

# How do I go from and Score of 80/100 to a Score of 24/30?

## REAC Looks at your Physical Inspection scores in TWO ways

- ✓ When a property is inspected it gets a scoring report (Inspection Summary Report) This report is available online from the REAC website:

<http://www.hud.gov/offices/reac/online/reasyst.cfm>

- ✓ You must have proper access and an "M" number assigned only by REAC. To apply for that access:

[http://www.hud.gov/offices/reac/online/online\\_registration.cfm](http://www.hud.gov/offices/reac/online/online_registration.cfm)

- ✓ Each property receives a score on a 100 point basis. With 60 or higher being a passing score.
- ✓ Now ALL your properties are given a weight and converted to an OVERALL PHA Physical Condition Score which ranges from 0-30 (30 percent of the overall PHAS Score)

## HERES HOW ITS DONE

Formula is:

$$\text{Property Score} \times \text{Number of Property Units} / \text{Total Number of PHA Units} = \text{Wt on 100 pt basis}$$

Add total number of weights (one for each property) convert from percentage and multiply that number by 30 for PHAS Physical Condition Score

For example

- Property 1  
Score 59c\*  
30 Units Total
- Property 2  
Score 95a  
200 Units total
- Property 3  
Score 92b\*  
175 Units Total

Inspection Summary Report - 218189									
Inspection No: 218189 Property: 08021783 Hilda Heights-New Age 327 Annapolis Hwy, Capitol Heights Capitol Heights, MD 20746-8078					Inspection Date: 02/20/05 Phone: (301) 433-1000 Fax: (301) 433-7281 E-Mail Address: h18189@management.com ACCA CA#				
Comments: 59% TAC re: 10/20/04 for profile change									
<b>Building Unit Count</b>					<b>Health and Safety Counts</b>				
	#Total	#Inspected							
Buildings	17	17			Actual	17	100%	0%	0%
Units	450	26			Subsequent	0	0%	0%	0%
					Inspector	1	100%	0%	0%
<b>Areas</b>					<b>Life-Threatening</b>				
	Possible Points	Area Points	H & S Deduction		Actual	0	0%	0%	0%
Site	18.5	15.7	5.2		Subsequent	0	0%	0%	0%
Bldg Ext	18.5	12.3	2.0		Inspector	0	0%	0%	0%
Bldg Sys	17.5	17.5	0.0						
CA	4.7	2.6	1.6						
Units	40.7	27.5	6.8						
Overall	100.0	75.7	23.8						
Total Score = Area Points - H & S Deduction									
52 c									
<b>Systems Deficiencies</b>									
	Area	Units	Defect	# with Defects	# Total	% of Units with Defects			
CA	DU	Bathroom	Lavatory Sink - Damaged/Missing*	10	20	36%			
		Kitchen	Refrigerator - Missing/Damaged/Inoperable	10	20	36%			
		Hallway	Condition of Ceiling - Cracked/Peeling Tiles*	14	17	40%			
		Staircase	Condition of Ceiling - Cracked/Peeling Tiles*	10	17	40%			
		Stair	Missing/Improper Handrails*	10	17	40%			
		CH	Missing/Damaged Ceiling/Mold*	11	17	40%			
		CH	Cracked/Leaky/Mechanical Electrical Wiring Elements	6	17	38%			
		Entry Room	Stairs - Damaged or Inoperable*	6	10	30%			
		DU	Bathroom - Plumbing - Leaking Faucet/Type	10	20	36%			
		Stair	Stairs - Damaged for Handrails*	12	20	40%			
Note: Critical items are repairs that generally require large open cutouts, items such as new roofs and new appliances. Ordinary items are repairs that require smaller open cutouts. * Items such as split fixtures, fire extinguishers, and smoke detectors.									
<b>Participants</b>									
Management Agent		CAMPBELL, JUAN	Phone: (410) 786-6200	3207 WINDSOR DRIVE					
Concrete/Construction Management Company			Fax: (410) 786-2007	RD 2, BOX 201					
			E-Mail Address: jcampbell@management.com	GLEN BARRIE, MD 21046					
Owner		WILKOFFER, JOE	Phone: (202) 785-5000	1540 VERNON AVENUE					
Prince Georges Affordable Housing Group			Fax: (202) 785-5000	SUITE 400					
			E-Mail Address: jowilcoff@management.com	WASHINGTON, DC 20005					
Site Manager		Phone: (301) 433-7281	3207 WINDSOR DRIVE						
CC MANAGEMENT COMPANY, LLC		Office, E-mail:	Fax: (301) 433-7281	Capitol Heights, MD 20746					
			E-Mail Address: h18189@management.com						
<b>Building Unit Count</b>									
	#Total	#Inspected							
Buildings	17	17							
Units	450	26							
<b>Scores</b>									
	Possible Points	Area Points	H & S Deduction						
Site	18.5	15.7	5.2						
Bldg Ext	18.5	12.3	2.0						
Bldg Sys	17.5	17.5	0.0						
CA	4.7	2.6	1.6						
Units	40.7	27.5	6.8						
Overall	100.0	75.7	23.8						
Final Score = Area Points - H & S Deduction						52 c*			

$$\text{Property Score} \times \text{Number of Property Units} / \text{Total Number of PHA Units} = \text{Wt on 100 pt basis}$$

**STEP 1**

Property 1 Score 59c* 30 Units Total	Property 1	$59 \times 30 = 1770 / 405 =$	4.37
Property 2 Score 95a 200 Units total	Property 2	$95 \times 200 = 19000 / 405 =$	46.91
Property 3 Score 92b* 175 Units total	Property 3	$92 \times 175 = 16100 / 405 =$	<u>39.75</u>
			Total 91.03

**STEP 2**

91.03 rounds to 91%

Convert 91% from a percentage by moving decimal two places to the right .91

Multiply 30 by .91

The Physical Condition 1 Score for this PHA is 27.3 or **27** when rounded.

**Key Scoring Points**

100 Point Basis	30 Point Basis
<u>on a Property</u>	<u>on a Property</u>

<b>90</b>	<b>27</b>	<b>High Performing Property</b>
<b>80</b>	<b>24</b>	<b>Standard Performing Property</b>
<b>60</b>	<b>18</b>	<b>Standard Performing Property</b>
<b>59</b>	<b>17</b>	<b>Troubled Performing Property</b>

NOTES