

**Calculation of Calendar Year 2020 Renewal Funding
Housing Choice Voucher Program**

1	HA Number:	WI195
2	HA Name:	KENOSHA HOUSING AUTHORITY

CY 2020 Renewal Funding

3	CY 2020 HCV Renewal Funding After Amounts Owed to HUD	\$8,319,565
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CY 2020 Non-Renewal Funding

4	CY 2020 Non-Renewal Funding (TPVs, VASH, etc.) to Date	\$0
5	CY 2020 Estimated RAD 1 Funding For First Full Year After Conversion	\$0
6	CY 2019 Proration Increase	\$160

7	Total CY 2020 HCV Renewal and Non-Renewal Funding	\$8,319,725
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ELIGIBILITY

8	Total Unit Months Leased per VMS - CY 2019	13,059
9	Total Unit Months Available - CY 2019	14,304
10	Capping Percentage	100%
11	Total CY 2019 HAP Expenses per VMS	\$7,456,976
12	Total CY 2019 Capped HAP Expenses (Line 11 x Line 10)	\$7,456,976
13	Renewal Funding Inflation Factor	1.12241
14	Inflated Eligibility Sub-Total (Line 12 x Line 13)	\$8,369,784
15	First Time Renewals - Appendix I	\$0
16	Transfers In or Out	\$0
17	Total DHAP Eligibility	\$0
18	Total Renewal Eligibility (Line 14 + Line 15 + Line 16 + Line 17)	\$8,369,784

19	Proration Factor	0.99400
20	Prorated Eligibility (Line 18 x Line 19)	\$8,319,565

FUNDING

21	Total CY 2020 Renewal Funding	\$8,319,565
22	Renewal Funding Obligations, January through May 2020	\$3,358,402
23	Remaining to Obligate for CY 2020 prior to reduction for funds due to HUD (Line 21 - Line 22)	\$4,961,163
24	Reduction for Funds due to HUD	\$0
25	Remaining to Obligate for CY 2020 after reduction for funds due to HUD (Line 23 - Line 24)	\$4,961,163
26	Total Eligibility Through May 2020	\$3,466,485
27	Additional Obligations Due Through May, 2020 (Line 26 - Line 22, if Line 26 is higher; else 0)	\$108,083
28	Excess Obligations Through May, 2020 (Line 22 - Line 26, if Line 26 is higher; else 0)	\$0
29	CY 2020 Inflated Per Unit Cost	\$629.29

This value is calculated as total inflated VMS Expenses, minus HAP Costs After the First of the Month, divided by total Unit Months Leased.

30 Comments

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DESCRIPTIONS

<i>Line Number</i>	<i>Title</i>	<i>Description</i>
CY 2020 RENEWAL FUNDING		
3	CY 2020 Renewal Funding after Amounts Due to HUD	Total prorated renewal funding is the amount of funds that will be obligated to the PHA for CY 2020, based on the data and calculations shown on Enclosure A. Obligated funds are available to be disbursed to the PHA as needed, based on calculation of monthly needs and PHA documented requests for additional disbursements. Funds obligated but not disbursed are held for the PHA by HUD.
CY 2020 NON-RENEWAL FUNDING		
4	CY 2020 Non-Renewal Funding (TPVs, VASH, etc.) to Date	The total funds awarded to the PHA for new incremental vouchers, such as tenant protection and VASH funding, that is available for CY 2020. The total funding in each increment is divided by the number of months in the term to determine a monthly amount, which is multiplied by the number of months the increment is funded for CY 2020. Disbursement of these funds is typically based on equal monthly installments across the increment term.
5	CY 2020 Estimated RAD 1 Funding For First Full Year After Conversion	The estimated funding that will be needed by and provided to the PHA for RAD 1 vouchers for CY 2020. This represents funding that is transferred from the Public Housing accounts and, therefore, is not part of the Voucher renewal funding. The amount is an estimate and is subject to change based on the PHA's actual RAD 1 HAP and vacancy costs during the year.
6	CY2019 Proration Increase	Carryover funding reprioritized and available in CY 2020.
7	Total CY 2020 Renewal and Non-Renewal Funding	The sum of the three preceding amounts, this is the total new funding currently available for the PHA for CY 2020. This does not include any Restricted Net Position (RNP) funds held by the PHA or any excess prior year funds held for the PHA by HUD.
ELIGIBILITY		
8	Total Unit Months Leased per VMS - CY 2019	Total unit months leased reported by the PHA in VMS for CY 2019 (January 1, 2019 through December 31, 2019). This includes leasing reported for the first of the month in each category of vouchers in VMS, except for Mainstream. This value reflects any changes submitted by the HA during the data review period through February 11, 2020, and accepted by HUD, and any changes required by HUD thereafter.
9	Total Unit Months Available - CY 2019	Total unit months available for CY 2019, consisting of the units under Annual Contributions Contract as of the first day of each month of CY 2019. This includes all categories of vouchers other than Mainstream and DHAP to HCV conversion vouchers, which are separately funded. It also excludes RAD 1 vouchers in the year of conversion, as the leasing of these vouchers is not reported in VMS.
10	PHA's Capping Percentage	The percentage of actual HAP costs which are eligible for inclusion in the funding calculations, in order that costs for over leasing are not included. This is calculated as the unit months available (UMAs) divided by the unit months leased (UMLs), both for CY 2019 (Line 8 divided by Line 7). For example, if a PHA had 90 UMAs and 100 UMLs, and was thus over leased, the capping percentage would be 90.91%, indicating that 90.91% of the total actual HAP costs pertain to 100% of the UMAs; the balance of the costs pertain to the UMLs that exceed UMAs, and may not be included in the renewal calculations.
11	Total CY 2019 HAP Expenses per VMS	Total Housing Assistance Payments (HAP) Expenses reported by the HA in VMS for CY 2019 (January 1, 2019 through December 31, 2019). This includes amounts reported in each category of first of the month voucher expenses in VMS, except Mainstream Program and DHAP to HCV conversion voucher HAP expenses. It includes the amount reported in the category of HAP Expenses for All Contracts Effective After the First of the Month and FSS Escrow Deposits. This value reflects any changes submitted by the HA during the data review period that ended February 11, 2020, and accepted by HUD, and any changes required by HUD thereafter.
12	Total CY 2019 Capped HAP Expenses	The Total HAP Expenses multiplied by the capping percentage. This value represents the eligible CY 2019 HAP costs for baseline units. (Line 11 times Line 10).
13	Renewal Funding Inflation Factor	A national renewal inflation rate is calculated based on a forecasting model using expected annual change in the average per unit cost (PUC) from FY 2019 to FY 2020 for the voucher program on a national basis. The inflation factor for an individual geographic area is based on the national inflation rate, disaggregated to each PHA area on the basis of each one's Fair Market Rent increase. Where Fair Market Rents have decreased, the inflation factor is always 1.000.
14	Inflated Eligibility Sub-Total	The Capped HAP Expenses on Line 12 multiplied by the Renewal Funding Inflation Factor on Line 13.
15	First Time Renewals	First time renewal funding is typically provided for two categories of vouchers: (1) An additional year of inflation for new increments effective in 2019 for those months funded in 2020 from the initial increment, based on the Renewal Funding Inflation Factor and the initial funding amount. This additional inflation is provided to cover any increased costs that may be incurred due to the time elapsed since the effective date of the increment. (2) Funding to complete the initial 12 months of new increments previously funded for a shorter term. All affected increments are identified in Appendix I.
16	Transfers In or Out	An adjustment is provided for transfers into or from the HA's voucher inventory which affects funding eligibility for CY 2020. Transferred amounts are based on VMS reporting by the divesting HA for all months in the baseline period prior to the date of the transfer and are inflated per the Renewal Funding Inflation Factor of the divesting HA.

17	Total DHAP Eligibility	Renewal funding is provided for remaining DHAP-IKE vouchers, based on the number of these vouchers under lease per December 2019 VMS reporting plus movers not leased in December and the higher of the December per unit cost (PUC) or the average CY 2019 DHAP PUC, inflated via the Renewal Funding Inflation Factor. Funding is provided for twelve months. These vouchers are not re-issued as participants leave the program, and are removed from the ACC at that time.
18	Total Renewal Eligibility	Total renewal eligibility consists of the sum of the items on Lines 14 thru 17.
19	Proration Factor	The percentage of total eligibility which serves as the basis for each HA's funding. The total appropriation available for allocation for all renewal vouchers is divided by the total 2020 renewal eligibility for all PHAs. The resulting proration factor is applied to the Total Renewal Eligibility of each PHA.
20	Prorated Eligibility	Prorated Eligibility consists of Total Renewal Eligibility on Line 18 multiplied by the Proration Factor on Line 19. This is the renewal funding that will be available to the PHA for CY 2020.
FUNDING		
21	Total CY 2020 Renewal Funding	Total CY 2020 renewal funding
22	Renewal Funding Obligations, January thru May, 2020	The total CY 2020 HAP renewal funding already obligated to the PHA for the months of January through May, 2020. This includes regular monthly obligations and any renewal funds obligated to provide frontload disbursements.
23	Remaining to Obligate for CY 2020, Prior to Reduction for Funds due to HUD	The CY 2020 HAP renewal funding remaining to be obligated to the PHA, calculated as Line 21 minus Line 22.
24	Reduction for Funds due to HUD	The portion of the excess renewal that has not been recouped by HUD to date is being deducted from the CY 2020 funding to be obligated to those PHAs.
25	Remaining to Obligate for CY 2020, After Reduction for Funds due to HUD	The net CY 2020 HAP renewal funding remaining to be obligated to the PHA, calculated as Line 23 minus Line 24.
26	Total Eligibility through May 2020	The total CY 2020 renewal funding applicable to the months of January through May; the amount that would have been obligated for this period if the funding allocation had been known at the start of the year.
27	Additional Obligations Due through May 2020	The additional obligation is due to the PHA if there was any under-obligation for the period of January through May. An under-obligation has occurred if the total obligations due to the PHA for January through May exceeded the amount that was provided for that period, based on the total CY 2020 prorated eligibility. It is calculated as the total obligations due through May minus the obligations provided through May, if the former is higher. That is Line 26 minus Line 22, if Line 26 is higher.
28	Excess Obligations through May 2020	An excess obligation has occurred if the total amount obligated to the PHA for January through May exceeded the amount due to the PHA for that period. It is calculated as the obligations provided through May minus the obligations due through May, if the former is higher. The amount of the excess obligation is reduced from the June obligation, and later months' obligations as needed, to result in obligations for the year equaling the prorated renewal funding. That is Line 22 minus Line 26, if Line 22 is higher.
29	CY 2020 Inflated Per Unit Cost	This value is calculated as total inflated VMS Expenses For CY 2019, minus HAP Costs After the First of the Month, divided by the total Unit Months Leased. This PUC will be used to fund any incremental vouchers awarded to the PHA henceforth in CY 2020.
30	Comments	Information as needed for individual PHAs

Appendix I

Listed below are the 2019 new increments being renewed for the first time in CY 2020. The PHA is receiving an additional local inflation factor in CY 2020 to support increased costs for these new increments that would not have been accounted for in the originally provided budget authority.

[illegible]