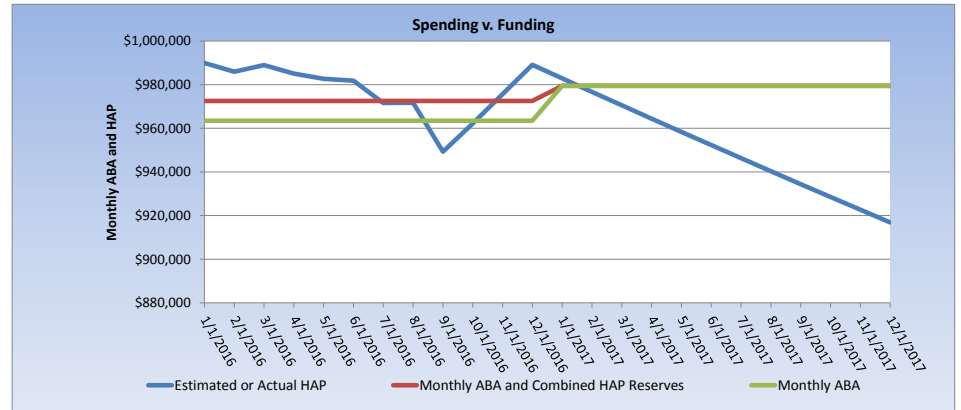
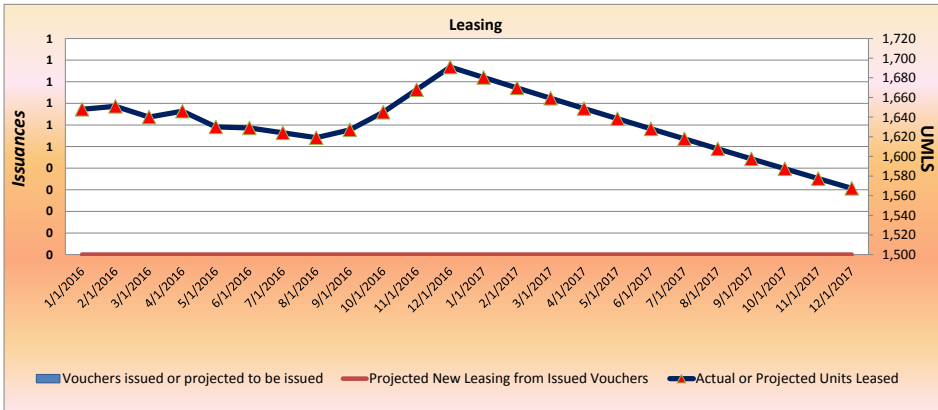


MI064 HCV Leasing and Spending Projection

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R							
Utilization Report:							HCV Utilization Report July 2016 11							Print			Two-Year Tool Guide							
PHA Name		ANN ARBOR HOUSING COMMISSION		PHA Number		MI064		**This PHA has PBV/RAD activity. Please see the comments section.** Save Access Additional Tools Disclaimer																
ACC and Funding Information				Funding Proration Levels				Program Projection Variables				Leasing and Spending Outcomes: Current and Following Year Projections												
		Current Year	Year 2	Year 3		Years 2 & 3 Re-Benchmarking Proration		100.0%		Success Rate		70%		Annual Turnover rate		7.6%		2016		2017				
Calendar Year		2016	2017	2018		Years 1 & 2 Admin Fee Proration		84.0%		PIC EOP % as of September 30 2016 (96 EOPs) 8.0				UML % of ACC (UMA)		88.9%		87.7%						
Beginning ACC # Vouchers		1,843	1,851	1,851		Years 2 & 3 Offset (Optional)				Time from Issuance to HAP Effective Date				HAP Exp as % All Funds		100.5%		96.9%						
Initial BA Funding (net offset)		\$11,276,081	\$11,753,708	\$11,394,248		Offset % (protects CYE increased leasing)		0.0%		% leased in 30 days		18%		2.28		Average months from issuance to HAP Effective Date		HAP Exp as % of Eligibility only		101.5%		96.9%		
OFFSET of HAP Reserve			\$0	\$0		Prorated Funding Eligibility Level (including any Offset)				% leased in 30 to 60 days		40%						Projected 12/31 Total HAP Reserves		-\$63,508		\$359,460		
Set Aside Funding		\$258,051				\$11,561,684				% leased in 60 to 90 days		38%						HAP Reserves as % of ABA (Start: 0.8%)		-0.6%		3.1%		
New ACC Units Funding		\$27,552	\$0	\$0		Average Monthly Funding Eligibility		\$963,474		% leased in 90 to 120 days		4%						Potential Terminations		107		0		
Total ABA Funding Provided		\$11,561,684	\$11,753,708	\$11,394,248		HUD-Held Reconciliation Cash Sufficiency Check (With Line Reference to FMD Letter)				12.31.2015 Reconciliation				Beginning Year Three		Monthly ABA minus HAP Exp		\$32,656		Surplus		# Months RNP will cover Yr 3 Monthly deficit		
PHA Income		\$18,799				HUD-established CYE HHR (Line 33)		\$90		HUD-established CYE HHR (Line 33)				Administrative Fees Analysis		2016		2017		MI064 has a cost per UML of \$68.40 compared to its Earnings/UML & Size peer group of \$68.50 (a difference of -0.1%) and its state peer group (of all PHAs in the state) of \$46.60 (a difference of 31.9%).		Based on the most recent, official (end of fiscal year) UNP, MI064 has a projected 2016 Calendar Year-End (CYE) UNP of (\$204,188) (or -16.6% of CY 2016 Earned Admin Fees) and a 2017 CYE UNP of (\$394,098) (or -32.4% of CY 2017 Earned Admin Fees).		
Total Cash-Supported Prior Year-End Reserves		\$90,037	\$0	\$359,460		HUD-estimated Net Excess Cash (Line 24)		\$89,947 \$166,928		PHA-Held Cash 12/31/2015 (VMS)						<= 7,200 UMLs (<= 600 Units) - no proration		> 7,200 UMLs (> 600 units) - no proration						Admin Fees Earned (PY: \$1,126,470)
Total Funding Available		\$11,670,520	\$11,753,708	\$11,753,708	Lower of H17/I17 (Override Available)		\$90,037		Lower of H17/I17 (Override Available)				Expense		\$76.15		\$71.08		Expense %		113.2%		115.6%	
					HUD-Reconciled Excess Cash v PHA RNP		(\$12,987)		< PHA-Reported 12/31/2015 RNP ***** HUD-Estimated 12/31/2015 Excess Cash>		\$89,947													

MI064 HCV Leasing and Spending Projection

	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	
	2016	ACC Units (UMAs) (see new ACC tab)	ACTUAL Leased Units	Actual HAP	Vouchers issued, or projected to be issued	Other Planned additions or reductions to leased units	New Leasing from Issued Vouchers	Estimated Attrition	Leased units: Actual and Projected	HAP Expense: Actual and Projected	PUC Actual or Projected	Manual PUC Override	Cumulative Annual Leased %	Cumulative Eligibility Expended %	Monthly UML %	Monthly ABA Expended %	
22																	
23	Jan-16	1,843	1,648	\$989,942			0	-10.4	1,648	\$989,942	\$601		89.4%	102.7%	89.4%	102.7%	
24	Feb-16	1,843	1,651	\$985,969			0	-10.4	1,651	\$985,969	\$597		89.5%	102.5%	89.6%	102.3%	
25	Mar-16	1,843	1,640	\$988,944			0	-10.4	1,640	\$988,944	\$603		89.3%	102.6%	89.0%	102.6%	
26	Apr-16	1,843	1,646	\$985,079			0	-10.3	1,646	\$985,079	\$598		89.3%	102.5%	89.3%	102.2%	
27	May-16	1,843	1,630	\$982,705			0	-10.4	1,630	\$982,705	\$603		89.1%	102.4%	88.4%	102.0%	
28	Jun-16	1,851	1,629	\$981,823			0	-10.3	1,629	\$981,823	\$603		89.0%	102.3%	88.0%	101.9%	
29	Jul-16	1,851	1,624	\$971,616			0	-10.3	1,624	\$971,616	\$598		88.8%	102.1%	87.7%	100.8%	
30	Aug-16	1,851	1,619	\$971,683	0		0	-10.2	1,619	\$971,683	\$600		88.6%	101.9%	87.5%	100.9%	
31	Sep-16	1,851	1,627	\$949,323			0	-10.2	1,627	\$949,323	\$583		88.5%	101.6%	87.9%	98.5%	
32	Oct-16	1,851	1,645	\$962,193			0	-10.3	1,645	\$962,193	\$585		88.6%	101.4%	88.9%	99.9%	
33	Nov-16	1,851	1,668	\$975,648			0	-10.4	1,668	\$975,648	\$585		88.7%	101.4%	90.1%	101.3%	
34	Dec-16	1,851	1,691	\$989,103			0	-10.5	1,691	\$989,103	\$585		88.9%	101.5%	91.4%	102.7%	
35	Total	22,172	19,718	\$11,734,028	0	0	0	-124.0	19,718	\$11,734,028	\$595		88.9%	101.5%			
36	2017																
37	Jan-17	1,851					0	-10.7	1,680	\$982,872	\$585		90.8%	100.3%	90.8%	100.3%	
38	Feb-17	1,851					0	-10.6	1,670	\$976,680	\$585		90.5%	100.0%	90.2%	99.7%	
39	Mar-17	1,851					0	-10.5	1,659	\$970,527	\$585		90.2%	99.7%	89.6%	99.1%	
40	Apr-17	1,851					0	-10.5	1,649	\$964,412	\$585		89.9%	99.4%	89.1%	98.5%	
41	May-17	1,851					0	-10.4	1,638	\$958,337	\$585		89.6%	99.1%	88.5%	97.8%	
42	Jun-17	1,851					0	-10.3	1,628	\$952,299	\$585		89.4%	98.8%	88.0%	97.2%	
43	Jul-17	1,851					0	-10.3	1,618	\$946,300	\$585		89.1%	98.5%	87.4%	96.6%	
44	Aug-17	1,851					0	-10.2	1,608	\$940,338	\$585		88.8%	98.2%	86.9%	96.0%	
45	Sep-17	1,851					0	-10.1	1,598	\$934,414	\$585		88.5%	97.9%	86.3%	95.4%	
46	Oct-17	1,851					0	-10.1	1,587	\$928,527	\$585		88.2%	97.5%	85.8%	94.8%	
47	Nov-17	1,851					0	-10.0	1,577	\$922,678	\$585		88.0%	97.2%	85.2%	94.2%	
48	Dec-17	1,851					0	-9.9	1,567	\$916,865	\$585		87.7%	96.9%	84.7%	93.6%	
49	Total	22,212	0	\$0	0	0	0	-123.5	19,480	\$11,394,248	\$585		87.7%	96.9%			



Comments [YASH Best Practices Guide](#)

FINANCIAL - Beginning Year: Cash & Investments (VMS) of \$166,928 compares to RNP (VMS) of \$-12,987. Current: VMS Cash & Investments of \$577,000 compares to VMS NRP plus UNP of \$233,061. Additional SPV leasing should focus on the 47 unleased VASH vouchers and the 1 unleased NED vouchers. Project-Based Vouchers (PBVs): The Spring 2016 VMS release included new fields related to PBVs. We derive the total number of PBVs from what the PHA reports in PBV Leased and PBV Not Leased. Currently, the PHA reports 308 leased PBVs, for a leased PBV rate of 81%. Additional leasing should focus on the 70 unleased PBVs, for which the PHA is making vacancy payments on 1. Finally, the PHA reports 16 PBVs under AHAP. NOTE: All dashes, i.e. -, indicate the PHA DID NOT report information in this VMS field.