HUD Held Reserves	(\$10,963)	Offset	\$8,656
		Current Total ABA	\$3,995,646

VMS Current NRA	(\$6,851)
VMS UNA Balance	\$9,999,999
VMS Cash & Invest.	\$30,797
Cash & Invest. as % of NRA and UNA	0.31%

## HUD Special Purpose Vouchers (SPV)

### Veterans Assisted Supportive Housing (VASH)

Latest  Historic Trend

VASH Awards 2012	999,999
VASH Awards 2013	999,999
VASH Awards 2014	999,999
VASH Awards 2015	999,999
VASH Awards 2016	999,999

Total VASH Awards	0
VASH PBV	0
Total VASH Leasing in VMS	60
VASH Leasing Rate	87.0%

### Mainstream 5 (MS5)

Total MS5 Awards	0
Leased MS5 Vouchers	0
Total % of MS5 Vouchers Leased	0.00%

### Non Elderly Disabled (NED)

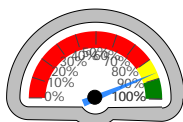
Prior NED Awards	0
Current (Cat 2) NED Awards	0
Total NED Awards	0
NED Leased in VMS	0

Cat 2 Awards Leased in PIC	0
Cat 2 % Leased in PIC	0.00%
Total % Leased NED Vouchers in VMS	0.00%

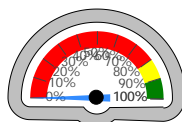
### Family Unification (FUP)

Pre-FY2008 FUP Awards	0
FY2008 - FY2011 FUP Awards	0
Total FUP Awards	0
FUP Leased in VMS	0
Leased in VMS (FUP0809)	0
Total FUP Leased in VMS	0

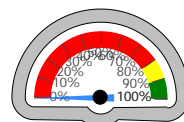
## SPV Leasing Rate



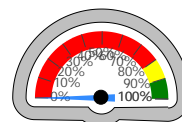
87.0%  
VASH



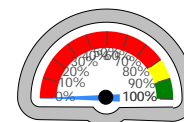
0.00%  
NED



0.00%  
NED (Cat 2)



0.00%  
FUP



0.00%  
MS5



# PHA Governance



PHA Code: [REDACTED]



PHA Name: [REDACTED]

09/05/2017

Mailing Address: [REDACTED]

PHA Executive Director

Board Chair or Acting Chair

Other

Contact: [REDACTED]  
Contact Title: [REDACTED]  
Contact Email: [REDACTED]

Board Chair: [REDACTED]  
Chair Email: [REDACTED]  
Chair Phone: [REDACTED]

County: [REDACTED]  
Congressional District: 5  
No Mayor info for MI009

## Board Members

Contact	Contact Title	Contact Email	Contact Phone
[REDACTED]	Commissioner	[REDACTED]	[REDACTED]
[REDACTED]	Commissioner	[REDACTED]	[REDACTED]
[REDACTED]		[REDACTED]	[REDACTED]

## Latest MASS Score

PHA	Submission Type Name	Fiscal Year End Date	Approved Date	MASS Maximum Score	MASS Score
[REDACTED]	Audited	06/30/2016	06/30/2017	25.00	10.56

## Management Operation Indicator

## Last 5 Years MASS Score

PHA	Submission Type Name	Fiscal Year End Date	Approved Date	MASS Maximum Score	MASS Score
[REDACTED]	Audited	06/30/2016	06/30/2017	25.00	11.70
[REDACTED]	Unaudited	06/30/2016	09/24/2016	25.00	11.70
[REDACTED]	Audited	06/30/2015	05/11/2016	25.00	10.75
[REDACTED]	Unaudited	06/30/2015	10/04/2015	25.00	10.75
[REDACTED]	Audited	06/30/2014	05/20/2015	25.00	11.75
[REDACTED]	Unaudited	06/30/2014	12/05/2014	25.00	11.75
[REDACTED]	Audited	06/30/2013	09/04/2014	25.00	12.59

## Last 5 Years MASS Projects Score



# Financial Position Dashboard

09/05/2017



PHA Code: [Redacted]



PHA Name: [Redacted]



## Funding

FYE Date = 06/30/2016

Submission Type = Audited/Single Audit

Total Section 8 Revenue (HCV) = \$4,743,728

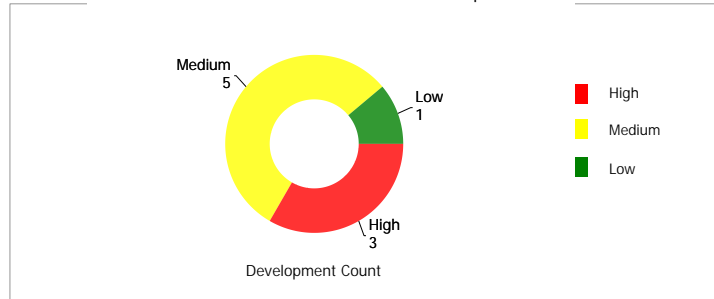
Total Section 9 Revenue (PH) = \$8,706,054

Total Revenue Other Sources\* = \$253,692

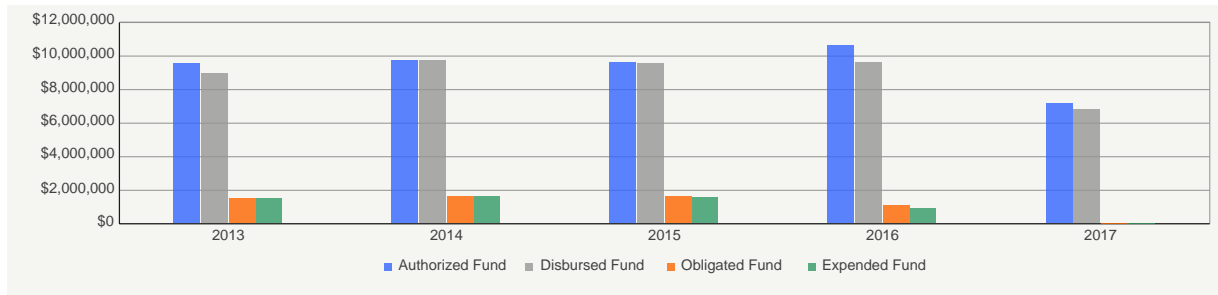
Revenue, all sources = \$13,703,474

\* Total Revenue Other Sources includes Revenue from other Federal and non-Federal sources

## Westover Risk - Distribution of Developments



## Fiscal Year Funding



	2013	2014	2015	2016	2017
Authorized Fund	\$9,582,393	\$9,723,469	\$9,634,811	\$10,636,779	\$7,173,892
Disbursed Fund	\$8,963,812	\$9,723,469	\$9,532,470	\$9,652,845	\$6,811,437
Obligated Fund	\$1,476,042	\$1,635,062	\$1,650,944	\$1,056,550	\$0
Expended Fund	\$1,476,042	\$1,635,062	\$1,581,409	\$890,670	\$0

Assistance Program		2013	2014	2015	2016	2017
Housing Choice Vouchers	Authorized Fund	\$3,939,731	\$3,128,039	\$3,209,331	\$4,118,120	\$3,973,247
	Disbursed Fund	\$3,321,150	\$3,128,039	\$3,162,863	\$3,954,056	\$3,972,450
	Obligated Fund					
	Expended Fund					
Low Rent Public Housing	Authorized Fund	\$4,166,620	\$4,960,368	\$4,764,783	\$4,796,502	\$3,200,645
	Disbursed Fund	\$4,166,620	\$4,960,368	\$4,764,783	\$4,796,502	\$3,200,645

## Risk Ratios

PHA	Submission Type Name	Fiscal Year End Date	Quick Ratio	MENAR	MASS Occupancy	TAR	DSCR
[Redacted]	Audited/Single Audit	06/30/2016	7.52	9.10	81.00%	1.00%	0.00

## Development Level Westover Risk Details

Submission Type

FYE Date

Audited/Single Audit

06/30/2016

Physical Development	Development Name	ACC Units	Assisted Units	MASS Occupancy	Quick Ratio	MENAR	TAR	Expense Ratio	WRD Score	Risk Designation
[Redacted]	RIVER PARK	180	115	61.00%	4.71	7.11	1.00%	0.61	33	High
[Redacted]	CENTERVIEW	90	89	92.00%	6.90	6.05	1.00%	1.00	28	High
[Redacted]	SCATTERED HOUSING	68	52	65.00%	23.97	16.73	2.00%	0.48	33	High
[Redacted]	RICHERT MANOR	195	179	86.00%	6.10	7.72	0.00%	1.02	10	Medium
[Redacted]	HOWARD ESTATES	96	85	94.00%	10.96	9.97	1.00%	0.81	18	Medium
[Redacted]	ATHERTON EAST	192	100	65.00%	5.32	3.26	2.00%	0.71	23	Medium
[Redacted]	ALDRIDGE PLACE	93	92	98.00%	16.47	18.67	1.00%	0.71	13	Medium
[Redacted]	KENNETH M. SIMMONS SQUARE	159	146	89.00%	3.86	7.32	1.00%	0.98	23	Medium
[Redacted]	MINCE MANOR	110	108	98.00%	14.13	17.14	0.00%	0.87	0	Low

FASS Unaudited Financial Data Schedule

Fiscal Year End Date	Unaudited Due Date	Unaudited Received Date	Unaudited Submission Type	Unaudited Status
06/30/2017	--	08/30/17	Unaudited/Single Audit	Review
06/30/2016	--	08/19/16	Unaudited/Single Audit	Approved
06/30/2015	--	09/10/15	Unaudited/A-133	Approved
06/30/2014	--	11/26/14	Unaudited/A-133	Rejected
06/30/2013	--	08/30/13	Unaudited/A-133	Approved

FASS Audited Financial Data Schedule

Fiscal Year End Date	Audited Due Date	Audited Received Date	Audited Submission Type	Audited Status
06/30/2016	--	03/30/17	Audited/Single Audit	Approved
06/30/2015	--	03/15/16	Audited/A-133	Approved
06/30/2014	--	03/30/15	Audited/A-133	Approved
06/30/2013	--	08/04/14	Audited/A-133	Rejected



# PHA FDS Data

09/05/2017



PHA Code: [REDACTED]



PHA Name: [REDACTED]

Latest FDS  5 Years FDS

Latest Audited vs Unaudited

[FASS Indicator Score Details](#)

	Submission Type	Unaudited/Single Audit
	Fiscal Year End Date	06/30/2017
	Status Name	Review
11190	Unit Months Available	25,632
11210	Unit Months Leased	20,520
REVENUES		
70500	Total Tenant Revenue	\$1,773,516
70600	HUD PHA Operating Grants	\$9,473,530
70610	Capital grants	\$1,644,924
70700	Total Fee Revenue	\$0
Other Revenue		\$352,521
70000	Total Revenue	\$13,244,491
EXPENSES		
91000	Total Operating – Administrative	\$1,859,242
92500	Total Tenant Services	\$134,571
93000	Total utilities	\$1,539,337
94000	Total Maintenance and Operations	\$1,791,349
95000	Total Protective Services	\$150,556
96100	Total Insurance Premium	\$522,607
96000	Total Other General Expenses	\$516,227
96700	Total Interest Expense and Amortization Cost	\$0
96900	Total Operating Expenses	\$6,513,889
Other Expenses		(\$563,238)
90000	Total Expenses	\$12,464,540
OTHER FINANCING SOURCES		
10100	Total Other Financing Sources	\$0
EXCESS OF TOTAL REVENUE OVER TOTAL EXPENSES		
10000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$779,951
INTERPROGRAM DUE FROM		
144	Interprogram - Due From	\$0
BANK OVERDRAFT		
311	Bank Overdraft	\$0
RESERVES/CASH		
511.1	Restricted Net Assets	\$0
512.1	Unrestricted Net Assets	\$0
513	Total Equity/Net Assets	\$23,604,330
11170	Administrative Fee Equity	(\$69,589)
11180	Housing Assistance Payments Equity	\$33,576



# Miscellaneous Compliance Dashboard

09/05/2017



PHA Code: [REDACTED]



PHA Name: [REDACTED]

## EIV Usage

Reporting Month: MAR-15:March

PHA Accessed Last 30 days	PHA Accessed Last 90 days	PHA Accessed Last 180 days
Y	Y	Y

## EIV Tenant Data

Reporting Month: MAR-15:March

Total Debt Owed to PHA (PH)	648	Total Debt Owed to PHA (S8)	198
Deceased Tenants (PH)	3	Deceased Tenants (HCV)	1

Multiple Subsidy Households	4
Multiple Subsidy Households Members	6
Households - Identity Verification Problems	49
Households - Immigration Problem	1
Households - Income Discrepancy	244