

PHAS Score Report for Fiscal Year 2008

PHA Information

PHA Code:	VA002	PHA Name:	Bristol Redevelopment & Housing Authority	Fiscal Year End:	03/31
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PHAS Score: **91** **Designation Status:** **High Performer** **PHAS Status:** **Released**

Select a PHAS indicator to view details relating to the composite score.

PHAS Indicator	Original Score	Maximum Score
Physical (PASS Incentive)	25	30
Financial	28	30
Management	29	30
Resident	9	10
PHAS Total Score	91	100

The sum of the indicators as displayed may not equal the composite PHAS score shown due to rounding.

PHAS Physical Report for Fiscal Year 2008

PHA Information

PHA Code:	VA002	PHA Name:	Bristol Redevelopment & Housing Authority	Fiscal Year End:	03/31
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Physical Score **25 (PASS Incentive)** **Number of Projects:** 6 **Systemic Deficiencies(not available)**
(rounded)

No Physical Condition Credits were selected with the Management Assessment

Inspection Release Date	Project ID	Inspection Number	Unit Count	Property (Development)	Overall Score		Inspection Reason
					100 - Point Basis	30 - Point Basis	
08/15/2007	VA002005 (not available)	273932	50	STANTHALL	88a	26.3	Initial
08/15/2007	VA002006 (not available)	273933	50	JONES MANOR	86b	25.8	Initial
08/14/2007	VA002002 (not available)	273930	60	JOHNSON CT	88b	26.4	Initial
08/13/2007	VA002004 (not available)	273931	40	MOSBY HOMES	86b	25.7	Initial
08/10/2007	VA002008 (not available)	273934	65	MROP-BONHAM CIRCLE	87b	26.2	Initial
08/09/2007	VA002001 (not available)	273929	135	RICE TERRACE	81b*	24.2	Initial

* Smoke detector violation.

The letter "a" is given if no health and safety deficiencies were observed other than for 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 for smoke detectors.

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

The sum of the sub-indicator scores may not equal the overall indicator score due to rounding.

PHAS Financial Report for Fiscal Year 2008

PHA Information

PHA Code:	VA002	PHA Name:	Bristol Redevelopment & Housing Authority	Fiscal Year End:	03/31
Submission Type:	Unaudited - Entity Wide				

Financial Score (rounded)

28

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	2.1	4.5
4	Occupancy Loss	4.5	4.5
5	Net Income or Loss Divided by the Expendable Funds Balance	1.5	1.5
6	Expense Management/Utility Consumption	1.5	1.5
Total Financial Score		27.5	30.0

The sum of the sub-indicator scores may not equal the overall indicator score due to rounding.

PHAS Management Report for Fiscal Year 2008

PHA Information

PHA Code:	VA002	PHA Name:	Bristol Redevelopment & Housing Authority	Fiscal Year End:	03/31
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Management Score (rounded)

29

Management Sub-Indicator[2]		resubmission Score	Maximum Score
1	Vacant Unit Turnaround Time	2.80	4.00
2	Capital Fund	7.00	7.00
	Unexpended Funds Over Three Federal Fiscal Years (FFYs) Old	1.00	1.00
	Timeliness of Fund Obligation	2.00	2.00
	Adequacy of Contract Administration	1.00	1.00
	Quality of the Physical Work	2.00	2.00
	Adequacy of Budget Controls	1.00	1.00

3	Work Orders	4.00	4.00
	Emergency Work Orders	2.00	2.00
	Non-Emergency Work Orders	2.00	2.00
4	Annual Inspection of Dwelling Units and Systems	4.00	4.00
	Annual Inspection of Dwelling Units	2.00	2.00
	Annual Inspection of Systems Including Common Areas and Non-Dwelling Space	2.00	2.00
5	Security	4.00	4.00
	Tracking and Reporting Crime-Related Problems	1.33	1.33
	Screening of Applicants	1.33	1.33
	Lease Enforcement	1.33	1.33
	Drug Prevention and/or Crime Reduction Program Goals	Excluded	Excluded
6	Economic Self-Sufficiency	7.00	7.00
Total Management Score		28.8	30.00

(2)"Excluded" will be displayed in both the Actual Score and Maximum Score columns when the PHA does not use the optional sub-indicators/components. The points will be reallocated to other sub-indicators/components by way of renormalization.

The sum of the sub-indicator scores may not equal the overall indicator score due to rounding.

PHAS Resident Report for Fiscal Year 2008

PHA Information

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Resident Score (rounded)

9

Resident Sub-Indicators		Actual Score	Maximum Score
1	Survey Results	3.6	5.0
	Maintenance and Repair	0.7	1.0
	Communication	0.7	1.0
	Safety	0.7	1.0
	Services	0.9	1.0
	Appearance	0.6	1.0
2	Implementation Plan	2.0	2.0
3	Follow-Up Plan	3.0	3.0
Total Resident Score:		8.6	10.0

The sum of the sub-indicator scores may not equal the overall indicator score due to rounding.