

CA058 HCV Leasing and Spending Projection - The Goods

				Utilization Report:		UtilizationReport (9)				Print	TYT Guide	TYT Videos	
PHA Name	City of Berkeley Housing Authority (New Cohort MTW)			PHA Number	CA058			Save	Access Additional Tools		Disclaimer		
ACC/Funding Information				Funding Proration Levels		Program Projection Variables				Leasing and Spending Outcomes: Current and Following Year Projections			
ACC	Current Year (2024)	Year 2 (2025)	Year 3 (2026)	HAP		Success Rate	60%	Non-PBV Annual Turnover Rate	5.0%	2024		2025	
Beginning ACC Vouchers	1,989	1,989	1,989	Year 2 (2025) Rebenchmark	97.5%				EOP Rate as of 5/31/2024 (71 TB.PB EOPs): 4.35%	UML % of ACC (UMA)	76.7%	80.7%	
Funding Components	Current Year (2024)	Year 2 (2025)	Year 3 (2026)	Year 3 (2026) Rebenchmark	100.0%	Time from Issuance to HAP Effective Date (Current: 3.29 months)				HAP Exp as % of All Funds	96.7%	94.8%	
Initial BA Funding (net offset)	\$34,300,417	\$35,159,174	\$34,503,231	Administrative Fees		% leased in 30 days	6%			2025 Estimated PHA-Specific Inflation Factor	HAP Exp as % of Eligibility only	105.1%	98.1%
Offset of HAP Reserves	\$0			Year 1 (2024)	91.0%	% leased in 30 to 60 days	35%			End of Year Results			
Set Aside Funding	\$0			Year 2 (2025)	93.1%	% leased in 60 to 90 days	18%			Projected 12/31 Total HAP Reserves	\$1,248,356	\$1,904,298	
New ACC Units Funding	\$0	\$0	\$0			% leased in 90 to 120 days	6%		2nd Offset	HAP Reserves as % of ABA (Start: 8.8%)	3.6%	5.4%	
Total ABA Funding Provided	\$34,300,417	\$35,159,174	\$34,503,231			% leased in 120 to 150 days	35%						
PHA Income	\$0	\$0								End of Year 3 Results (2026)			
Total Cash-Supported Prior Year-End Reserves	\$3,008,630	\$1,248,356	\$1,904,298	HUD-Held Reconciliation - 12/31/2023 Cash Sufficiency Check							\$1,023,206	3.0%	Projected Total HAP Reserves ===== Reserves % BA
				HUD-established CYE HHR	\$4,344,639		HUD-established CYE HHR						
Total Funding				HUD-Calculated Restricted Net Position	(\$1,336,009)	\$2,064,339	PHA-Held Cash 12/31/2023 (VMS)			Administrative Fees Analysis		2024	2025
Total Funding Available	\$37,309,047	\$36,407,530	\$36,407,530	HUD-Reconciled	\$3,008,630	\$6,408,978	HUD-Reconciled (Cash Capped)	<= 7,200 UMLs (No Proration)	> 7,200 UMLs (No Proration)	Admin Fees Earned (PY: \$2,635,114)	\$2,485,868	\$2,670,919	
				Lower of H17/I17 (May Override)	\$3,008,630		Lower of H17/I17 (May Override)	\$154.28	\$144.00	Expense	\$1,498,722	\$1,255,596	
				HUD-Reconciled RNP v PHA-Reported RNP							Expense %	60.3%	47.0%
				HUD v. PHA difference: (\$147,005.00) or -0.4% of Eligibility	(\$1,189,004)	<--EOY VMS RNP ===== HUD-estimated RNP-->	(\$1,336,009)			MTW	Based on the most recent, official (end of fiscal year) UNP, CA058 has a 2024 Calendar Year-End (CYE) UNP of \$3,381,206 (or 136% of CY 2024 Earned Admin Fees) and a 2025 CYE UNP of \$4,368,351 (or 163.6% of CY 2025 Earned Admin Fees).		

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2024	UMAs	Actual UMLs	Actual HAP	Vouchers Issued/Projected to be Issued	Non-PBV Additions/Reductions	New Leasing from Issued Vouchers	Non-PBV Estimated Attrition	UMLs: Actual/Projected	HAP: Actual/Projected	PUC: Actual/Projected	Manual PUC Override	Year-to-Date % UML	Year-to-Date % ABA Expended	Monthly % UMA	Monthly % ABA Expended
Jan-24	1,989	1,533	\$2,738,110	5				1,533	\$2,738,110	\$1,786		77.1%	95.8%	77.1%	95.8%
Feb-24	1,989	1,528	\$2,785,218	15				1,528	\$2,785,218	\$1,823		76.9%	96.6%	76.8%	97.4%
Mar-24	1,989	1,525	\$2,790,615	4				1,525	\$2,790,615	\$1,830		76.9%	97.0%	76.7%	97.6%
Apr-24	1,989	1,512	\$2,728,441	1				1,512	\$2,728,441	\$1,805		76.6%	96.6%	76.0%	95.5%
May-24	1,989	1,501	\$2,685,101	3				1,501	\$2,685,101	\$1,789		76.4%	96.1%	75.5%	93.9%
Jun-24	1,989	1,507	\$2,606,731	1				1,507	\$2,606,731	\$1,730		76.3%	95.2%	75.8%	91.2%
Jul-24	1,989	1,518	\$2,826,692	36				1,518	\$2,826,692	\$1,862		76.3%	95.8%	76.3%	98.9%
Aug-24	1,989	1,525	\$2,878,921	35				1,525	\$2,878,921	\$1,888		76.4%	96.4%	76.7%	100.7%
Sep-24	1,989	1,518	\$2,746,337	25				1,518	\$2,746,337	\$1,809		76.3%	96.3%	76.3%	96.1%
Oct-24	1,989	1,538	\$2,873,699	21				1,538	\$2,873,699	\$1,868		76.4%	96.8%	77.3%	100.5%
Nov-24	1,989	1,546	\$2,748,528	7				1,546	\$2,748,528	\$1,778		76.6%	96.7%	77.7%	96.2%
Dec-24	1,989	1,546	\$2,763,481	13				1,546	\$2,763,481	\$1,788		76.7%	96.7%	77.7%	96.7%
Total	23,868	18,297	\$33,171,874	166	0	0	0.0	18,297	\$36,060,691	\$1,813		76.7%	105.1%	See MTW Non-HAP HAP Tab!	
2025															
Jan-25	1,989			20		12	-4.9	1,554	\$2,777,763	\$1,788		78.1%	94.8%	78.1%	94.8%
Feb-25	1,989			20		10	-5.0	1,559	\$2,788,041	\$1,789		78.2%	95.0%	78.4%	95.2%
Mar-25	1,989			20		11	-5.0	1,587	\$2,840,755	\$1,790		78.8%	95.6%	79.8%	97.0%
Apr-25	1,989			20		9	-5.0	1,591	\$2,848,865	\$1,791		79.1%	96.0%	80.0%	97.2%
May-25	1,989			20		11	-5.0	1,596	\$2,859,622	\$1,791		79.3%	96.4%	80.3%	97.6%
Jun-25	1,989			20		12	-5.1	1,603	\$2,872,946	\$1,792		79.5%	96.6%	80.6%	98.1%
Jul-25	1,989			20		12	-5.1	1,610	\$2,886,230	\$1,793		79.7%	96.9%	81.0%	98.5%
Aug-25	1,989			20		12	-5.1	1,617	\$2,899,474	\$1,793		79.9%	97.2%	81.3%	99.0%
Sep-25	1,989			20		12	-5.1	1,624	\$2,912,678	\$1,794		80.1%	97.4%	81.6%	99.4%
Oct-25	1,989			20		12	-5.2	1,631	\$2,925,841	\$1,794		80.3%	97.7%	82.0%	99.9%
Nov-25	1,989			20		12	-5.2	1,638	\$2,938,965	\$1,795		80.5%	97.9%	82.3%	100.3%
Dec-25	1,989			20		12	-5.2	1,644	\$2,952,050	\$1,795		80.7%	98.1%	82.7%	100.8%
Total	23,868	0	\$0	240	0	137	-60.9	19,253	\$34,503,231	\$1,792		80.7%	98.1%	See MTW Non-HAP HAP Tab!	

Graphs

SPVs: Additional SPV leasing should focus on the 9 unleased VASH vouchers. FINANCIAL - Beginning Year: Cash & Investments (VMS) of \$2,064,339 compares to RNP (VMS) of \$-1,189,004. Current: VMS Cash & Investments of \$6,890,145 compares to VMS RNP plus UNP of \$2,743,922. PBVs: Currently, the PHA reports 352 leased PBVs, for a leased PBV rate of 94%. Additional leasing should focus on the 23 unleased PBVs, for which the PHA is making vacancy payments on 1. Finally, the PHA reports 17 PBVs under AHAP. Most importantly, the Two-Year Tool is not a problem to be solved, but a reality to be experienced.

Comments (Hover for VMS Comments)