

California Housing Finance Agency

# Performance Based Contract Administration (PBCA) Bid

Asset Management  
November 19, 2009

## PBCA Bid Overview

- U.S. Department of Housing and Urban Development (HUD) will re-bid all Section 8 PBCA contracts
- PBCA program initially began in 2000
  - Eligible entities must be a Public Housing Authority (PHA) as defined by the Housing Act of 1937 to make a bid
- All 50 states and the District of Columbia have a PBCA Administrator
- Thirty-three State Housing Finance Agencies currently serve as HUD PBCAs
  - Most of the 17 states that previously did not bid PBCA in 2000 are doing so now.

## PBCA Bid Overview Continued

- CalHFA has successfully performed contract administration duties since 1975
  - Currently CalHFA serves as a Traditional Contract Administrator (TCA) for 131 properties totaling 8,329 units earning \$1.6M in fees annually
  - PBCA will be an additional program
  
- CalHFA to partner with outside organization with proven PBCA experience
  
- PBCA contract consists of:
  - Northern CA: 547 contracts and 40,704 units
  - Southern CA: 749 contracts and 46,078 units
  
- Potential gross earnings as PBCA = \$14M
  - Contract services to be paid from PBCA fee

## PBCA Bid Timeline

- Jan-Mar 2010: Application period to HUD
- Sept 2010: HUD notifies successful bidders
- Oct-Dec 2010: Ramp up period for new PBCA's
- Jan 1, 2011: Begin 5-year PBCA contract

## CalHFA's Role

- HUD to publish RFP on or about Jan. 1, 2010.  
Between now and then CalHFA will:
  - Use RFP process to solicit and award contract services to assist CalHFA with PBCA bid process and duties if selected as PBCA
  - Actual PBCA duties and fee structure unknown until HUD RFP is published, however gross fees of approximately \$14M annually are anticipated.
  
- PBCA contract expected to be for 5-year term with one year renewals