

CA058 HCV Leasing and Spending Projection - The Goods

				Utilization Report:				UtilizationReport				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	48%		Non-PBV Annual Turnover Rate	5.0%		2024		2025			
Beginning ACC Vouchers	1,989	1,989	1,989	Year 2 (2025) Rebenchmark	102.5%				EOP Rate as of 10/31/2024 (85 TB.PB EOPs): 5.55%		UML % of ACC (UMA)	76.6%	78.4%				
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	91.7%	94.7%				
Initial BA Funding (net offset)	\$34,300,417	\$35,061,019	\$36,146,909	Administrative Fees		% leased in 30 days	6%				HAP Exp as % of Eligibility only	99.7%	103.1%				
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)	90.0%		% leased in 60 to 90 days	18%				Projected 12/31 Total HAP Reserves	\$3,099,837	\$2,013,948			
New ACC Units Funding	\$0	\$0	\$0			% leased in 90 to 120 days	6%		2nd Offset		HAP Reserves as % of ABA (Start: 8.8%)	9.0%	5.7%				
Total ABA Funding Provided	\$34,300,417	\$35,061,019	\$36,146,909			% leased in 120 to 150 days	35%		\$0								
PHA Income	\$0	\$0										End of Year 3 Results (2025)					
Total Cash-Supported Prior Year-End Reserves	\$3,008,630	\$3,099,837	\$2,013,948	HUD-Held Reconciliation - 12/31/2023 Cash Sufficiency Check								\$2,287,852	6.3%	Projected Total HAP Reserves ***** Reserves % BA			
Total Funding				HUD-established CYE HHR	\$4,344,639		HUD-established CYE HHR										
				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	\$38,160,856	\$38,160,856	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)	\$2,544,732	\$2,571,905			
				Lower of H17/I17 (May Override)	\$3,008,630		Lower of H17/I17 (May Override)			\$154.28	\$144.00	Expense	\$2,271,024	\$1,641,744			
				HUD-Reconciled RNP v PHA-Reported RNP								Expense %		89.2% 63.8%			
				HUD v. PHA difference: \$655.00 or 0% of Eligibility	(\$1,336,664)		<-EOY VMS RNP ***** HUD-estimated RNP-->			MTW		Based on the most recent, official (end of fiscal year) UNP, CA058 has a 2024 Calendar Year-End (CYE) UNP of \$2,667,768 (or 104.8% of CY 2024 Earned Admin Fees) and a 2025 CYE UNP of \$2,941,476 (or 114.4% 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	1,534	\$2,738,110	0				1,534	\$2,738,110	\$1,785		77.1%	95.8%	77.1%	95.8%
Feb-24	1,989	1,528	\$2,785,218	0				1,528	\$2,785,218	\$1,823		77.0%	96.6%	76.8%	97.4%
Mar-24	1,989	1,525	\$2,790,613	0				1,525	\$2,790,613	\$1,830		76.9%	97.0%	76.7%	97.6%
Apr-24	1,989	1,512	\$2,789,036	0				1,512	\$2,789,036	\$1,845		76.7%	97.1%	76.0%	97.6%
May-24	1,989	1,501	\$2,684,531	0				1,501	\$2,684,531	\$1,788		76.4%	96.5%	75.5%	93.9%
Jun-24	1,989	1,507	\$2,606,730	0				1,507	\$2,606,730	\$1,730		76.3%	95.6%	75.8%	91.2%
Jul-24	1,989	1,519	\$2,763,521	43				1,519	\$2,763,521	\$1,819		76.3%	95.7%	76.4%	96.7%
Aug-24	1,989	1,524	\$2,917,818	28				1,524	\$2,917,818	\$1,915		76.4%	96.5%	76.6%	102.1%
Sep-24	1,989	1,530	\$2,714,253	24				1,530	\$2,714,253	\$1,774		76.4%	96.4%	76.9%	95.0%
Oct-24	1,989	1,529	\$2,846,427	16				1,529	\$2,846,427	\$1,862		76.5%	96.7%	76.9%	99.6%
Nov-24	1,989	0	\$0	20		8	-4.9	1,532	\$2,904,634	\$1,896		76.5%	97.1%	77.0%	101.6%
Dec-24	1,989	0	\$0	20		13	-4.9	1,541	\$2,974,003	\$1,930		76.6%	97.7%	77.5%	104.0%
Total	23,868	15,209	\$27,636,257	151	0	22	-9.8	18,282	\$34,209,210	\$1,833		76.6%	99.7%		See MTW Non-HAP HAP Tab!
2025															
Jan-25	1,989			12		11	-4.9	1,547	\$2,985,926	\$1,930		77.8%	102.2%	77.8%	102.2%
Feb-25	1,989			12		10	-5.0	1,552	\$2,996,297	\$1,931		77.9%	102.4%	78.0%	102.6%
Mar-25	1,989			12		7	-5.0	1,554	\$3,001,692	\$1,931		78.0%	102.5%	78.1%	102.7%
Apr-25	1,989			12		7	-5.0	1,557	\$3,007,034	\$1,932		78.0%	102.6%	78.3%	102.9%
May-25	1,989			12		7	-5.0	1,559	\$3,011,917	\$1,932		78.1%	102.7%	78.4%	103.1%
Jun-25	1,989			12		6	-5.0	1,560	\$3,014,202	\$1,933		78.2%	102.8%	78.4%	103.2%
Jul-25	1,989			12		6	-5.0	1,560	\$3,016,481	\$1,933		78.2%	102.8%	78.5%	103.2%
Aug-25	1,989			11		6	-5.0	1,561	\$3,018,754	\$1,934		78.2%	102.9%	78.5%	103.3%
Sep-25	1,989			11		6	-5.0	1,562	\$3,020,967	\$1,934		78.3%	103.0%	78.5%	103.4%
Oct-25	1,989			11		6	-5.0	1,563	\$3,022,852	\$1,935		78.3%	103.0%	78.6%	103.5%
Nov-25	1,989			11		6	-5.0	1,563	\$3,024,566	\$1,935		78.3%	103.1%	78.6%	103.5%
Dec-25	1,989			11		5	-5.0	1,564	\$3,026,221	\$1,936		78.4%	103.1%	78.6%	103.6%
Total	23,868	0	\$0	139	0	83	-60.0	18,701	\$36,146,909	\$1,933		78.4%	103.1%		See MTW Non-HAP HAP Tab!

Graphs

SPVs: Additional SPV leasing should focus on the 10 unleased VASH vouchers. FINANCIAL - Beginning Year: Cash & Investments (VMS) of \$2,064,339 compares to RNP (VMS) of \$-1,336,664. Current: VMS Cash & Investments of \$5,285,343 compares to VMS RNP plus UNP of \$1,692,308. PBVs: Currently, the PHA reports 336 leased PBVs, for a leased PBV rate of 86%. Additional leasing should focus on the 56 unleased PBVs, for which the PHA is making vacancy payments on 0. Finally, the PHA reports 22 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)