TOPIC OVERVIEW

- Basics of HCV Optimization Efforts
- Funding Explanation
- Monitoring and Knowing Key Variables
- The 2-Year Tool
- Resources
THE BASICS!
ITS NOT WHO YOU KNOW, ITS WHAT YOU KNOW! 😊
**STARTER ACRONYMS**
*(don’t worry...there will be more!)*

<table>
<thead>
<tr>
<th>ACRONYM</th>
<th>“TRANSLATION”</th>
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<tbody>
<tr>
<td>PHA</td>
<td>Public Housing Agency</td>
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<td>HCV</td>
<td>Housing Choice Voucher</td>
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<td>TYT</td>
<td>Two-Year Tool</td>
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<td>VMS</td>
<td>Voucher Management System</td>
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<tr>
<td>ACC</td>
<td>Annual Contributions Contract (for HCV this refers to the number of vouchers the PHA has under contract with HUD)</td>
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WHY USE THE TOOL

• The tool will help you to analyze your utilization situation
• The tool allows you to use basic leasing and spending to forecast
• The tool allows you to test different possible scenarios using variables
• The tool helps you to make more informed leasing and spending decisions
• The tool will help you to optimize your HCV program
OBJECTIVES OF TYT

• Optimization: Serve the maximum number of families supportable by dollars or fully utilize funding within the ACC program size limitation
• Focus on using data to make sound decisions
• Gather accurate and timely data
• Develop and set leasing goals based on data and key variables
• Create projections and forecasts
• Identify barriers in reaching goals
• Monitor leasing goals
• Model next year’s funding through scenario testing
HOW TO GET THE TOOL

• HUD’s Office of Housing Choice Vouchers Website: http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_Indian_housing/Programs/hcv/Tools
  – You may be required to change some Internet or Excel settings such as protected view, macro settings, etc.
• Enter your PHA code (e.g. MN001) and click "Open Two-Year Tool"
• Upon creating a TYT, you will now get a pop-up box with information to consider regarding financial analysis and the effects of coronavirus, specifically information on earned income for the PHA
• Please see the "HCV Two-Year Tool Guide“ (https://www.hud.gov/sites/dfiles/PIH/documents/Two-YearToolStep-by-Step.pdf) for any technical issues or for basics in creating a tool
• You can also contact your local HUD Portfolio Management Specialist for assistance or to help populate the tool
NOTE ABOUT HUD’S ROLE

• HUD’s purpose is to add value by enabling a more informed decision-making process on the part of the PHA to reach optimal performance.

• HUD should facilitate discussions and explore options.

• HUD should assist PHAs in framing decisions (these decisions sometimes involve trade-offs) with good data, analysis, tools and program knowledge.

• HUD can help PHAs to develop an informed strategy for both the current and the following year.

• HUD should not direct an outcome on issuances or leasing...in the end it is the PHA’s decision.
FUNDING EXPLANATION

SHOW ME THE MONEY!! 😊
HCV FUNDING CALCULATION

• A PHA’s HCV annual funding eligibility is determined by adding prior calendar year’s expenses as reported in the VMS.

• HUD applies an inflation factor to the expenses to account for an increase in costs.

• HUD then compares the total eligibility nationally to the amount of funds appropriated under law and applies a proration factor if eligibility is higher than appropriated amount.

• Simply put, the more money a housing authority spends, the higher its potential eligibility.

• If a housing authority significantly underspends, eligibility will be less the following year to house families.
FUNDING EXAMPLE

• XYZ PHA spent $1,000,000 last year housing eligible families
• HUD inflation factor has been determined as 1%
• PHA’s total inflated eligibility is $1,010,000
• However, HUD only has enough money to fund PHAs at 98% of eligibility based on the Appropriations Act, meaning that the PHA will receive $989,800 in ABA/HAP to cover about $1,010,000 in potential upcoming renewal expenses
• Note: Inflation rates are not factored into the amounts in the projections, but you can scenario test
HOW PHA RECEIVES FUNDS

• Each month, HUD advances Budget Authority to PHAs at the lesser of
  – 1/12\textsuperscript{th} of the PHA’s prorated eligibility
  – Cash management amount (more in 201 class)
• HUD also advances Administrative Fees to the PHAs in a similar manner based on the prior validated quarter’s average leasing
• Actual administrative fees earned are tied to the number of families housed so what a PHA receives in advanced fees may not necessarily be what they earned
• PHAs are paid one of two fee rates based on the number of families housed (listed in tool)
  – Column A Rate is for the first 600 families per month (or up to 7200 UMLs)
  – Column B Rate is for any family housed over the first 600 per month (or more than 7200 UMLs)
HCV MONITORING
KEY VARIABLES
FORECASTING VARIABLES

- Turnover Rate
- Success Rates
- Lease-up Time
- Per Unit Cost (PUC)
- PUC Trends
- Payment Standard Changes
OTHER FORECASTING DATA

- Unit Months Leased (UML)
- Unit Months Available (UMA)
- Unit Utilization (UML as a percentage of UMA)
- HAP Expenses (HAP)
- Annual Budget Authority (ABA or BA)
- Budget Utilization (HAP as a percentage of ABA)
- Net Restricted Position (NRP)
- HUD-Held Reserves (HHR)
- Total Funding Utilization (HAP as a percentage of all funds)
- Admin Expenses
- Admin Fees
- Unrestricted Net Position (UNP)
TURNOVER RATE

• Also referred to as termination rate, end of participation rate, or attrition rate

• Refers to the average percentage of families that can be expected to leave the HCV program on an annual basis
  – Includes terminations, port-outs, and end-of-participations
  – Exhibits seasonality
  – Populated from PIC, but this doesn’t factor all types in

• The amount used in the tool is participants leaving as a percent of all leased units
SUCCESS RATE*

- Average percentage of vouchers issued that will result in a HAP Contract
- Can be impacted by policy decisions such as:
  - Payment Standards
  - Voucher Term Expirations
- Impacted by PHA performance such as:
  - Outreach
  - Rent Reasonableness Determinations
  - Briefing Info
  - Customer Service
- Impacted greatly by Market Conditions
- *Success Rate can sometimes mean something else to the PHA
LEASE-UP TIME

• Average amount of time that it will take from issuance of voucher to lease up

• What is your PHA’s Voucher Term?
  – 30, 60, 90 (120?) days
  – Can have a direct impact on your success rate
PER UNIT COST

• The average cost per leased unit on the first day of the month
  – PUCs generally increase slowly and consistently
• Sudden PUC changes should be a warning
• Impacted by many factors...some controllable, most not:
  – Payment Standards
  – Utility Allowances
  – Participant Income
  – EIV Usage
  – Rent Reasonableness
  – Location and Market Conditions
UNRESTRICTED NET POSITION (UNP)

• Formerly UNA (Unrestricted Net Assets)
• RESERVE ACCOUNT aka Admin Reserves
• UNP (or UNA) are assets reserved to pay eligible Administrative Expenses
  – Accumulated from excess of the Administrative Fees Earned by the PHA
  – Total Administrative Fee revenue minus total HCV Administrative Expenses and any Fees used for eligible HAP or other HCV activities
  – Administrative Fee excess does not accumulate until the end of the PHA’s Fiscal Year
  – Reported by PHAs in VMS as the UNP balance at the beginning of the FY plus any interest earned or fraud recovery collected minus amounts used
NET RESTRICTED POSITION (NRP)

- Formerly NRA (Net Restricted Assets)
- RESERVE ACCOUNT aka HAP Reserves
- NRP (or NRA) are assets reserved for use to pay eligible HAP expenses
  - Accumulated from excess of the allocated BA actually disbursed and received by the PHA
  - Total HAP revenue minus total HAP Expense
  - Reported by PHAs in VMS
HUD HELD RESERVES (HHR)

• Like NRP, HHR is assets reserved for use to pay eligible HAP expenses that is held by HUD
  – Accumulated from total HAP revenue not disbursed to the PHA from allocated/authorized ABA
  – Not reported in VMS!
  – The Financial Management Center (FMC) knows these amounts at any given time if you aren’t tracking, but...
    • YOU SHOULD BE TRACKING!
    • PHAs can access through the FMC (see contact in Resources section)
ADMINISTRATIVE FEES AND ADMINISTRATIVE EXPENSES

• Admin Fees are funds provided by HUD to pay for the current Admin Expenses for operating the HCV program
• Fees are earned based on the number of units leased
• Fees are advanced as an estimated amount paid by HUD to PHAs monthly or quarterly
• PHA may use these fees to support program costs
• Admin Expenses are actual costs of operating the HCV program, including amounts paid to IPAs, Fee Accountants, etc.
IMPORTANT NOTE!!

- Administrative fees may be used to pay HAP, but HAP **cannot** be used to pay administrative expenses.
- HAP dollars (including Reserves) can only be used for the following purposes:
  - Subsidy payments (HAP) to landlords on the voucher participant's behalf
  - Homeownership subsidy payments toward a participant's mortgage
  - Utility Reimbursements to Participants (URP), if applicable
  - Deposits into Family Self-Sufficiency (FSS) escrows for FSS participants
- Use of HAP dollars (including NRP or HHR) for any other purpose constitutes a misappropriation of funds and can result in sanctions or civil penalties.
TOOL DEMONSTRATION

HOW DOES THIS DARN THING REALLY WORK??
STARTING THE TOOL

Here is an example of a setting you may need to change (in this case select “Enable Content”)

Select PHA

Enter PHA Code

Open Two-Year Tool

OR

Transfer PHA Selection

Receiving PHA

Divesting PHA

Open Two-Year Tool

Launch Projection Tool
PANDEMIC CONSIDERATIONS

The recent Covid-19 epidemic will have ripple effects on the HCV program, varying at the PHA-level based on local markets, programmatic decisions, policies, etc.

A few things to keep in mind in terms of using the TYT at this time.

1) What effect will this have on your program’s attrition? Are people less likely to move, thus lowering attrition? If so, using prior attrition as an estimate going forward will likely lead to an inaccurate projection.

2) What effect will this have both on your ability to issue vouchers, and the ability of those vouchers to lease up? If you are unable to issue vouchers, or issue vouchers to the extent planned, modifications to prior estimates need to be made. If the ability of a voucher holder to lease a unit decreases (for one of many reasons), using prior success rates will likely lead to an inaccurate projection.

3) What effect will this have on your program’s PUC? Is a large share of your program fixed income or zero income? Earned income? If the latter, it is likely that job loss may drive interim re-exams (whether those are processed now or later). This will lead to an increased HAP, with the PHA paying more and the family paying less. How will this effect your PUC? What is your policy for interim re-exams for income increases, as the unemployment insurance then picks up a month or two later? Will that hit immediately, or not until the next re-exam? We’ll take a look at the PUC effects in the next screen.

Specific decisions made at your PHA in terms of processing annuals may effect projected PUC moves (e.g. if you are in the midst of a payment standard payment.

I will keep that in mind.
PANDEMIC PUC

Pandemic Per Unit Cost Considerations

What effects will this have on a PHA’s PUC? Simply, it is likely some level of earned income will be lost, causing the PHA’s HAP to increase to compensate for the decreased family payment to the landlord. In other words, all else being equal, earned income goes down, HAP goes up. When HAP goes up for the families in the program, this translates to an increased PUC. Using 3/31/2020 PIC data (annual numbers), let’s look at this for the PHA in question. The tool will have updated PIC data.

The HCV families at this PHA have an annual total income of: $5,084,942

Of this, the HCV families at this PHA have the following EARNED income: $1,245,736

(For reference, the following percent of households in the program have earned income: 20.0%)

In other words, the following percent of total income is earned: 24.5%

Loosely speaking, 30% of earned income is used by the family to pay rent: $373,721

Again, loosely speaking, the following is the percent share of gross rent that is paid by earned income: 9.6%

As the earned income goes down, the remainder must be covered by HAP. So, the larger share that earned income is of gross rent, the more risk a PHA has for a PUC move due to lost income.

By examining the relationship between earned income, gross rent, and HAP, one can extrapolate a statement something along the lines of, “For every 5% lost in earned income, the PUC will increase by X%.“ Of course, this increase is capped by the amount of earned income a PHA has. Basically, you can’t go below $0 on earned income.

For example, a 5% decrease in earned income will result in the following % increase in the PUC: 0.8%

If all income were to be lost, the following is the maximum % increase to the PUC: 16.3%

NOTE: This uses PIC data, and as such, is only as good as the information reported in PIC. Additionally, it makes the broad assumption that 30% of income goes towards rent, thus setting aside the payment standard/gross rent comparison.

I need to ponder the PUC.
OTHER CONSIDERATIONS

PBV Attrition Offset

PUC Trending

Click “CHARGE”
SAVING THE TOOL

Sweet saving victory...

Hip hip hooray! You've done it! Save MN007's Tool to your desktop as proof.
Be brave. Let's save.

OK
### HCV Leasing and Spending Projection

#### JCD/Pending Information

<table>
<thead>
<tr>
<th>JCD/Pending Information</th>
<th>Funding Projections</th>
<th>Projected Values</th>
<th>Program Projection Variables</th>
<th>Leasing and Spending Outcomes</th>
<th>Current and Following Year Projections</th>
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<tbody>
<tr>
<td>Gross Budget</td>
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#### Funding Projections

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<td>Beginning ACD Vouchers</td>
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<td>Total 3rd Party</td>
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<td>Other Self-Reserves</td>
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</table>

#### Program Projection Variables

- Gross Cap Rate: 14.2%
- Annual Turnover Rate: 14.2%
- Leasing and Spending Outcomes: 2020
- Current and Following Year Projections: 2021

#### Leasing and Spending Outcomes

- Total 3rd Party: $2,000,000
- Other Self-Reserves: $2,000,000
- Total Funding: $4,000,000
- Total 3rd Party: $3,000,000
- Other Self-Reserves: $3,000,000
- Total Funding: $6,000,000
- Total 3rd Party: $4,000,000
- Other Self-Reserves: $4,000,000
- Total Funding: $8,000,000
- Total 3rd Party: $5,000,000
- Other Self-Reserves: $5,000,000
- Total Funding: $10,000,000
## HCV Leasing and Spending Projection

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<th>Year</th>
<th>UNHn</th>
<th>Actual UNHn</th>
<th>Actual HAP</th>
<th>Vouchers Issued/Projected To Be Issued</th>
<th>Other Planned Additions</th>
<th>New Leasing from Issued Vouchers</th>
<th>Estimated Allocation</th>
<th>UNHn</th>
<th>Actual UNHn</th>
<th>Actual HAP</th>
<th>HAP (Actual/Projected)</th>
<th>HAP (Actual/Projected)</th>
<th>Cumulative %</th>
<th>Cumulative %</th>
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**Note:** Financials: Beginning Year Cost (all new vessels) of $10,000 represents an HAP of $19,000. Current HAP Cost & increases of $2,000 represents an HAP of $21,000. Currently, the PHA reports leased PDI vs. leased PDI, or leased/new AVG of 50%. Additional leasing will have to be adapted for the PHA's future expenditures. Finally, the PHA reports an HAP under AVG. Most importantly, the Two Year Tool is a problem to be solved, but a reality to be experienced.
“FLOATING” OUTCOMES

This “floating” Summary Outcomes box will be available regardless of where you are in the tool so you can keep an eye on the results of any scenario testing or plans you enter into the tool.
TOOL OPTIONS

- Saves the Tool
- Additional Tools (will be discussed further in 201 class)
- HUD’s Disclaimer
- Prints the Tool
- Tool Guide and Training Videos
DATA ENTRY TIPS!

• Data entry should be done in yellow cells
  – Actual HAP and UML cells’ color changes once entered

• Dark blue “buttons” will cause a pop-up
  – For example, selecting the **Disclaimer** button will bring up HUD’s disclaimer in a pop-up window

• Comment flags for key columns
  – Put cursor over red corner of cell for additional explanation
RUNNING THE NUMBERS

• Tool populates data points from HUD systems
• User should populate UMLs and HAP expenses (see next slide)
• User needs to populate variable data or update/revise any incorrect variables
  – Need to master estimating variables based on historic data, experience, tracking, and trending
• User should populate vouchers issues, planned to be issued, and other additions and/or reductions
CURRENT DATA UPDATES

- **Actual UMLs** and **Actual HAP** populated by the Tool are from a certain snapshot in VMS that could be several months old.
- Not only will any recent or current months not be populated, any prior month corrections in the VMS may not be populated.
- To best forecast, you should enter any VMS changes, updates, and known current or future data into the actuals.
ACC & FUNDING

- **ACC and BA Funding** includes data for the current year ACC units and funding (years 2 & 3 are estimated amounts)
- **Offset of HAP Reserves** is entered if an offset in the current year is made
- **Set Aside Funding** if any is awarded to PHA
- **New ACC Units** allocated during the year are entered in the New ACC Units tab and are used in the Projection Analysis tab (will allocate the subsidy and increase ACC to the correct month/year & modify rebenchmarking of funding)
- **Total ABA Funding Provided** for the year
- **PHA Income** from other sources such as interest earned, fraud recoveries, etc.
- **Total Cash Supported Prior Year End Reserves** based on reconciled year end reserves
- **Total Funding Available** includes all funds listed above

<table>
<thead>
<tr>
<th>ACC/Funding Information</th>
<th>Current Year 2020</th>
<th>Year 2 2021</th>
<th>Year 3 2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beginning ACC Vouchers</td>
<td>582</td>
<td>582</td>
<td>582</td>
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<tr>
<td>Funding Components</td>
<td></td>
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<td></td>
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<tr>
<td>Initial EIA Funding (net offset)</td>
<td>$2,453,314</td>
<td>$2,116,534</td>
<td>$1,873,452</td>
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<tr>
<td>Offset of HAP Reserves</td>
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<td>Set Aside Funding</td>
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<tr>
<td>New ACC Units Funding</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Total ABA Funding Provided</td>
<td>$2,453,314</td>
<td>$2,116,534</td>
<td>$1,873,452</td>
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<tr>
<td>PHA Income</td>
<td>$126</td>
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<tr>
<td>Total Cash-Supported Prior Year-End Reserves</td>
<td>$18,213</td>
<td>$313,575</td>
<td>$556,657</td>
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<td>Total Funding</td>
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<tr>
<td>Total Funding Available</td>
<td>$2,471,855</td>
<td>$2,430,109</td>
<td>$2,430,109</td>
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</table>
NOTE ON LEASING LIMIT

• PHAs cannot lease more than their baseline Annual Contributions Contract (ACC) units, multiplied by 12 (UMA), on a calendar year basis.

• In this example, the PHA has an ACC baseline of 582 units and 6984 unit months available (582 x 12).

• This PHA may not lease more than 6984 unit months on an annual basis.

• PHAs cannot over-lease units even if they have sufficient funding.

<table>
<thead>
<tr>
<th>2020</th>
<th>UMAs</th>
<th>Actual UMLs</th>
<th>Actual HAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jan-20</td>
<td>582</td>
<td>446</td>
<td>$189,848</td>
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<tr>
<td>Feb-20</td>
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<td>$0</td>
</tr>
<tr>
<td>Sep-20</td>
<td>582</td>
<td>0</td>
<td>$0</td>
</tr>
<tr>
<td>Oct-20</td>
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<td>$0</td>
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<tr>
<td>Nov-20</td>
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<tr>
<td>Dec-20</td>
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<td>$0</td>
</tr>
<tr>
<td>Total</td>
<td>6,984</td>
<td>893</td>
<td>$379,616</td>
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</table>
### FUNDING PRORATIONS

Estimates for:
- Re-benchmarking funding
- Potential Offset
- Admin Fee Earnings

<table>
<thead>
<tr>
<th>Funding Proration/Offset Levels</th>
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<tbody>
<tr>
<td>HAP</td>
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<tr>
<td>Year 2 (2021) Rebenchmark</td>
<td>100.0%</td>
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<tr>
<td>Year 3 (2022) Rebenchmark</td>
<td>100.0%</td>
</tr>
<tr>
<td>Year 2 (2021) % 'Excess' Reserves Offset</td>
<td>25.0%</td>
</tr>
<tr>
<td>Year 3 (2022) % 'Excess' Reserves Offset</td>
<td>0.0%</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Administrative Fees</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Year 1 (2020)</td>
<td>79.0%</td>
</tr>
<tr>
<td>Year 2 (2021)</td>
<td>80.0%</td>
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</tbody>
</table>
VARIABLES

- Enter **Success Rate**
- Enter **Annual Turnover Rate**
- Enter % of leased vouchers that reach HAP contract within **30, 60, 90, 120 days** of Issuance (must add to 100%)
  - Tool will calculate this into average or **Current** time
NEW COVID-19 DATA

- New COVID-19 info on **Earned Income** and **PUC**
- This data shows the PHA’s **Total Earned Income (Annual)** as of 3/31/2020 and again as of 4/30/2020 to show any significant changes (info from PIC)
- **PUC** increase is a loose estimate based only on known information
# PROJECTIONS & ACTUALS

- **Leasing & spending actuals from VMS and/or PHA**
- **Input Leasing Plans**
- **Totals from Calculations of Variables**
- **UMLs & HAP Actuals or Projections based on attrition, new leasing & PUC**

## Table

<table>
<thead>
<tr>
<th>Year</th>
<th>UMA</th>
<th>Actual UMLs</th>
<th>Actual HAP</th>
<th>Vouchers Issued/Projected To Be Issued</th>
<th>Other Planned Additions/Reductions</th>
<th>New Leasing from Issued Vouchers</th>
<th>Estimated Attrition</th>
<th>UMLs Actual/Projected</th>
<th>HAP Actual/Projected</th>
<th>PUC Actual/Projected</th>
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<td>5,083</td>
<td>$2,158,080</td>
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</table>
LEASING PLANS

- **Vouchers Issued or Projected to be Issued** only enter in the month they are issued or planned to be issued. Don’t double count. HUD may review with VMS which is a cumulative figure until actuals/projections can be obtained from PHA.

- **Other Planned Additions/Reductions** adds straight to projections through PBV leasing or absorbing future ports as the Receiving PHA and reduces straight to projections through absorption of ports from a Receiving PHA (need to make a negative number). No variables are factored in here.

- **New Leasing from Issued Vouchers** only looks at Vouchers Issued/Projected to be Issued and factors in the variables of success rate and lease up times.

<table>
<thead>
<tr>
<th>Vouchers Issued/Projected To Be Issued</th>
<th>Other Planned Additions/Reductions</th>
<th>New Leasing from Issued Vouchers</th>
<th>Estimated Attrition</th>
<th>UMLs: Actual/Projected</th>
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</thead>
<tbody>
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</table>
**PUC OVERRIDE**

Manual PUC Override allows projections using different PUC from that month forward or different PUC each month.

<table>
<thead>
<tr>
<th>UMLs: Actual/Projected</th>
<th>HAP: Actual/Projected</th>
<th>PUC: Actual/Projected</th>
<th>Manual PUC Override</th>
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<tr>
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<td>446</td>
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<tr>
<td>5,397</td>
<td>$2,349,724</td>
<td>$435</td>
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</table>
LEASING & SPENDING OUTCOMES

- **UML % of ACC (UMA)** shows the projected utilization of vouchers
- **HAP Exp as % of All Funds** shows projected spending as a % of all funds available (from previously explained balances)
- **HAP Exp as % of Eligibility Only** shows projected spending as a % of only the annual allocated budget authority
- **Projected 12/31 Total HAP Reserves** shows projected reserves (UNP & HHR) at the end of current CY and the next CY
- **HAP Reserves as % of ABA (start X%)** shows projected (and “start” of year) reserves as a % of the PHA’s annual budget authority
- **Excess Reserves Subject to Offset** shows projected estimate of how much of the PHA’s year-end reserve balance may be subject to offset
- **End of Year 3 Results** shows the same as above but even further out and more estimated Year 3 end.
**ADMIN OUTCOMES**

- Projected Admin Fees Earned for current and following year
- Projected Admin Expenses for current and following year
- Added projected CARES Act Admin Fees

### Administrative Fees Analysis

<table>
<thead>
<tr>
<th>CARES Act Admin Fees</th>
<th>&lt;= 7,200 UMLs (No Proration)</th>
<th>&gt; 7,200 UMLs (No Proration)</th>
<th>Admin Fees Earned (PY: $301,751)</th>
<th>Expense</th>
<th>2020</th>
<th>2021</th>
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<tr>
<td>$60,730</td>
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<td>$243,430</td>
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</tbody>
</table>

- **Expense %**
  - 117.9% (2020)
  - 136.5% (2021)

- MN007 has a cost per UML of $54.30 compared to its Earnings/UML & Size peer group of $44.30 (a difference of 10.9%) and its state peer group (of all PHAs in the state) of $61.37 (a difference of -12.3%).
- Based on the most recent, official (end of fiscal year) UINP, MN007 has a projected 2020 Calendar Year-End CYE UINP of ($49,587) (or -17.3% of CY 2020 Earned Admin Fees) and a 2021 CYE UINP of ($139,797) (or -17% of CY 2021 Earned Admin Fees).
FORECASTING FOR STABILITY

• Projecting leasing and spending
• Projecting funding based on rebenchmarking
• Modeling potential funding by scenario-testing
• Focusing on key variables
• Developing and testing leasing plans
• Reviewing and testing PUC changes
• Making choices!
IF TIME

TOOL DEMO
RESOURCES
WHERE TO GET HELP
RESOURCES

• Public and Indian Housing One-Stop Tool (POST)
• HUD’s Office of HCV Website
• HCV Utilization Tools Website
• HCV 2-Year Tool Step-by-Step Guide
• PIH Notices
ADDITIONAL RESOURCES

• Your HUD PIH Portfolio Management Specialist
  – Jared, Julie, Laura, Mark, Matt, Morgan, Ryan, or Tammy!

• Your Financial Management Center Analyst
  – Lin Wang (Lin.Wang@hud.gov)

• Your Fellow PHAs
  – We are all in this together! 😊
QUESTIONS?

DANA.M.KITCHEN@HUD.GOV
612-370-3050