



HOUSING COMMISSION AGENDA

Regular Meeting: June 10, 2020

Time: 8:00 a.m.

COVID-19 UPDATE: Based on guidance provided by the Centers for Disease Control Prevention, the Shelter in Place order from Alameda County Public Health officials and Governor Newsom's Stay-at-Home Order, HACA's office building is temporarily closed to the public through June 30, 2020 or until the closure is amended or extended. **The Housing Commission will conduct this meeting electronically.** You may participate in this meeting through one of the following options:

Participate via Zoom Video Conference Platform:

Members of the public may listen, view, and/or participate in this meeting using Zoom. Using Zoom is free of charge; however, you may have to download the Zoom app to your device. Downloading Zoom is free of charge. To join the electronic meeting using the Zoom video conference platform, you can click on this link: <https://us02web.zoom.us/j/86837129497> or do one of the following:

FROM A DESKTOP OR LAPTOP:	FROM A MOBILE DEVICE, E.G., CELL PHONE AND/OR IPAD OR TABLET:
Go to: https://zoom.us/join	Download the Zoom app to your device. In the app tap on "Join Meeting"
Enter Meeting ID: 868 3712 9497	Enter Meeting ID: 868 3712 9497

Participate via Telephone:

To access the meeting via telephone:

Dial-in#: [888-788-0099](tel:888-788-0099) (US Toll-Free) and when prompted, enter Meeting ID: [868 3712 9497](tel:86837129497)

PUBLIC COMMENT

To allow the opportunity for all to speak, a time limit of 3 minutes has been set for public speakers wishing to address the Housing Commission. The Chairperson has the discretion to further limit this time if warranted by the number of speakers.

If you wish to comment on a matter NOT on the agenda, please email your comment to the Commission Clerk at melissat@haca.net preferably by 5:00 p.m. on Tuesday, June 9, 2020. Upon recognition by the Chairperson during Public Comment, state your name, comments and/or questions. Anyone wishing to address the Commission on an agenda item or on business introduced by the Housing Commission may do so when the Chairperson calls for comments on the agenda item. Please be brief and limit your comments to the specific subject under discussion. NOTE: Only matters within the Housing Commission's jurisdiction may be addressed.

Thank you for your understanding and flexibility during the COVID-19 public health emergency. If you have any questions please contact (510)727-8511 or melissat@haca.net.

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HOUSING COMMISSION AGENDA

Regular Meeting: June 10, 2020

Time: 8:00 a.m.

1. CALL TO ORDER / ROLL CALL		
2. APPROVAL OF THE MINUTES OF THE MAY 13, 2020 MEETING	ACTION	PAGE 3
3. PUBLIC COMMENT - On matters not on the Agenda		
4. NEW BUSINESS		
4-1. Accept the Audit for the July 1, 2018 – June 30, 2019 Fiscal Year	ACTION	12
4-2. Resolution No. 12-20 Approving the Operating Budget for the July 1, 2020 – June 30, 2021 Fiscal Year	ACTION	17
4-3. Resolution No. 11-20 Approving Contribution to the Alameda County Employees' Retirement Association for July 1, 2020 – June 30, 2021 Fiscal Year	ACTION	29
4-4. Approve Revision to HACA's Section 8 Administrative Plan	ACTION	32
4-5. Approve Amendment to the Contract with Nan McKay and Associates	ACTION	36
4-6. Approve the 2020 HACA Scholarship and Donald C. Biddle Memorial Scholarship Awards	ACTION	38
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4-8. Program Activity Report	INFORMATION	40
5. COMMISSIONER REPORTS		
6. COMMITTEE REPORTS		
7. COMMUNICATIONS		
8. ADJOURNMENT		

MINUTES

May 13, 2020

HOUSING COMMISSION SUMMARY ACTION MINUTES

Regular Meeting: May 13, 2020

Time: 8:00 a.m.

Pursuant to the State of California's Executive Order N-25-20 (at paragraph 11), this meeting was conducted electronically via the Zoom video conference platform and by telephone.

1. CALL TO ORDER/ROLL CALL

Call to Order

Chairperson Hannon called the meeting to order at 8:02 a.m.

Roll Call

Present: Cmr. Ballew, Gerry, Hannon, Kumagai, Lamnin, McQuaid, Olson, Patz and Shao.

Entered after Roll Call: Cmr. Gacoscos.

Absent: Cmr. Finley

2. CLOSED SESSION

Pursuant to Government Code §54957(a)

Executive Director Recruitment

The Commission entered into a closed session at 8:04 a.m. and reconvened in open session at 8:13 a.m. Chairperson Hannon reported that no reportable actions were taken in the closed session.

3. ACTION: APPROVAL OF THE MINUTES OF THE APRIL 8, 2020 REGULAR MEETING

Recommendation: Approve the minutes of the April 8, 2020 regular meeting as presented.

Motion/Second: Lamnin/McQuaid

Upon a roll call vote being taken the vote was:

Ayes: Cmr. Ballew, Gacoscos, Gerry, Hannon, Kumagai, Lamnin, McQuaid, Olson, Patz and Shao.

Motion passed. **APPROVED AS RECOMMENDED.**

4. PUBLIC COMMENT – *On matters not on the Agenda*

None.

5. **NEW BUSINESS**

5-1. **ACTION: APPROVAL OF EMPLOYMENT AGREEMENT FOR THE EXECUTIVE DIRECTOR**

Christine Gouig, Executive Director, presented the staff report. Ms. Gouig announced that the candidate selected to be HACA's next Executive Director is Kurt Wiest. She indicated that he has been the Executive Director at the Bremerton, Washington Housing Authority for 14 years. Ms. Gouig also reported that Kurt had worked for HACA for 16 years in a couple of positions including Deputy Director and is excited to return. She reported that an employment agreement has been negotiated and stated that for the record a correction needs to be made to a date in paragraph 7 to read as follows:

7. Retirement. HACA shall make Employer's retirement contribution for Employee to the Alameda County Employees' Retirement Association (ACERA) in accordance with all ACERA requirements on the same basis as other HACA management employees hired prior to September 30, 2011. Employee's share of their retirement contribution will be paid by Employee and is deducted from Employee's paycheck.

Ms. Gouig indicated that Mr. Wiest has signed the agreement and that his start date is June 29, 2020.

Recommendation: Authorize the Housing Commission Chairperson to execute the Employment Agreement for Executive Director of the Housing Authority of the County of Alameda on behalf of the Housing Authority.

Commissioner Discussion: Chairperson Hannon thanked Ms. Gouig for agreeing to stay on beyond her retirement and expressed his appreciation for her good work.

Chairperson Hannon congratulated and welcomed Mr. Wiest, who was participating in the meeting remotely, and commented that the Commission is looking forward to working with him.

Motion/Second: Olson/McQuaid

Upon a roll call vote being taken the vote was:

Ayes: Cmr. Ballew, Gacoscos, Gerry, Hannon, Kumagai, Lamnin, McQuaid, Olson, Patz and Shao.

Motion passed. **APPROVED AS RECOMMENDED.**

5-2. **ACTION: APPROVAL OF REVISIONS TO HACA'S SECTION 8 ADMINISTRATIVE PLAN**

Christine Gouig introduced this item. Ms. Gouig reported that staff continues to

work on identifying ways to best serve clients during the pandemic. She also reported that later in the meeting staff will present an item related to the waivers issued by the U.S. Department of Housing and Urban Development (HUD) in response to the crisis.

Jennifer Cado, Senior Administrative Analyst, presented the staff report. Ms. Cado reported that staff is proposing to revise HACA's Section 8 Administrative Plan (Admin Plan) to update policies in order to streamline some processes during the COVID-19 crisis. She summarized the proposed revisions to the Admin Plan regarding income and subsidy determinations and the proposed updates to policy exceptions that allow staff the administrative flexibility necessary to respond to and act on COVID-19 related issues to better serve the needs of HACA's clients.

Recommendation: Approve the proposed revisions to HACA's Section 8 Administrative Plan as presented.

Commission Discussion: Cmr. Shao, Cmr. Lamnin and Ms. Cado discussed the process for requesting and reviewing bank statements from program participants and how staff will adapt the proposed revisions into this process. Cmr. Kumagai, Ms. Cado and Ms. Gouig talked about the Section 8 Housing Quality Standards (HQS) inspections. Cmr. Shao and Ms. Cado discussed program eligibility in cases where a person may own assets and how these assets may be calculated in determining income. Chairperson Hannon and Ms. Cado talked about the expiration of these exceptions and Ms. Cado described some scenarios in which staff may come back to the Commission to request extensions. Chairperson Hannon asked if HACA is allowing former household members to return to the household. Ms. Cado indicated that in cases where a former household member is looking to return to a subsidized unit, the head of the household would be required to obtain authorization from the landlord and HACA first. Chairperson Hannon asked that staff report back to the Commission on any exceptions that staff implements and how these exceptions have impacted the affected processes. Cmr. McQuaid asked if a household could add a family member who has never lived in the household before and Ms. Cado said those types of requests would be handled on a case by case basis.

Motion/Second: Gacoscos/McQuaid.

Upon a roll call vote being taken the vote was:

Ayes: Cmr. Ballew, Gacoscos, Gerry, Hannon, Kumagai, Lamnin, McQuaid, Olson, Patz and Shao.

Motion passed. **APPROVED AS RECOMMENDED.**

5-3. RESOLUTION NO. 09-20: APPROVING THE IMPLEMENTATION OF VARIOUS WAIVERS AUTHORIZED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AS A RESPONSE TO COVID-19

Christine Gouig introduced this item. Ms. Gouig announced that on April 10, HUD issued Notice PIH 2020-05 under the Coronavirus Aid, Relief and Economic Security (CARES) Act, waiving and establishing alternative requirements for numerous statutory and regulatory requirements in order to provide housing authorities some flexibility during the COVID-19 crisis.

Oscar Macias, Administrative Analyst, presented the staff report. Mr. Macias reported that there are 31 HUD waivers available to housing authorities that apply to the Section 8 Housing Choice Voucher Program. He further reported that the implementation of these waivers do not require prior approval from HUD. Mr. Macias recommended that the Commission adopt Resolution No. 09-20 approving the implementation of the various waivers.

Recommendation: Adopt Resolution No. 09-20 approving the implementation of the various waivers authorized by the U.S. Department of Housing and Urban Development as a response to COVID-19.

Commissioner Discussion: Chairperson Hannon asked that staff report back to Commission if staff finds a need to implement any additional waivers. Ms. Gouig thanked the Commission for granting the much-needed administrative flexibility to respond to the various needs of the clients during the pandemic.

Motion/Second: McQuaid/Shao.

Upon a roll call vote being taken the vote was:

Ayes: Cmr. Ballew, Gacoscas, Gerry, Hannon, Kumagai, Lamnin, McQuaid, Olson, Patz and Shao.

Motion passed. **APPROVED AS RECOMMENDED.**

5-4. RESOLUTION NO. 10-20: APPROVING REVISIONS TO HACA'S PERSONNEL RULES

Christine Gouig introduced this item. Ms. Gouig reported that staff is proposing to revise HACA's Personnel Rules to bring them up to date and organize them in a logical manner. She indicated that the proposed revisions do not require notice or a meet and confer with the employee union as they do not reflect any changes to the terms and conditions of employment and that proposed revisions were approved by the Commission's Personnel Committee at its meeting held on March 11.

Charla Freckmann, Human Resources Manager, presented the staff report. Ms. Freckmann reported that HACA's Personnel Rules were written over 40 years ago when HACA was in the process of establishing itself as an independent public agency.

She indicated that staff is proposing to revise HACA's Personnel Rules in order to incorporate updates so that they better reflect currently practices, reorganize the sections in a more logical manner, and correct various grammatical and spelling errors. Ms. Freckmann reported that the project is cumbersome and that staff plans to bring the revisions to the Commission in sections. She summarized the proposed revisions to articles 1 through 4 of the Personnel Rules. Ms. Freckmann stated for the record that a section in Article 4 titled "Alternate Range" should be removed all together since this provision pertained to a one-time case and is no longer needed.

Recommendation: Adopt Resolution No. 10-20 approving revisions to HACA's Personnel Rules.

Commissioner Discussion: Cmr. Gacoscos and Ms. Freckmann discussed how staff decided which changes needed to be made. Ms. Freckmann indicated that these particular revisions were not substantive and if more substantive revisions are needed in the future she will seek input from HACA's management team.

Motion/Second: Gacoscos/Olson.

Upon a roll call vote being taken the vote was:

Ayes: Cmr. Ballew, Gacoscos, Gerry, Hannon, Kumagai, Lamnin, McQuaid, Olson, Patz and Shao.

Motion passed. **APPROVED AS RECOMMENDED.**

5-5. ACTION: BUDGET/AUDIT/NEGOTIATIONS COMMITTEE APPOINTMENTS

Christine Gouig presented the staff report. Ms. Gouig described the Commission's Budget/Audit/Negotiations (BAN) committee, the roles and responsibilities of the BAN Committee members and asked the Commission to appoint members to the BAN Committee. She indicated that the committee should have not more than 5 members.

Commissioner Discussion:

Cmr. Kumgai commented that he would like to see some diversity in the committee and stated that he hoped one of the Commission's female members would volunteer. Cmr. Lamnin commented that she'd like to see the Section 8 tenants represented on the committee and recommended the appointment of Cmr. Finley. Cmr. Lamnin and Ms. Gouig discussed the status of the Senior Tenant Commissioner vacancy.

After a brief discussion, the Commission recommended the appointment of Cmr. Ballew, Finley, Hannon, Gerry and Lamnin to the BAN Committee.

Recommendation: Approve the appointment of Cmr. Ballew, Finley, Gerry, Hannon and Lamnin to the BAN Committee.

Motion/Second: Olson/McQuaid.

Upon a roll call vote being taken the vote was:

Ayes: Cmr. Ballew, Gacoscas, Gerry, Hannon, Kumagai, Lamnin, McQuaid, Olson, Patz and Shao.

Motion passed. **APPROVED AS RECOMMENDED.**

5-6. INFORMATION: BUDGET STATUS REPORT

Mansoorali Hudda, Finance Director, presented the staff report.

Report received.

Commission Discussion: Cmr. McQuaid and Mr. Hudda discussed the budgeted deficit. Cmr. Olson commented on the format of the Budget Status Report and indicated that he would like to see all of the income streams on the report so that the Commission has a view of the complete picture with regard to income. Ms. Gouig stated that staff will bring a new report format with the new fiscal year. Cmr. Lamnin commented on the need for a review of the projected deficit. Ms. Gouig remarked that the BAN committee members do this as part of their discussion on the operating budget. Cmr. Lamnin and Ms. Gouig discussed the process for the re-examination of income and rent adjustments for tenants. Chairperson Hannon suggested that a good place to reflect this would be on the Section 8 Average Contract Rent report. Ms. Gouig indicated that she could have staff add a footnote in the report if our software is able to provide this type of data.

5-7. INFORMATION: PROGRAM ACTIVITY REPORT

Report received with no questions or comments from the Commission.

6. COMMISSIONER REPORTS

Cmr. Gerry announced that at there will be a “flyover” at 10:00 a.m. He stated that jets will fly from Oakland to San Jose in a show of support for the pandemic’s frontline workers.

7. COMMITTEE REPORTS

None.

8. COMMUNICATIONS

Ms. Gouig provided an update on HACA's response to the pandemic. She reported that HACA's office remains closed to the public and that a majority of staff continue to work remotely. Ms. Gouig reported that HUD has provided additional funding for housing authorities to assist with the pandemic and that staff is strategizing on the best and most effective ways to use this additional funding.

9. ADJOURNMENT

There being no further business to discuss, Chairperson Hannon adjourned the meeting at 9:42 a.m.

Respectfully submitted,

Melissa Taesali
Executive Assistant/Housing Commission Clerk

Christine Gouig
Executive Director/Housing Commission Secretary

Approved:

Michael Hannon
Housing Commission Chairperson

NEW BUSINESS

June 10, 2020

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting: June 10, 2020

Subject: Audit for the Fiscal Year Ending June 30, 2019

Exhibits Attached: Attachment A: Audit Report

Recommendation: Accept Report

BACKGROUND

The Housing Authority's (HACA) audit for the fiscal year ending June 30, 2019, was completed by the auditors, Patel & Associates, LLP, on March 19, 2020.

Patel & Associates, LLP performed a "single audit," as HACA received over \$750,000 of federal funding during the fiscal year. The audit was designed and conducted in the areas of financial operation, internal control and OMB Circular A-133 compliance.

Included in the audit report is HACA's non-profit component unit, Preserving Alameda County Housing, Inc. (PACH).

DISCUSSION and ANALYSIS

Independent Auditor's Report (pages 1-3)

In the independent auditor's report addressed to the Board of Commissioners, Patel & Associates, LLP opines that HACA's financial statements at the fiscal year ending June 30, 2019 were stated fairly in all material respects.

Management's Discussion and Analysis (MD&A) (pages 4-11)

The MD&A serves as an introduction to the agency wide financial statements and is an overview of HACA's financial activity. It highlights changes in our financial position as well as identifies significant financial and individual fund issues. It also discusses the current year's results in comparison to the prior year's, with emphasis on the current year.

- The *Statement of Net Position* presents information about HACA's financial and capital resources (assets) and its obligations to creditors (liabilities), and is similar to a balance sheet. The *Authority-Wide Statement of Net Position* is shown on Table 1, page 6.

- ❖ Total assets and deferred outflow of resources was \$53.73 million.
- ❖ Total liabilities and deferred inflow of resources was \$21.28 million.
- ❖ Total assets exceeded total liabilities by \$32.46 million (net position) and consist of the following:
 - \$12.27 million are invested in capital assets. This includes land, buildings and improvements, and furniture and equipment net of accumulated depreciation.
 - \$18.09 million are restricted net position and include (1) restricted monies received from the net proceeds of the disposition of the former Arroyo Vista public housing project in Dublin and (2) PACH replacement (capital) reserves of \$2.91 million.
 - \$2.1 million are unrestricted net position and include the Housing Development Fund, Park Terrace (Hayward), Ocean Avenue (Emeryville), and Public Housing and Housing Choice Voucher (HCV) reserves and may be used to meet ongoing obligations.

Total assets and deferred outflow of resources increased by approximately \$7.95M due to increases in cash, investments and accounts receivable.

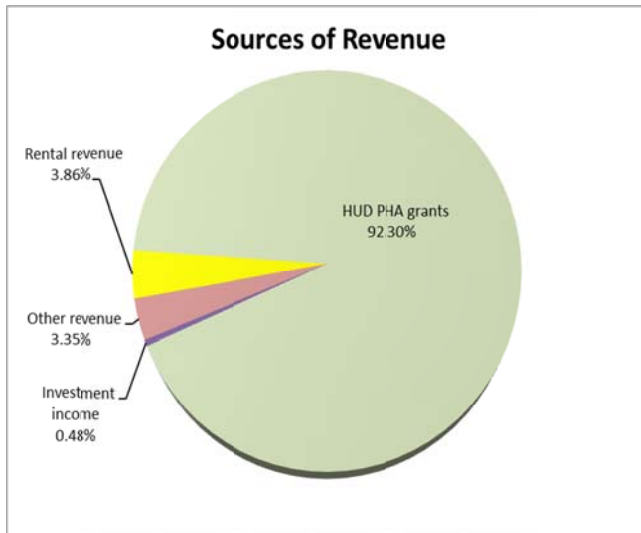
Total liabilities increased by approximately \$6.94M, primarily due to unearned revenue, net pension and net OPEB liabilities. Net pension liability was \$12.02M and net Other Post-Employment Benefits (OPEB) liability was \$124,068. Please refer to Note 6 on pages 32-40, Note 7 on pages 40-48 and pages 55-57 for more information.

Total net position increased by \$1.02 million-- it was \$32.46 million in 2019 and \$31.44 million in 2018.

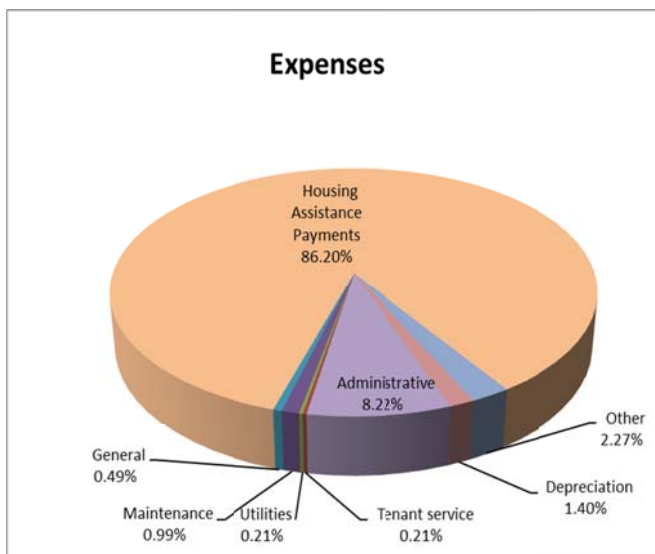
- The *Statement of Revenues, Expenses and Changes in Net Position* reports HACA's revenues by source and type and its expenses by category to substantiate the change in net position (similar to net income or loss) for the fiscal year.
- ❖ Table 2 on page 9 shows total revenue (excluding Housing Assistance Payments-portability in) of \$140.46 million compared to \$133.97 million in 2018, an increase of \$6.49 million.
 - HUD provided the majority of HACA's total revenue (\$129.64 million or 92.3%) so changes in HUD funding greatly impact operating results. The HCV program received \$128.64 million in funding, which was \$5.36 million more

than the previous year's amount of \$123.28 million. The Mod Rehab program received \$0.24 million.

- Total Revenue was \$140.45 million compared to \$133.97 million in 2018. Rental revenue increased by 4% from the previous year, mainly due to the change in the contract rents for the 230 former public housing units disposed of to PACH and converted to Section 8 project-based vouchers.



- Total expenses were \$139.89 million compared to \$133.47 million in 2018, an increase of \$6.42 million (5%). The largest program expenditure, as reflected in the pie chart below, was for housing assistance payments (HAP).



Audited Financial Statements (pages 14-18 and 59-73)

Patel & Associates, LLP conducted an audit of the financial statements of each of the programs administered by HACA. Each program is considered a separate accounting entity with its own assets, liabilities, net position, revenues and expenses.

Page 14 shows the *Statement of Net Position* for all programs. Page 59 shows the individual funds that make up the total.

The Low Rent Public Housing program has total net position of \$12.95 million, which includes net restricted position of \$12.9 million and net unrestricted position of \$52,165.

The Housing Choice Voucher program has total net position of -\$7.77 million.

The Housing Development Fund has a total net position balance of \$8.4 million.

Preserving Alameda County Housing, Inc. (PACH), which owns all of HACA's 230 former public housing units, had total assets of \$17.01 million, total liabilities of \$0.55 million and net position of \$16.46 million. It had total revenues of \$5.18 million and expenses of \$3.39 million. See also Note 15 on pages 53 and 54.

Park Terrace had a net position balance of \$1.51 million and Ocean Avenue had \$0.73 million.

Pages 16 and 63 show the *Statement of Revenues, Expenses and Changes in Net Position*. As your Commission will note, the change in net position includes depreciation expense. While depreciation is treated as an expense that reduces the results of operations, it does not have an impact on restricted or unrestricted net position. When the depreciation expense and, in some instances, changes due to acquisitions, dispositions and improvements of capital assets are excluded, the change in net position balances shows the actual operating income or loss for the year.

HACA's Low Rent Public Housing program had a net operating income of \$330,000.

The Housing Choice Voucher program had a net operating *loss* of \$550,342.

The Housing Development Fund had a net operating *loss* of \$299,602.

PACH had a net operating income of \$2.62 million.

Ocean Avenue had a net operating income of \$21,137. Park Terrace had a net operating income of \$62,364.

Summary of Auditor's Reports

In the *Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards and the Independent Auditor's Report on Compliance for each Major Federal Program and on Internal Control over Compliance Required by OMB Circular A-133 (pages 75- 785)*, the following were reported:

- No material weaknesses or significant deficiencies were identified from the testing and evaluation of HACA's internal control system.
- In testing HACA's compliance with certain provisions and requirements applicable to the programs it administered, the auditors did not identify any instances of noncompliance with program requirements.

Schedule of Findings and Questioned Costs

Section 1 – *Summary of Auditor's Results* (page 66)

Patel & Associates, LLP issued an unmodified opinion on HACA's financial statements. This means that HACA complied with Generally Accepted Accounting Principles (GAAP) and that our financial statements were presented, in all material aspects, appropriately and fairly. HACA is considered a low-risk auditee based on past experience and overall evaluation of its operations and because a single audit has been conducted in prior years where there were no material weaknesses identified.

Sections II and III (page 82) – There were no financial statement findings or non-compliance issues identified in either this or the prior fiscal year.

RECOMMENDATION

Staff recommends that your Commission accept the audited financial statements and reports for all HACA programs for the fiscal year ended June 30, 2019.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting: June 10, 2020

Subject: Operating Budgets for Fiscal Year Ending June 30, 2021

Exhibits Attached: Resolution No. 11-20
Statement of Budgeted Revenues, Expenses and Changes in Net
Position FYE June 30, 2021; Supporting Schedule of Expenses

Recommendation: Adopt Resolution No. 11-20 Approving Budgets

Financial Statement: See below

BACKGROUND

HACA's 2020-2021 fiscal year (FY) starts on July 1, 2020, and will end on June 30, 2021. HUD funding, which is provided on a calendar year (CY) basis, is HACA's primary source of income. This requires staff to estimate HUD funding for January to June 2021, the second half of our fiscal year.

On May 21, 2020, a draft budget was presented to and reviewed in detail by your Commission's Budget/Audit/Negotiations Committee. The Committee reviewed staff responses to questions on May 28, 2020 and recommends that your Commission approve the budgets as presented.

DISCUSSION and ANALYSIS

A summary of four program budgets is presented--one each for the Housing Choice Voucher (HCV) Program, the Housing Development Fund, Park Terrace and Ocean Avenue. An agency-wide summary of changes to net positions is provided as well. Key assumptions and facts are shown under each program below, in bulleted form.

Housing Choice Voucher (HCV) Program

For CY 2020, the HCV Program HAP renewal funding is provided at 100% of renewal needs based on prior years HAP expense with an inflation factor of 3.544%. This is the funding used to make rental subsidy payments to landlords on behalf of tenants and cannot be used for administration. In CY 2019, it was at 99.50% proration with a 2.172% inflation factor.

The Administrative Fee funding for CY 2020 is at approximately 80% of formula fee eligibility, which is the same as CY 2019. In CY 2018, the proration was approximately 77.581% (the second lowest it has ever been; the sequestration year was lower at 69.822%). The FY 2020-2021 budget presented today assumes the same 80% CY2020 funding levels for Administrative Fees for the second half of the fiscal year. We won't know the *actual* funding levels until Congress adopts a budget for federal fiscal year 2021 (October 1, 2020 - September 30, 2021). Note that if there is no final budget by October 1, Congress must adopt a continuing resolution until a budget is approved. If no continuing resolution is adopted the federal government shuts down.

HACA's FY 2020-2021 HCV budget projects an operating loss of \$1,178,006. The FY 2019-2020 HCV budget projected a loss of \$546,624. This budgeted funding gap has depleted what was left of our projected Admin Fee reserves (officially called HCV Unrestricted Net Position or UNP), exclusive of the projected net pension and OPEB liability balances of approximately \$14.552 million. To fund the budget deficit, staff proposes a transfer of \$1,724,630 representing the budgeted deficit for FY 2019-2020 and FY 2020-2021 from the Housing Development Fund (HDF Local Fund). After the transfer, the HDF Local Fund is projected to have an Unrestricted Net Position (UNP) of \$1,938,820 as of 06/30/2021.

Income

- Currently, HACA's actual Housing Assistance Payment (HAP) per unit cost (PUC) is \$1,699 per month. Staff anticipates that PUC will increase due to the increase in the number of interim re-examinations in response to loss of income due to the Covid-19 pandemic. Higher rents and requested rent increases will also exert upward pressure on the PUC. The proposed budget assumes an annual average 91% lease-up rate and an average HAP of \$1,728 PUC per month. The 91% lease up rate represents the maximum percentage of vouchers in our contract with HUD (called the Annual Contributions Contract or ACC) that can be supported with the HAP funding that is made available by HUD. The CY 2020 HAP funding formula is approximately \$1,713 per unit per month, \$15 per unit per month less than the current expenditure. By law, HAP funds are restricted to rental subsidy payments only and cannot be used for operating or administrative costs.
- HUD compensates housing authorities for the cost of administering the HCV program through Administrative Fees. Administrative Fees are the main source of funding to cover operating costs and are paid on the basis of the number of units leased as of the first day of each month. Every housing authority's eligibility is prorated, if needed, to ensure that fees paid do not exceed the funds appropriated by Congress. For more than a decade, Congress has reduced Administrative Fee funding and many housing authorities, including HACA, have implemented cost cutting measures and used their UNP to balance the budget. Note that if the Administrative Fee formula were funded at 100% HACA would not have an operating deficit.

Due to proration, income from HCV program Administrative Fees is set at the current 80% of formula eligibility for the first six months of the fiscal year (July to December 2020) and staff is assuming the same for the balance of the fiscal year (January to June 2021). This 80% may end up being slightly higher or lower, depending on HUD's final reconciliation, which typically happens at the end of the calendar year.

- Other fees earned include: modest fees to administer the CHOICES/FACT, Moderate Rehabilitation, and Shelter Plus Care programs, and portability fees. The projection for our incoming portability reflects an average of 350 contracts that we will bill to other housing authorities. We earn only 80% of the prorated Administrative Fees for these contracts. The average fee used in the budget is \$76.47 per portability unit per month, which is about \$20 less per unit than what we earn for our own voucher contracts. Staff projects far fewer voucher holders of our own (average of 110) that will move into other housing authorities' jurisdictions (i.e., outgoing portability).
- Other income includes the HUD grant for the FSS Program, investment income and the fraud recovery income which, per HUD regulations, is split 50/50 between HACA and HUD. One time administrative funding under the CARES Act of \$1.4 million is also included.
- Total overall income increased by 17%, primarily due to the one time funding under the CARES Act.

Expenses

- Indirect costs associated with more than one program are allocated using the percentage of total program unit method. Indirect salaries are allocated using the percentage of payroll method. Starting in FY 2012, housing authorities that receive a significant amount of federal funding were prohibited from paying salaries in excess of an annual cap. For FY 2021, the annual cap is \$166,500. Individual salaries, whether in whole or in part, allocated to the HCV program in this budget will not reach the annual cap.
- The budget includes the following staffing cost saving measures:
 - One Administrative Clerk position is ½ time
 - One (1) Eligibility Technician is on a hiring freeze
 - One (1) Systems Manager position is on a hiring freeze
 - One (1) Deputy Director position is on a hiring freeze
 - One (1) Housing Management Leadworker is on a hiring freeze
- Total administrative salaries and expenses increased by 8% due to cost increases, additional software support services, and additional contract work related to reexaminations and inspections.

- Employee benefits increased by about 3% and are budgeted at 58% of salaries. The budget assumes increases in health care premiums as well as HACA's employer retirement contributions to ACERA. Additional retirement expenses will be incurred depending on ACERA's actuarial study and net pension liability balance at the end of the calendar year 2020.
- Total overall expenses increased by 19%, primarily due to the provision of \$1.4 million CARES Act funding to cover anticipated Covid-19 related expenses.

Housing Development Fund, Park Terrace, and Ocean Avenue

- HACA maintains a Housing Development Fund (HDF-Local) for low-income housing development and rehabilitation and management improvements.
- The HDF-Local Fund funds salaries, benefits and other indirect costs not allocated to the HCV program in its budget. These expenses will be charged to non-HCV projects (PACH, Ocean Avenue, Park Terrace) as property management fees.
- The HDF-Local budget also reflects the same staff cost saving measures.
- HDF-Local Fund also has the net pension liability balance pertaining to employees whose salaries are not directly allocated to the HCV program. While the amount is unknown at this time, additional retirement expenses will be incurred depending on the actuarial study and net pension liability balance at the end of the calendar year 2020.
- The HDF-Local Fund budget projects an income of \$819,802 as compared to a projected loss of \$39,307 for FY2019-2020 primarily due to the increase in the administrative and management fees charged to HACA owned properties. The projected reserve balance at the beginning of the budget year is \$3.49 million. A transfer of funds from the HDF-Local Fund to the HCV program in an amount not to exceed \$1,724,630 is proposed.
- Park Terrace consists of nine units in the unincorporated city of Hayward that are rented to low income families, some of whom have chosen to use their Section 8 VASH vouchers there. Park Terrace's budget projects a net income of \$2,754. The projected reserve balance at the beginning of the budget year is \$1.18 million. The scheduled capital expenditure cost for the budget year is approximately \$56,500.

- Ocean Avenue consists of six units in the City of Emeryville that were developed using a variety of funding sources, including HUD's HOME program. There are no rental subsidies unless a Section 8 voucher holder chooses to move in. All units are rented to low-income families at rents required by the HOME program, which range from \$1,003 to \$1,280 per month. Ocean Avenue's budget projects a loss of \$13,154. The projected reserve balance at the beginning of the budget year is \$185,467. The scheduled capital expenditure cost for the budget year is approximately \$72,000.

RECOMMENDATION

The Budget/Audit/Negotiating Committee and staff recommend that your Commission adopt the Resolution approving the proposed operating budget and budgeted positions for the fiscal year ending June 30, 2021 as presented.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

RESOLUTION NO.: 11-20

**APPROVING THE OPERATING BUDGET AND BUDGETED POSITIONS FOR THE
JULY 1, 2020 – JUNE 30, 2021 FISCAL YEAR**

WHEREAS, the Housing Authority of the County of Alameda operates on a July 1 – June 30 fiscal year and HUD funding is provided on a calendar year basis; and

WHEREAS, operating budgets for the Housing Authority’s various programs must be adopted prior to the beginning of the fiscal year July 1, 2020 – June 30, 2021; and

WHEREAS, the Commission’s Budget/Audit/Negotiations Committee has reviewed the proposed budgets developed by staff and recommends approval; and

WHEREAS, the fiscal year 2020-2021 has continuing challenges, including reduced funding, rising costs of operations and the uncertainty of future federal funding; and

WHEREAS, the budget deficit requires a transfer of funds from the Housing Development Fund to the Housing Choice Voucher Program;

NOW, THEREFORE, BE IT RESOLVED, that the Housing Commission does hereby approve the proposed budgets, budgeted positions and supporting schedules for the various programs as presented. The Housing Commission further authorizes the Finance Director to make the necessary transfers in an amount not to exceed \$1,724,630.

PASSED, APPROVED, AND ADOPTED by the Housing Commission of the Housing Authority of the County of Alameda on this 10th day of June 2020 by the following vote:

AYES:

NOES:

ABSTAIN:

EXCUSED:

ABSENT:

Attest:

Christine Gouig
Executive Director/Housing Commission Secretary

Michael Hannon
Housing Commission Chairperson

Adopted: _____

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Budget Statement of Revenues, Expenses and Changes in Assets
FOR THE FISCAL YEAR ENDING JUNE 30, 2021

	Housing Choice Voucher		Housing Development Fund		Park Terrace		Ocean Avenue		Totals	
	Approved 2020	Proposed 2021	Approved 2020	Proposed 2021	Approved 2020	Proposed 2021	Approved 2020	Proposed 2021	Approved 2020	Proposed 2021
Housing Assistance Payments (HAP)										
Est. HUD PHA grants-HAP	123,985,108	125,754,404							123,985,108	125,754,404
Less: Est. HAP expenses	120,826,564	125,676,991							120,826,564	125,676,991
Est. Addition to/(Use of) Reserves	65,923	77,413							65,923	77,413
Est. HUD Shortfall funding for CY 2018/CY 2019									-	-
Est. HUD-held Program Reserve (Shortfall) bal. at 6/30/20	1,545,017	1,622,430							1,545,017	1,622,430
Operating Income										
Rental revenue - tenants	-	-	143,000	143,000	166,701	166,701	89,189	89,189	398,890	398,890
Other revenue -tenants	-	-	-	-	300	-	500	50	800	50
HUD PHA grants (Including Covid 19 Admin. Funds)	7,406,688	8,722,368	-	-	-	-	-	-	7,406,688	8,722,368
Other revenue	327,518	327,518	42,500	42,500	-	-	3,758	2,269	373,776	372,287
Other revenue - property management fees	-	-	1,187,640	1,758,840					1,187,640	1,758,840
Investment income	42	-	75,000	50,000	22,844	12,400	1,000	1,200	98,886	63,600
Total	7,734,248	9,049,886	1,448,140	1,994,340	189,845	179,101	94,447	92,708	9,466,680	11,316,035
Operating Expenses		15%		27%		-6%		-2%		16%
Administrative salaries	(3,995,132)	(4,202,521)	(701,073)	(459,981)	-	-	-	-	(4,696,205)	(4,662,502)
Administrative expenses	(1,784,194)	(2,048,368)	(194,320)	(204,465)	(44,700)	(55,500)	(34,300)	(37,900)	(2,057,514)	(2,346,233)
Utilities	-	-	(51,866)	(47,716)	(500)	(500)	(10,755)	(12,343)	(63,121)	(60,559)
Covid 19 Expenses	-	(1,400,000)	-	-	-	-	-	-	-	(1,400,000)
Maintenance services	-	-	(124,743)	(133,553)	(116,597)	(116,447)	(45,590)	(52,950)	(286,930)	(302,950)
General expenses	(184,369)	(181,566)	(8,288)	(11,169)	(2,700)	(3,900)	(2,172)	(2,668)	(197,529)	(199,303)
Employee benefits	(2,317,177)	(2,395,437)	(407,157)	(317,654)	-	-	-	-	(2,724,334)	(2,713,091)
Total	(8,280,872)	(10,227,892)	(1,487,447)	(1,174,538)	(164,497)	(176,347)	(92,817)	(105,861)	(10,025,633)	(11,684,638)
		19%		-27%		7%		12%		14%
Budgeted Income (Loss)	(546,624)	(1,178,006)	(39,307)	819,802	25,348	2,754	1,630	(13,154)	(558,953)	(368,603)
Unrestricted Net Position (UNP) - est. balance at 7/1/2020	**	(12,877,627)		2,882,485		1,179,281		185,467		(8,630,394)
Unrestricted Net Position - budgeted bal. at 6/30/2021		(14,030,626)		1,938,820		1,125,535		100,313		(10,865,958)
Capital Expenditures per schedule		-		-		56,500		72,000		128,500

**

Est. UNP @ 7/1/20 (Excluding NPL)	(25,402)	3,493,648
Budgeted Income (loss) @ 6/30/21	(1,178,006)	819,802
Proposed Transfer in/out from HDF	1,724,630	(1,724,630)
Subtotal @ 6/30/21	521,222	2,588,820
UNP @ 6/30/21- NPL & OPEB	(14,551,848)	(650,000)
Est. UNP @ 6/30/21	(14,030,626)	1,938,820

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Schedule of Administrative Expenses
FOR THE FISCAL YEAR ENDING JUNE 30, 2021

Administrative Expenses	Housing Choice Voucher		Housing Development Fund		Park Terrace		Ocean Avenue		Totals	
	Approved 2020	Proposed 2021	Approved 2020	Proposed 2021	Approved 2020	Proposed 2021	Approved 2020	Proposed 2021	Approved 2020	Proposed 2021
Legal Fees	90,000	60,000	-	-	-	-	2,000	2,000	92,000	62,000
Staff Training	36,400	45,000	-	-	-	-	-	-	36,400	45,000
Mileage Payments	7,000	7,000	670	1,174	-	-	-	-	7,670	8,174
Conference Travel	42,663	50,000	-	-	-	-	-	-	42,663	50,000
Auditing Fees	26,040	32,000	-	5,200	-	-	-	-	26,040	37,200
Office Bldg. Expenses	143,000	143,000	-	-	-	-	-	-	143,000	143,000
Office Supplies	55,000	65,000	4,209	4,476	-	-	-	-	59,209	69,476
Copier expense	5,000	16,000	-	-	-	-	-	-	5,000	16,000
Non-Cap Furn & Eqpt	16,000	16,000	1,413	1,200	-	-	-	-	17,413	17,200
Admin. Vehicles	20,000	38,000	-	-	-	-	-	-	20,000	38,000
Publications-	23,708	27,000	-	-	-	-	-	-	23,708	27,000
Recruitment exp	5,000	5,000	-	-	-	-	-	-	5,000	5,000
Membership Dues	25,680	28,000	200	200	-	-	-	-	25,880	28,200
Telephone	40,000	35,000	2,986	3,315	-	-	-	-	42,986	38,315
Contract/Consultant Svcs	738,700	908,600	150,361	144,723	-	-	2,000	2,000	891,061	1,055,323
Computer Software Svcs	211,652	311,968	7,171	13,000	-	-	-	-	218,823	324,968
Miscellaneous Admin	-	-	6,000	6,000	-	-	-	-	6,000	6,000
Non-Cap Furn & Eqpt-MIS	84,512	42,000	-	-	-	-	-	-	84,512	42,000
Leases or Rentals	29,560	10,000	2,000	2,000	-	-	-	-	31,560	12,000
Equipment Maintenance	500	700	-	-	-	-	-	-	500	700
Postage	60,000	65,000	-	-	-	-	-	-	60,000	65,000
Printing	30,679	50,000	400	400	-	-	-	-	31,079	50,400
Commission Meetings	6,600	6,600	-	-	-	-	-	-	6,600	6,600
Miscellaneous	1,500	1,500	1,410	4,277	1,500	1,500	1,500	1,500	5,910	8,777
Wait List Expense	85,000	85,000	-	-	-	-	-	-	85,000	85,000
Scholarship expense	-	-	17,500	18,500	-	-	-	-	17,500	18,500
Property Management Fee	-	-	-	-	43,200	54,000	28,800	32,400	72,000	86,400
TOTAL	1,784,194	2,048,368	194,320	204,465	44,700	55,500	34,300	37,900	2,057,514	2,346,233
		13%		5%		19%		9%		12%

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Schedule of Maintenance Expenses
FOR THE FISCAL YEAR ENDING JUNE 30, 2021

	Housing Choice Voucher		Housing Development Fund		Park Terrace		Ocean Avenue		Totals	
	Approved 2020	Proposed 2021	Approved 2020	Proposed 2021	Approved 2020	Proposed 2021	Approved 2020	Proposed 2021	Approved 2020	Proposed 2021
Maintenance Expenses										
Materials										
Repair Parts	-	-	-	-	1,000	1,000	500	500	1,500	1,500
Appliances & Fixtures	-	-	-	-	2,388	2,388	1,700	1,700	4,088	4,088
Locks and Keys	-	-	-	-	-	-	600	600	600	600
Maintenance & Contracts										
Garbage Service	-	-	15,789	20,391	-	-	1,300	1,300	17,089	21,691
Repair Contractors	-	-	45,994	43,236	75,150	75,000	36,350	36,350	157,494	154,586
Communications	-	-	-	-	-	-	-	-	-	-
Equipment Repair/Rental	-	-	3,484	8,397	-	-	-	-	3,484	8,397
Window Coverings	-	-	-	-	1,200	1,200	1,000	1,000	2,200	2,200
Condo Fees	-	-	-	-	36,709	36,709	-	-	36,709	36,709
Landscape Services	-	-	9,163	10,736	-	-	3,140	10,500	12,303	21,236
Contract cost- 10th St.			23,408	25,000					23,408	25,000
Contract cost-Atherton Bldg.	-	-	12,855	24,515	-	-	-	-	12,855	24,515
Miscellaneous	-	-	14,050	1,278	150	150	1,000	1,000	15,200	2,428
TOTAL	-	-	124,743	133,553	116,597	116,447	45,590	52,950	286,930	302,950
				7%		0%		14%		5%

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Schedule of General Expenses
FOR THE FISCAL YEAR ENDING JUNE 30, 2021

General Expenses	Housing Choice Voucher		Housing Development Fund		Park Terrace		Ocean Avenue		Totals	
	Approved 2020	Proposed 2021	Approved 2020	Proposed 2021	Approved 2019	Proposed 2020	Approved 2019	Proposed 2020	Approved 2019	Proposed 2020
General Liability Insurance	30,000	30,000	-	-	-	-	-	-	30,000	30,000
Auto Insurance	5,000	5,000	-	-	-	-	-	-	5,000	5,000
Worker's Compensation	122,369	119,566	-	-	-	-	-	-	122,369	119,566
Unemployment	27,000	27,000	-	-	-	-	-	-	27,000	27,000
Property Insurance	-	-	8,288	11,169	1,700	2,900	1,500	1,900	11,488	15,969
Collection Loss	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	1,000	1,000	672	768	1,672	1,768
TOTAL	184,369	181,566	8,288	11,169	2,700	3,900	2,172	2,668	197,529	199,303
		-2%		26%		31%		19%		1%

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Schedule of Capital Expenditures
FOR THE FISCAL YEAR ENDING JUNE 30, 2021

Description	Housing Development Fund		Park Terrace	Ocean Avenue		Totals	
							-
Unit Rehab			37,000			37,000	
Roof Replacements				63,000		63,000	
Appliance replacements			4,500	3,000		7,500	
Kitchen cabinet replacements			15,000			15,000	
Tree trimming				6,000		6,000	
TOTAL		-	56,500	72,000		128,500	

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Budgeted Positions
FOR THE FISCAL YEAR ENDING JUNE 30, 2021

Classification	Full-Time Equivalent (FTE)	Monthly Salary Range		Annual Salary Range		Annual Estimated Benefit Range		Total Annual Salary plus Benefit Range	
		Minimum	Maximum	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum
Account Specialist	5	\$ 4,142	\$ 4,923	\$ 49,704	\$ 59,076	\$28,828	\$ 34,264	\$ 78,532	\$ 93,340
Accountant	1	\$ 6,425	\$ 9,541	\$ 77,100	\$ 114,495	\$44,718	\$ 66,407	\$121,818	\$180,902
Administrative Analyst I/II	2	\$ 6,425	\$10,275	\$ 77,100	\$ 123,300	\$44,718	\$ 71,514	\$121,818	\$194,814
Administrative Clerk *	10	\$ 3,961	\$ 4,692	\$ 47,532	\$ 56,304	\$27,569	\$ 32,656	\$ 75,101	\$ 88,960
Deputy Director ***	1	\$10,529		\$ 126,348	\$ -	\$73,282	\$ -	\$199,630	\$ -
Eligibility Leadworker	2	\$ 4,880	\$ 5,859	\$ 58,560	\$ 70,308	\$33,965	\$ 40,779	\$ 92,525	\$111,087
Eligibility Technician ***	13	\$ 4,392	\$ 5,220	\$ 52,704	\$ 62,640	\$30,568	\$ 36,331	\$ 83,272	\$ 98,971
Executive Assistant	1	\$ 5,273	\$ 7,831	\$ 63,276	\$ 93,972	\$36,700	\$ 54,504	\$ 99,976	\$148,476
Executive Director	1	\$13,148	\$19,525	\$ 157,780	\$ 234,303	\$91,512	\$135,896	\$249,292	\$370,199
Facilities Manager	1	\$ 7,637	\$11,342	\$ 91,649	\$ 136,099	\$53,156	\$ 78,938	\$144,805	\$215,037
Finance Director	1	\$10,021	\$14,881	\$ 120,251	\$ 178,573	\$69,745	\$103,572	\$189,996	\$282,146
FSS Coordinator	3	\$ 4,673	\$ 5,604	\$ 56,076	\$ 67,248	\$32,524	\$ 39,004	\$ 88,600	\$106,252
FSS Leadworker (HO/FSS)	1	\$ 5,141	\$ 6,164	\$ 61,692	\$ 73,968	\$35,781	\$ 42,901	\$ 97,473	\$116,869
Housing Inspector	2	\$ 4,524	\$ 5,427	\$ 54,288	\$ 65,124	\$31,487	\$ 37,772	\$ 85,775	\$102,896
Housing Management Leadworker ***	0	\$ 5,976	\$ 7,337	\$ 71,712	\$ 88,044	\$41,593	\$ 51,066	\$113,305	\$139,110
Housing Specialist	10	\$ 5,190	\$ 6,228	\$ 62,280	\$ 74,736	\$36,122	\$ 43,347	\$ 98,402	\$118,083
Housing Technician	1	\$ 4,230	\$ 5,140	\$ 50,760	\$ 61,680	\$29,441	\$ 35,774	\$ 80,201	\$ 97,454
Human Resources Manager	1	\$ 8,225	\$12,214	\$ 98,695	\$ 146,563	\$57,243	\$ 85,007	\$155,938	\$231,570
Information Technology Manager	1	\$ 9,078	\$13,481	\$ 108,941	\$ 161,777	\$63,186	\$ 93,831	\$172,126	\$255,607
Leasing Services Leadworker	2	\$ 5,600	\$ 6,798	\$ 67,200	\$ 81,576	\$38,976	\$ 47,314	\$106,176	\$128,890
Maintenance Worker II	3	\$ 6,029	\$ 6,029	\$ 72,348	\$ 72,348	\$41,962	\$ 41,962	\$114,310	\$114,310
Procurement Manager	1	\$ 6,919	\$10,275	\$ 83,029	\$ 123,298	\$48,157	\$ 71,513	\$131,186	\$194,810
Program Integrity Officer	1	**		**		**		**	
Programs Manager	1	\$ 9,078	\$13,481	\$ 108,941	\$ 161,777	\$63,186	\$ 93,831	\$172,126	\$255,608
Property Aide (Part Time)	4								
Property Management Administrator	1	\$ 5,821	\$ 8,644	\$ 69,849	\$ 103,726	\$40,512	\$ 60,161	\$110,361	\$163,887
Property Management Assistant	1	\$ 4,673	\$ 5,604	\$ 56,076	\$ 67,248	\$32,524	\$ 39,004	\$ 88,600	\$106,252
Secretary	1	\$ 4,056	\$ 4,941	\$ 48,672	\$ 59,292	\$28,230	\$ 34,389	\$ 76,902	\$ 93,681
Senior Administrative Analyst	1	\$ 7,451	\$11,065	\$ 89,413	\$ 132,779	\$51,860	\$ 77,012	\$141,273	\$209,791
Special Programs Manager	1	\$ 8,225	\$12,214	\$ 98,695	\$ 146,564	\$57,243	\$ 85,007	\$155,938	\$231,572
Systems Manager ***	1	\$ 7,775	\$11,546	\$ 93,300	\$ 138,552	\$54,114	\$ 80,360	\$147,414	\$218,912
Total	75								
*One position is less than full-time.						Management position			
**Service contract with the Alameda County District Attorney's office.									
*** Vacant positions:									
System Manager (1)									
Deputy Director (1)									
Eligibility Technician (1)									
Housing Management Leadworker (1)									

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting: June 10, 2020

Subject: Contribution to Alameda County Employees' Retirement Association (ACERA) for Fiscal Year 2020-2021

Exhibits Attached: Resolution No. 12-20

Recommendation: Adopt the Resolution

Financial Statement: \$281,620.01 to be included in FY 2020-2021 Budget

BACKGROUND

The Housing Authority is a participating employer in the Alameda County Employees' Retirement Association (ACERA). In 1996, ACERA established a health benefits account, called a 401(h) account, to satisfy the requirements of Internal Revenue Code (IRC) Section 401(h) for providing non-vested, tax-free healthcare to the retirees of participating employers.

In 2006, changes to the IRC regulations required that participating employers establish a separate 401(h) sub-account under the overall ACERA account, and make contributions through ACERA designated specifically for healthcare benefits to fund the 401(h) sub-account. To continue providing HACA retirees with non-taxable health benefits, your Commission adopted a resolution in June 2006 (Resolution No. 14-06) that authorized ACERA to establish and manage a 401(h) sub-account on our behalf.

In accordance with Section 31592.4 and Article 5.5 of the CERL, ACERA holds assets in a Supplemental Retirees' Benefits Reserve (SRBR). Once HACA makes its designated 401(h) contribution to ACERA, ACERA will automatically transfer the same amount from the SRBR to HACA's Advance Reserve Account. ACERA has consistently paid supplemental retirement and post-employment health care benefits through the SRBR since 1985.

DISCUSSION and ANALYSIS

Your Commission has authorized HACA's contribution to its 401(h) sub-account every year since 2006. The Segal Company, ACERA's actuary, has determined that HACA's contribution for fiscal year July 1, 2020 – June 30, 2021 is \$281,620.01. ACERA requires that your authorization to fund HACA's 401(h) sub-account be completed by June 30, 2020.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

RESOLUTION NO. 12-20

RESOLUTION APPROVING 401(h) ACCOUNT PURSUANT TO SECTION 31592

WHEREAS, in 1996, the Alameda County Employee's Retirement Association ("ACERA") Board of Retirement informed the Board of Supervisors that, by adoption of Resolution 96-111, the Board of Retirement had established a health benefits account intended to satisfy the requirements of the Internal Revenue Code ("IRC") Section 401(h) and the regulations thereunder (the "401(h) Account") in order to provide non-vested, tax-free health benefits to eligible County and Participating Employer retirees (collectively, the "Retirees"); and

WHEREAS, in 1996, the Board of Supervisors adopted Resolution No. R-96-634, which provided that ACERA could offer such non-taxable benefits if the County designated a portion of its contribution to ACERA for a fiscal year as a contribution to the 401(h) Account; and

WHEREAS, under Section 31592.4 and Article 5.5 of the County Employees Retirement Law of 1937 ("CERL"), assets in the Supplemental Retiree Benefit Reserves (the "SRBR") at the end of a fiscal year of ACERA may, in the immediately succeeding fiscal year, be transferred to the Employer Advance Reserve account of the Participating Employers, and treated as a contribution to ACERA by the County and as applicable by other Participating Employers to the extent that in the immediately succeeding fiscal year the County and other Participating Employers make contributions to ACERA's 401(h) Account in order to pay for retiree health benefits; and

WHEREAS, Section 31592.4 and Article 5.5 of the CERL thus permit the Participating Employers to contribute to a 401(h) Account and pay for retiree health benefits for a fiscal year without increasing the Housing Authority of the County of Alameda's ("Housing Authority") total contributions to ACERA for that fiscal year; and

WHEREAS, commencing with the 1996-1997 fiscal year, and for each fiscal year thereafter, the County has directed that a specified portion of its fiscal year contribution to ACERA for that year be contributed to the 401(h) account; and

WHEREAS, in 2006 the Housing Authority authorized ACERA to establish and manage a 401(h) sub-account on its behalf to provide tax free health care benefits for its retirees;

NOW THEREFORE, IT IS RESOLVED AS FOLLOWS:

1. In fiscal year July 1, 2020 – June 30, 2021, Housing Authority shall contribute to ACERA **\$281,620.01** to be used only for the paying of retiree medical health benefits. This contribution shall be made on the terms and conditions set forth in the Agreement between the Housing Authority and ACERA concerning such contributions, executed on July 25, 2007.
2. This contribution shall be designated, in writing, as being only for the Housing Authority's IRC § 401(h) Account and such designation shall be made at the time of contribution.

3. Such contribution is contingent on the Board of Retirement immediately transferring, in accordance with Government Code §31592.4, an amount equal to such contribution from ACERA's SRBR account to the Housing Authority's Advance Reserve account. Such amount shall be treated as a contribution for pension and therefore shall be applied to reduce the pension contribution otherwise required by the Housing Authority for the fiscal year beginning July 1, 2020.
4. No party, including any existing or future Housing Authority employee, retiree, spouse, or dependent, shall have any vested rights, contractual rights or other rights in or to any retiree health benefits or payment or subsidy for any such benefits nor shall any such person or ACERA have any such rights to have the Housing Authority contribute towards paying or subsidizing the cost of any retiree medical benefits provided by ACERA under the 401(h) Account or otherwise. The Housing Authority may modify or terminate, at any time and without any limitation, its decision to contribute to the Housing Authority's 401(h) Account. This modification or termination may occur even if it may affect any employee first hired prior to the date of such modification, any person who retired prior to such date, and/or any person who became a spouse or dependent of an employee or retiree prior to such date.
5. All contributions by the Housing Authority to its 401(h) sub-account shall be governed by requirements of the IRC and all administrative and other applicable rules established by ACERA governing such sub-account and ACERA's 401(h) Account.

PASSED, APPROVED, AND ADOPTED by the Housing Commission of the Housing Authority of the County of Alameda on this 10th day of June 2020 by the following vote:

AYES:

NAYS:

ABSTAIN:

EXCUSED:

ABSENT:

Attest:

Christine Gouig
 Executive Director/Housing Commission Secretary

Michael Hannon
 Housing Commission Chairperson

Adopted: June 10, 2020

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting: June 10, 2020

Subject:	Section 8 Administrative Plan Policy Revisions
Recommendation:	Approve Proposed Policy Revisions to Admin Plan
Financial Statement:	None

BACKGROUND

HACA's Section 8 Housing Choice Voucher (HCV) Program Administrative Plan (Admin Plan) sets forth HACA's policies and procedures for administering the Section 8 Program in a manner consistent with HUD requirements and HACA's HUD-required Agency Plan. HACA's Admin Plan is available for public review.

From time to time it becomes necessary to amend the Admin Plan in order to incorporate new or changed HUD regulations, new or revised HACA practices or program initiatives, or to make clarifications or corrections. Staff also periodically revises the Admin Plan for citation changes and grammatical or non-substantive edits. Only amendments that substantively change HACA policy are brought to your Housing Commission. Today, revisions to Chapter 4 are being submitted for your approval.

DISCUSSION and ANALYSIS

Staff continues to manage the evolving situation surrounding the COVID-19 virus and its effect on our HCV program participants and landlords.

In April your Commission approved a revision to HACA's Admin Plan to allow the Executive Director, or their designee, to provide reasonable extensions to HACA's regular 180-day voucher term in response to various types of emergencies, crises, and disasters. After your approval, the Executive Director provided a 60-day extension to all new vouchers issued after April 1 and all non-expired active vouchers previously issued so that those vouchers now are valid for 240 days.

Last month you approved a revision to HACA's Admin Plan to allow participants to provide one bank statement rather than three with their annual reexaminations and to allow staff to use the current balance to determine the value of the asset rather than an average monthly balance of three statements. You also approved temporary exceptions to certain Admin Plan policies necessary in order

to keep current participants housed and to accommodate COVID-19-related issues that cannot be addressed through HACA's regular policies. You also allowed the administrative flexibility to implement any additional temporary exceptions to HACA's policies to meet these goals in order to best serve the needs of our clients. To date, staff has not needed to implement any additional temporary exceptions.

On May 12, 2020, HUD issued Notice PIH 2020-09 that provided a non-competitive allocation of Mainstream Vouchers through the Coronavirus Aid, Relief, and Economic Security (CARES) Act to housing authorities that were previously awarded Mainstream Vouchers through competitions in 2017 and 2019. HACA received an allocation of 44 additional Mainstream Vouchers through the CARES Act, bringing HACA's Mainstream Voucher total to 192.

The Mainstream Voucher program provides rental assistance to non-elderly persons with disabilities. HACA's Mainstream program further targets these vouchers to the following groups as allowed and recommended by HUD:

1. Homeless
2. At risk of becoming homeless
3. Transitioning out of institutional housing
4. At risk of institutionalization
5. Persons "moving up" from Permanent Supportive Housing (PSH)

HACA partnered with nine local supportive services agencies to provide a well-rounded supportive service package and will serve all five of these populations. To date, HACA's Mainstream program has successfully targeted the first four populations above. The changes to HACA's Admin Plan before you today allow us to implement a limited preference to better target persons in the fifth group-- those "moving up" from PSH.

CHAPTER 4 – APPLICATIONS, WAITING LIST AND TENANT SELECTION

Section 4-III.C.: SELECTION METHOD-Local Preferences (page 4-20)

Preference language is added to further serve the fifth category of non-elderly persons with disabilities served through the Mainstream Voucher program. Staff proposes to set aside 80 of our Mainstream Vouchers for Mainstream-eligible families referred by Alameda County Behavioral Health Care Services (BHCS), who are on Alameda County's Continuum of Care Coordinated Entry System Permanent Housing Target List. The families on this list have been deemed ready to leave PSH because they no longer require the more intensive services provided through PSH, but still need affordable low-income housing. BHCS will prioritize the clients who are most ready to move up from PSH.

This use of the County's Permanent Housing Target List provides for an expeditious and effective way to meet the County's goals to serve the homeless. It will also ensure we can quickly lease-up these

HACA AGENDA ITEM NO.: 4-4.

Mainstream Vouchers as persons on this list will receive Housing Navigation services to help them locate housing and other supportive services. If housing authorities do not utilize their Mainstream Vouchers quickly enough, HUD has indicated it will likely recapture the vouchers or not fund lagging housing authorities in the next round.

The pertinent page of our Admin Plan with the new language in redline follows. You will notice that after the title of the preference there is a number of points shown. This is the method used to operationalize the preference – a larger number of points will move an applicant higher on the waiting list.

withdrawn from the waiting list.

- Limited Preference for Non-Elderly Disabled Homeless Individuals and/or Families Referred by Alameda County Behavioral Health Care Services, who are on Alameda County's Continuum of Care Coordinated Entry System Permanent Housing Target List (25 points): HACA has set aside 80 Mainstream vouchers targeted for this population. Individuals and/or families referred by BHCS that meet the mainstream definition of Homeless as defined in the glossary under Homeless-Mainstream and are homeless in HACA's jurisdiction. In addition, the household must be composed of one or more persons with disabilities who are between the ages of 18 and 61 (non-elderly). The household may include additional household members who are not non-elderly persons with disabilities. A household where the sole member is an emancipated minor is not an eligible household. Persons receiving this preference who upon verification are found not to qualify for the preference as set forth above will lose the preference points and if they were admitted to the waiting list when only applications for this preference were being taken they will be removed from the waiting list.
- Veteran (1 point): Priority will be given to veterans or servicepersons as set forth in the *Glossary* within each preference category.

HACA will select applicants from its waiting list for HCV assistance in the following order:

Prior to assisting applicants on the waiting list, HACA will assist VAWA Emergency Transfers (see Exhibit 16-3), followed by *Non-VAWA Emergency Transfers* (as set forth in the *Glossary*).

1. Applicants for Targeted Funding as set forth in Section 4-III.B above
2. Shortfall Terminated families
3. Shortfall Recalled families
4. FYI to Voucher families whose FYI participation will soon end
5. CHOICES, FACT or MHSA Program Graduates

Prior to assisting further applicants on the waiting list, HACA will assist the remaining Project-Based Voucher holders who have priority to receive the next available opportunity for continued tenant-based assistance as outlined in Section 17VII.C.

6. Applicants for the Limited Preference for Individuals and/or Families "Moving Up" from Permanent Supportive Housing
7. HACA will select remaining applicants on the waiting list.

Note #1: HACA will limit the number of applicants that may qualify for the Displaced-Other and Homeless preferences such that no more than five applicants from these preferences will be selected in any calendar month.

Note #2: For CHOICES, FACT, or MHSA Program Graduates:

- a. HACA will conduct a lottery of MHSA, CHOICES and FACT Program graduates referred by BHCS and assist applicants in order of ascending

HOUSING AUTHORITY OF ALAMEDA COUNTY

AGENDA STATEMENT

Meeting: June 10, 2020

Subject: Amendment to Contract with Nan McKay & Associates for Annual Recertifications

Exhibits Attached: None

Recommendation: Approve Contract Amendment and Authorize the Executive Director to Execute It

Financial Statement: \$170,000 from Section 8 Special COVID Administrative Funding

BACKGROUND

In March 2019, HACA entered into an Intergovernmental Services Agreement (ISA) with the Marin Housing Authority to use its procurement of Nan McKay & Associates (NMA) to process annual recertifications for Section 8 participants. HUD regulations permit the use of ISA's as an efficiency measure to avoid the time and expense of individual procurements. An initial contract with NMA was approved at your March 2019 meeting for \$209,000 to process 1,900 annual recertifications. Your Commission subsequently approved amendments to increase the initial contract amount to \$300,000 (August 2019) and to extend the contract one year to April 4, 2021 for an amount of \$170,000 (March 2020). The NMA contract and these amendments were done to assist HACA in processing recertifications when the workload is excessive, due to vacancies and unexpected absences, and also to assist with the workload for new hires until they are fully trained.

DISCUSSION AND ANALYSIS

As a result of the COVID-19 pandemic, HACA had to delay the hiring of two Eligibility Technician positions because of the challenge of providing adequate training at this time with many staff working remotely, including both Eligibility Leadworkers. In addition, current staff has had to prioritize the processing of interim recertifications for participants who have experienced a sudden loss of income and was unable to focus on annual recertifications until recently. These factors have resulted in an overall delay in the completion of annual recertifications. While HUD has provided regulatory relief for housing authorities and will not evaluate this fiscal year's performance through the SEMAP scoring system, we want to ensure that HACA is on track for next fiscal year.

HACA AGENDA ITEM NO.: 4-5.

Staff proposes that the NMA contract be amended by a total amount of \$170,000 for approximately 1,500 recertifications (\$113 per recertification) to assist HACA with completing recertifications delayed as a result of the COVID-19 pandemic. This amendment increases the total not-to-exceed amount to \$640,000 and a total of 5,730 recertifications. The additional Administrative Fee funding from HUD for COVID-19 related expenses will be used for this amendment.

Staff recommends your Commission authorize the Executive Director to execute an amendment to the current agreement with Nan McKay & Associates, reflecting the changes above.

HOUSING AUTHORITY OF ALAMEDA COUNTY**AGENDA STATEMENT**

June 10, 2020

Subject: 2020 HACA Scholarship Program Awards

Exhibits Attached: None

Recommendation: Approve the 2020 HACA Scholarship Awards

Financial Statement: \$18,500 included in 2020-2021 budget

BACKGROUND

Every year, the HACA Scholarship Program provides an opportunity for participants of the Family Self-Sufficiency (FSS) program and for tenants of HACA's instrumentality, Preserving Alameda County Housing, Inc. (PACH), to apply for a scholarship that can be used to pay eligible expenses related to their education.

DISCUSSION AND ANALYSIS

This year, 19 applications for the 2020 HACA Scholarship and 13 applications for the 2020 Donald C. Biddle Memorial Scholarship, shown below by city of residence, were submitted to your Commission's Scholarship Committee (Commissioners Gacoscas, Kumagai, McQuaid and Patz) for their review.

2020 HACA SCHOLARSHIP

CITY OF RESIDENCE	# OF APPLICATIONS
Castro Valley	1
Dublin	1
Emeryville	1
Fremont	2
Hayward	4
Pleasanton	2
San Leandro	2
Union City	6

**2020 DONALD C. BIDDLE
MEMORIAL SCHOLARSHIP**

CITY OF RESIDENCE	# OF APPLICATIONS
Castro Valley	1
Emeryville	1
Fremont	1
Hayward	2
Pleasanton	1
San Leandro	2
Union City	5

A virtual meeting with the Scholarship Committee is scheduled for June 8 to discuss the Committee's selections and recommendation for award. Staff will send a list of the Scholarship Committee recommendations prior to your June 10 meeting and will have a copy of the list available at the meeting.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting: June 10, 2020

Subject: Nominating Committee for Officers

Exhibits Attached: None

Recommendation: Appoint a Nominating Committee

DISCUSSION AND ANALYSIS

Each year, your Commission appoints a Nominating Committee to select candidates for the positions of Chairperson and Vice-Chairperson. The terms are for one year.

While the Commission bylaws stipulate that the Chairperson can serve no more than two successive full terms, the bylaws do not specify the number of terms for the Vice-Chairperson. Currently, Michael Hannon serves as the Commission Chairperson, Christian Patz serves as the Commission Vice Chairperson and both are eligible to continue on in these positions for another year if the Nominating Committee wants to select them as candidates.

At your July meeting the Nominating Committee will present the candidates and an election will be held. The newly-elected officers will take office immediately and the new Chairperson will chair the July meeting.

PROGRAM ACTIVITY

REPORT

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting: June 10, 2020

Subject: Programs Activity Report

Exhibits Attached: Section 8 Contract and Housing Assistance Payments (HAP) Report;
Section 8 Average Contract Rent Report; Landlord Rental Listing
Report; FSS Program Monthly Report

Recommendation: Receive Report

SECTION 8 HOUSING CHOICE VOUCHERS (HCV)

- **Lease-Up:** As of June 1, 2020, the Section 8 HCV program had 6,118 units under contract. This number includes HACA vouchers and portability clients for which we are being billed by the receiving housing authority, but excludes portability clients for which we are billing the initial housing authority.
- **HCV Program Utilization:** As of June 1, 2020, the average HAP subsidy was \$1,723 and the average tenant-paid rent portion was \$536 for an average Contract Rent of \$2,259. These amounts include HACA vouchers, but do not include incoming and outgoing portability clients.
 - ❖ As of June 1, 2020, HACA had 155 outgoing billed portability contracts (i.e., HACA voucher holders who are housed in another housing authority's jurisdiction).
 - ❖ As of June 1, 2020, HACA billed other housing authorities for 390 incoming portability contracts.
 - ❖ As of June 1, 2020, 227 of PACH's 230 project-based voucher (PBV) units are leased. Due to COVID-19, we are leasing the two units at Nidus Court that were being held vacant to be used as temporary living units for tenants while we remodel their units at the property. We hope to resume our remodeling project soon.
- **Section 8 Contract Reports:** Copies of the Contract Reports are attached. The Section 8 Contract and HAP Report includes HACA certificates, HACA vouchers and portability clients for which we are billing the initial housing authority. The Section 8 Average Contract Rent Report includes HACA vouchers and portability clients for which we are billing the initial housing authority.
- **Landlord Rental Listings:** As of June 1, 2020, there were 79 active properties listed.

	7/1/19	8/1/19	9/3/19	10/1/19	11/4/19	12/1/19	1/2/20	2/3/20	3/2/20	4/1/20	5/4/20	6/2/20
Units	39	53	55	48	49	63	58	58	64	63	70	79

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Section 8 Contract and HAP Report for the Month of May 2020

	Certificates		Vouchers		MAY 2020 TOTAL			
City	Number	HAP*	Number	HAP**	Number	HAP	MAY 2019	MAY 2018
		based on avg		based on avg				
		\$ 1,939		\$ 1,736				
Albany	0	\$0	12	\$20,832	12	\$20,832	15	19
Castro Valley	4	\$7,756	214	\$371,504	218	\$379,260	224	215
Dublin	3	\$5,817	398	\$690,928	401	\$696,745	401	397
Emeryville	6	\$11,634	148	\$256,928	154	\$268,562	144	154
Fremont	21	\$40,719	1,083	\$1,880,088	1,104	\$1,920,807	1,061	1,054
Hayward	45	\$87,255	1,839	\$3,192,504	1,884	\$3,279,759	1,937	1,955
Newark	5	\$9,695	226	\$392,336	231	\$402,031	225	214
Pleasanton	4	\$7,756	235	\$407,960	239	\$415,716	217	209
San Leandro	14	\$27,146	1,321	\$2,293,256	1,335	\$2,320,402	1,305	1,354
San Lorenzo	3	\$5,817	176	\$305,536	179	\$311,353	189	203
Union City	8	\$15,512	683	\$1,185,688	691	\$1,201,200	705	723
TOTALS	113	219,107	6,335	10,997,560	6,448	11,216,667	6,423	6,497

* Based on an average May Housing Assistance Payment (HAP) of \$1,939 per certificate contract

**Based on an average May Housing Assistance Payment (HAP) of \$1,736 per voucher contract

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Section 8 Average Contract Rent Report for the Month of May 2020

City	Number of HAP Contracts (HCV Only)	Average Contract Rent	Average HAP Paid by HACA	Average Rent Paid by Family	Average Family-Paid Rent as a Percentage of Average Contract Rent
Albany	11	\$1,700	\$1,356	\$414	24%
Castro Valley	214	\$2,308	\$1,782	\$526	23%
Dublin	397	\$2,209	\$1,712	\$496	22%
Emeryville	148	\$1,841	\$1,339	\$502	27%
Fremont	1,075	\$2,433	\$1,892	\$539	22%
Hayward	1,839	\$2,188	\$1,653	\$534	24%
Newark	226	\$2,606	\$1,908	\$698	27%
Pleasanton	235	\$2,046	\$1,639	\$407	20%
San Leandro	1,318	\$2,207	\$1,680	\$528	24%
San Lorenzo	176	\$2,501	\$1,847	\$651	26%
Union City	680	\$2,443	\$1,858	\$582	24%

*Some rents may vary by \$1 due to rounding

This report includes HACA vouchers and portability clients for which we are billing the initial housing authority.



TO: Christine Gouig, Executive Director
FROM: Daniel Taylor, Special Programs Manager
RE: **FSS Program Summary**
CC: Linda Evans, Phyllis Harrison, Mary Sturges,
Vannessa Kamerschen
DATE: May 28, 2020

Program Summary	May 2020
Total Clients Under Contract:	205
MDRC:	100
Graduates:	1
Escrow Disbursed:	\$35,050.00
Ports In:	0
Ports Out:	0
Terminations:	0
New Contracts:	6

FSS PROGRAM NEWS:

Homeownership Workshop

On May 19, 2020, The FSS team participated in and connected our participant families with a homeownership workshop through Zoom, presented by our local partners A-1 Community Housing Services and Bank of America. The representative from Bank of America provided information about two great programs: the Bank of America Down Payment Grant program, which offers up to \$10,000 in down payment assistance, and America's Home Grant Program, which offers up to \$7,500 in closing cost assistance.

FSS Program Update

The FSS team continues to support our participant families during the COVID-19 Shelter in Place Order. We continue to reach out to participants to offer support and provide community resources. The FSS team remains available for our participant families who have questions, concerns or require information about available resources. Additionally, we continue to work with our partners in order to stay up to date on services they are offering remotely to serve our participant families.

Case Management Referrals = 3
Job Referrals = 30

HACA AGENDA ITEM NO.: 4-1.

ATTACHMENT A

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
ANNUAL FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2019

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
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INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners,
Housing Authority of the County of Alameda
Hayward, California

Report on the Financial Statements

I have audited the accompanying financial statements of the business-type activities and the aggregate remaining fund information of the Housing Authority of the County of Alameda (the Authority), as of and for the year ended June 30, 2019, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

My responsibility is to express opinions on these financial statements based on my audit. I conducted my audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, I express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinions.

Opinion

In my opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities, each major fund, and the aggregate remaining fund information of the Authority as of June 30, 2019, the respective changes in financial position and, where applicable cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 12, and required supplementary information related to Pension and OPEB on pages 55 through 57, as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. I have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to my inquiries, the basic financial statements, and other knowledge I obtained during my audit of the basic financial statements. I do not express an opinion or provide any assurance on the information because the limited procedures do not provide me with sufficient evidence to express an opinion or provide any assurance.

Other Information

My audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The combining and individual enterprise fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedule of expenditures of federal awards, is presented for purposes of additional analysis as required by Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), and are not a required part of the basic financial statements. The accompanying Financial Data Schedule is presented for purposes of additional analysis as required by *U.S. Department of Housing and Urban Development* and is not a required part of the basic financial statements.

The combining and individual enterprise fund financial statements, the schedule of expenditures of federal awards, and financial data schedule are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In my opinion, the combining and individual enterprise fund financial statements, the schedule of expenditures of federal awards, and financial data schedule are fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, I have also issued my report dated March 26, 2020, on my consideration of the Authority's internal control over financial reporting and on my tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of my testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Patel & Associates

Oakland, California

March 26, 2020

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2019**

The Housing Authority of the County of Alameda ("Authority") primarily provides housing assistance to low income individuals and families. Its primary sources of funding are through grants received from the U.S. Department of Housing and Urban Development (HUD) and rents collected from the properties it owns.

The Authority's Management's Discussion and Analysis (MD&A) is designed to:

- Provide an overview of the Authority's financial activity,
- Identify changes in the Authority's financial position (its ability to address the next and subsequent year challenges),
- Assist the reader in focusing on significant financial issues, and
- Identify individual fund issues or concerns.

Since the MD&A is designed to focus on the current year's activities, resulting changes and currently known facts, please read it in conjunction with the attached financial statements.

FINANCIAL HIGHLIGHTS

Total assets and deferred outflow of resources of the Authority was \$53.73 million and total liabilities and deferred inflow of resources was \$21.28 million.

The assets of the Authority exceeded its liabilities at the close of the fiscal year (FY) by \$32.45 million (net position). Of that amount, \$12.27 million was invested in capital assets; \$18.09 million was considered restricted and \$2.10 million was considered unrestricted and may be used to meet the Authority's ongoing obligations. The Authority's FY 2019 total net position increased by \$1.02 million compared to the FY 2018 balance of \$31.44 million.

Total revenues, excluding Housing Assistance Payments-Portability in, increased by approximately \$6.50 million (5%) during 2019, and were \$140.46 million and \$133.96 million for 2019 and 2018, respectively. The increase was due to funding provided by HUD.

Total expenses, excluding Housing Assistance Payments-Portability in, increased by approximately \$6.42 million (5%). Total expenses were \$139.89 million and \$133.47 million for 2019 and 2018, respectively.

The Authority's component unit, Preserving Alameda County Housing, Inc. (PACH), was formed in March 2011. The Authority is the managing agent for the properties owned by PACH. In March 2016, HACA completed the Rental Assistance Demonstration (RAD) conversion and sold its remaining 72 units of Public Housing to PACH. For FY 2019, PACH had total assets of \$17.01 million, total liabilities of \$0.55 million and net position of \$16.46 million. It had total revenues of \$5.18 million and expenses of \$3.39 million. PACH's total net position increased by \$1.79 million.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2019**

Authority-Wide Financial Statements

The Authority-wide financial statements are designed to provide readers with a broad overview of the Authority's finances in a manner similar to a private-sector business in that all enterprise fund type activities are consolidated into columns, which add to a total for the entire Authority. The Authority-wide financial statements report information on the Authority as a whole, net of inter-fund activity.

The *Statement of Net Position* is similar to a Balance Sheet. The Statement of Net Position provides information about the Authority's financial and capital resources (assets) and its obligations to creditors (liabilities). Assets and liabilities are presented in order of liquidity, and are classified as "Current" (convertible into cash within one year) and "Non-current." The statement is presented in the format where assets minus liabilities equal "Net Position," formerly known as Net Assets.

Net Position (formerly Net Assets) is reported in three broad categories:

- Net Investment in Capital Assets: This component of Net Position consists of all capital assets net of accumulated depreciation and reduced by outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- Restricted Net Position: This component of Net Position consists of restricted assets, when constraints are placed on the asset by creditors (such as security deposits, debt covenants), grantors, contributors, laws, regulations, etc.
- Unrestricted Net Position: Consists of Net Position that does not meet the definition of "Net Investment in Capital Assets," or "Restricted Net Position." It represents the net available liquid assets, net of liabilities, for the entire Authority.

Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

The *Statement of Revenues, Expenses, and Changes in Net Position* is similar to an Income Statement. This Statement includes Operating Revenues, such as rental income, grant revenues, Operating Expenses, such as administrative costs, utilities, maintenance, depreciation, and Non-Operating Revenue & Expenses, such as investment income and interest expense. The focus of this statement is the "Change in Net Position," which is similar to Net Income or Loss.

The *Statement of Cash Flows* discloses net cash provided by or used for operating activities, investing activities, non-capital financing activities, and from capital and related financing activities. This statement provides answers to questions of where cash came from, what cash was used for and what caused changes in cash for the fiscal year.

The accompanying *Notes to Financial Statements* provide additional information that is essential to a full understanding of the data provided in the financial statements.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2019**

Fund Financial Statements

Traditional users of governmental financial statements will find the Fund Financial Statements presentation more familiar. The focus is now on fund types. The Authority consists of exclusively Enterprise Funds. The Enterprise method of accounting is similar to accounting utilized by the private sector where the determination of net income is necessary or useful to sound financial administration. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Authority uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements and to help it control and manage money for particular purposes or to show that it is meeting legal responsibilities for using grants and other monies. They are reported using the full accrual method of accounting.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2019

FINANCIAL ANALYSIS

The Department of Housing and Urban Development (HUD) requires the Authority to maintain many of the funds. Others are segregated to enhance accountability and control.

TABLE 1
Statement of Net Position

	The Authority		PACH		Total			
	June 30, 2019	June 30, 2018	June 30, 2019	June 30, 2018	June 30, 2019	June 30, 2018	Change	%
Current and other assets	\$ 7,426,804	\$ 7,195,948	\$ 8,270,144	\$ 6,167,406	\$ 15,696,948	\$ 13,363,354	\$ 2,333,594	17 %
Non-current assets	19,867,666	13,457,642	2,200,000	2,205,000	22,067,666	15,662,642	6,405,024	41 %
Capital assets	5,729,688	6,808,201	6,541,965	6,640,995	12,271,653	13,449,196	(1,177,543)	(9)%
Deferred outflows of resources	3,697,990	3,307,642	-	-	3,697,990	3,307,642	390,348	12 %
Total assets and deferred outflows of resources	36,722,148	30,769,433	17,012,109	15,013,401	53,734,257	45,782,834	7,951,423	17 %
Current liabilities	6,193,931	1,626,213	547,297	338,330	6,741,228	1,964,543	4,776,685	243 %
Noncurrent liabilities	13,463,388	8,773,684	-	-	13,463,388	8,773,684	4,689,704	53 %
Deferred inflows of resources	1,070,880	3,601,521	-	-	1,070,880	3,601,521	(2,530,641)	(70)%
Total liabilities and deferred inflows of resources	20,728,199	14,001,418	547,297	338,330	21,275,496	14,339,748	6,935,748	48 %
Net position:								
Net investment in capital assets	5,729,688	6,808,201	6,541,965	6,640,995	12,271,653	13,449,196	(1,177,543)	(9)%
Restricted	15,171,021	12,740,642	2,915,408	2,363,408	18,086,429	15,104,050	2,982,379	20 %
Unrestricted	(4,906,760)	(2,780,828)	7,007,439	5,670,668	2,100,679	2,889,840	(789,161)	(27)%
Total net position	\$ 15,993,949	\$ 16,768,015	\$ 16,464,812	\$ 14,675,071	\$ 32,458,761	\$ 31,443,086	\$ 1,015,675	3 %

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2019**

Major Factors Affecting the Statement of Net Position (Table 1)

Total assets increased by approximately \$7.95 million because of the increase in restricted cash and cash equivalents, short term investments, and accounts receivables.

Total liabilities increased by approximately \$6.94 million primarily due to unearned revenue, net pension liability, and net OPEB liability.

Total net position increased by \$1.02 million and was \$32.46 million and \$31.44 million in 2019 and 2018, respectively.

Net investment in Capital Assets (e.g., land, buildings and improvements, furniture and equipment) decreased by approximately \$1.18 million, net of depreciation, and was \$12.27 million and \$13.45 million in 2019 and 2018, respectively.

Restricted Net Position balance increased by approximately \$2.98 million and was \$18.09 million and \$15.10 million in 2019 and 2018, respectively. The balance includes \$18.09 million of restricted monies received, plus accrued interest, from the net proceeds of the disposition of Arroyo Vista public housing which was loaned out to Eden Dougherty, LLC.

Unrestricted Net Position decreased by \$0.79 million and was \$2.10 million and \$2.89 million in 2019 and 2018, respectively.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2019

TABLE 2
Statement of Revenues, Expenses and Changes in Net Position

	The Authority		PACH		Total			
	June 30, 2019	June 30, 2018	June 30, 2019	June 30, 2018	June 30, 2019	June 30, 2018	Change	%
Revenues								
Rental revenue - tenants	\$ 398,958	\$ 371,681	\$ 5,017,354	\$ 4,845,616	\$ 5,416,312	\$ 5,217,297	\$ 199,015	4 %
HUD PHA grants	129,639,877	124,116,401	-	-	129,639,877	124,116,401	5,523,476	4 %
Fraud recovery	65,676	-	-	-	65,676	-	65,676	100 %
Other operating revenue	4,640,076	4,159,341	13,315	11,107	4,653,391	4,170,448	482,943	12 %
Investment income	533,390	393,847	146,932	66,037	680,322	459,884	220,438	48 %
Sub-Total	<u>135,277,977</u>	<u>129,041,270</u>	<u>5,177,601</u>	<u>4,922,760</u>	<u>140,455,578</u>	<u>133,964,030</u>	<u>6,491,548</u>	<u>5 %</u>
Housing assistance payments- Portability-in	<u>11,315,534</u>	<u>6,494,322</u>	<u>-</u>	<u>-</u>	<u>11,315,534</u>	<u>6,494,322</u>	<u>4,821,212</u>	<u>74 %</u>
Total revenues	<u>146,593,511</u>	<u>135,535,592</u>	<u>5,177,601</u>	<u>4,922,760</u>	<u>151,771,112</u>	<u>140,458,352</u>	<u>11,312,760</u>	<u>8 %</u>
Expenses								
Administrative	10,209,014	8,488,111	1,286,076	1,231,476	11,495,090	9,719,587	1,775,503	18 %
Tenant service	277,518	-	7,510	5,190	285,028	5,190	279,838	5,392 %
Utilities	63,076	55,361	244,304	191,445	307,380	246,806	60,574	25 %
Ordinary maintenance and operations	443,357	471,507	943,756	974,569	1,387,113	1,446,076	(58,963)	(4)%
General expenses	612,997	580,399	75,660	51,833	688,657	632,232	56,425	9 %
Depreciation	1,135,203	1,128,813	830,554	805,848	1,965,757	1,934,661	31,096	2 %
Housing Assistance Payments	120,581,698	116,989,117	-	-	120,581,698	116,989,117	3,592,581	3 %
Other expenses	<u>3,177,827</u>	<u>2,493,775</u>	<u>-</u>	<u>-</u>	<u>3,177,827</u>	<u>2,493,775</u>	<u>684,052</u>	<u>27 %</u>
Sub-Total	<u>136,500,690</u>	<u>130,207,083</u>	<u>3,387,860</u>	<u>3,260,361</u>	<u>139,888,550</u>	<u>133,467,444</u>	<u>6,421,106</u>	<u>5 %</u>
Housing Assistance Payments- Portability in	<u>10,866,887</u>	<u>6,494,322</u>	<u>-</u>	<u>-</u>	<u>10,866,887</u>	<u>6,494,322</u>	<u>4,372,565</u>	<u>67 %</u>
Total expenses	<u>147,367,577</u>	<u>136,701,405</u>	<u>3,387,860</u>	<u>3,260,361</u>	<u>150,755,437</u>	<u>139,961,766</u>	<u>10,793,671</u>	<u>8 %</u>
Net Income (Loss) - Change in Net Position	<u>\$ (774,066)</u>	<u>\$ (1,165,813)</u>	<u>\$ 1,789,741</u>	<u>\$ 1,662,399</u>	<u>\$ 1,015,675</u>	<u>\$ 496,586</u>	<u>\$ 519,089</u>	<u>105 %</u>

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2019**

***Major Factors Affecting the Statement of Revenues, Expenses and Changes in Net Position
(Table 2)***

Total revenues excluding Housing assistance payments - Portability-in increased by approximately \$6.49 million (5%) and total expenses excluding Housing assistance payments - Portability-in increased by approximately \$6.42 million from a year ago.

HUD provided 96% of the Authority's revenue in 2019. The Housing Choice Voucher (HCV) program represents the majority of the Authority's total operating subsidies and grants revenue. Changes in HUD funding directly impact the Authority's operating results. Rental revenue increased by 4% compared to the previous year due to higher unit rents. Investment income increased as well.

Total expenses increased by 5% due to higher housing assistance payments (HAP) made to landlords. Expenses also include administration (management fees and contracted services), utilities, maintenance, and depreciation.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

As of fiscal year ended June 30, 2019, the Authority had \$12.27 million invested in a variety of capital assets as reflected in the following table, which represents a net decrease of approximately \$1.18 million or 9% from the previous fiscal year. The decrease in capital assets is due to the annual depreciation expense partially offset by the addition of capitalized costs.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2019

TABLE 3
Capital Assets

	<u>The Authority</u>		<u>PACH</u>		<u>Total</u>			
	<u>June 30, 2019</u>	<u>June 30, 2018</u>	<u>June 30, 2019</u>	<u>June 30, 2018</u>	<u>June 30, 2019</u>	<u>June 30, 2018</u>	<u>Change</u>	<u>%</u>
Land and land rights	\$ 1,386,253	\$ 1,386,253	\$ 2,202,244	\$ 2,202,244	\$ 3,588,497	\$ 3,588,497	\$ -	-
Buildings and improvements	13,878,574	13,246,322	16,082,273	15,939,423	29,960,847	29,185,745	775,102	3 %
Furniture and equipment	1,904,961	1,891,849	1,497,759	1,497,759	3,402,720	3,389,608	13,112	-
Accumulated depreciation	<u>(8,692,334)</u>	<u>(7,557,131)</u>	<u>(15,988,077)</u>	<u>(15,157,523)</u>	<u>(24,680,411)</u>	<u>(22,714,654)</u>	<u>(1,965,757)</u>	<u>9 %</u>
Total	<u>\$ 8,477,454</u>	<u>\$ 8,967,293</u>	<u>\$ 3,794,199</u>	<u>\$ 4,481,903</u>	<u>\$ 12,271,653</u>	<u>\$ 13,449,196</u>	<u>\$ (1,177,543)</u>	<u>(9)%</u>

The following reconciliation summarizes the change in capital assets, which is presented in detail in notes to the financial statements.

TABLE 4
Change in Capital Assets

	<u>The Authority</u>	<u>PACH</u>	<u>Total</u>
Beginning balance	\$ 8,967,293	\$ 4,481,903	\$ 13,449,196
Additions	56,690	731,524	788,214
Depreciation	<u>(1,135,203)</u>	<u>(830,554)</u>	<u>(1,965,757)</u>
Total	<u>\$ 7,888,780</u>	<u>\$ 4,382,873</u>	<u>\$ 12,271,653</u>

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2019**

Debt Outstanding

As of year-end, the Authority and its component unit, PACH had no debt (bonds, notes, etc.) outstanding.

ECONOMIC FACTORS

The Authority continues to be dependent on funding from HUD for the administration of its Housing Choice Voucher program.

The need for affordable housing in Alameda County has historically been, and will continue to be, very high. The number of people served and the level of service the Authority provide are constrained only by the amount of funds available for those services. The Authority is primarily dependent upon HUD for the funding of operations; therefore, it is affected more by the Federal budget than by local economic conditions. For several years, funding from HUD has been insufficient to cover housing assistance payments, capital improvements, operating and administrative expenses. The Authority continues to be challenged with unpredictable and reduced HUD funding levels to administer federal housing programs. The reduction has required the Authority's management to implement a comprehensive strategy to find new ways of assisting its participants while reducing costs, and continuing to comply with regulatory requirements. The Authority continues to look for ways to improve the efficiency, effectiveness and economy of its programs and administration. It is anticipated that most programs will continue to receive renewal funding.

The Authority continues to be challenged by other significant external and economic factors beyond its control which includes the following:

- Local labor supply and demand, which can affect salary and wage rates.
- Local inflationary, economic and employment trends that can affect resident incomes and therefore impact the amount of rental income.
- Inflationary pressure on utility rates, supplies and other costs.
- Supply of affordable housing.
- Restructuring of the financial and health insurance industries.
- Increasing pension liabilities.

FINANCIAL CONTACT

This financial report is designed to provide a general financial overview of the Authority. The individual to be contacted regarding this report is Cathy Leoncio, Finance Director, at (510) 727-8521. Specific requests may be submitted to the Housing Authority of the County of Alameda, 22941 Atherton Street, Hayward, California 94541.

BASIC FINANCIAL STATEMENTS

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
STATEMENT OF NET POSITION
JUNE 30, 2019

	<u>Primary Government Business-Type Activities</u>
Assets:	
Current Assets:	
Cash and cash equivalent	\$ 2,133,648
Short term investments	11,726,904
Accounts receivable- HUD	105,186
Accounts receivable- other	1,640,092
Prepaid and other assets	<u>91,118</u>
Total current assets	<u>15,696,948</u>
Restricted assets:	
Cash and cash equivalents	9,166,550
Notes receivable	<u>12,901,116</u>
Total restricted assets	<u>22,067,666</u>
Capital assets:	
Capital assets	36,952,066
Less accumulated depreciation	<u>(24,680,413)</u>
Total capital assets, net	<u>12,271,653</u>
Total assets	50,036,267
Deferred outflow of resources	
Deferred outflow of resources - Pension	3,255,084
Deferred outflow of resources - OPEB	<u>442,906</u>
Total deferred outflow of resources	<u>3,697,990</u>
Total assets and deferred outflow of resources	<u><u>\$ 53,734,257</u></u>

The accompanying notes are an integral part of these financial statements

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
STATEMENT OF NET POSITION
JUNE 30, 2019

	<u>Primary Government Business-Type Activities</u>
Liabilities:	
Current liabilities:	
Accounts payable	\$ 1,338,062
Accounts payable - HUD	29,407
Accounts payable - other government	7,018
Accrued compensated absences - current	188,373
Unearned revenue	4,523,151
Tenant security deposits	144,213
Family self-sufficiency escrow - current	394,207
Accrued liabilities	<u>116,797</u>
Total current liabilities	<u>6,741,228</u>
Noncurrent liabilities:	
Net pension liability	12,014,705
Net OPEB liability	1,047,799
Family self- sufficiency escrow - noncurrent	388,219
Accrued compensated absences - noncurrent	<u>12,665</u>
Total noncurrent liabilities	<u>13,463,388</u>
Total liabilities	<u>20,204,616</u>
Deferred inflow of resources	
Deferred inflow of resources - Pension	827,161
Deferred inflow of resources - OPEB	<u>243,719</u>
Total deferred inflow of resources	<u>1,070,880</u>
Total liabilities and deferred inflow of resources	<u>21,275,496</u>
Net position:	
Net investment in capital assets	12,271,653
Restricted	18,086,429
Unrestricted	<u>2,100,679</u>
Total net position	<u>32,458,761</u>
Total liabilities, deferred inflow of resources and net position	<u>\$ 53,734,257</u>

The accompanying notes are an integral part of these financial statements

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
FOR THE YEAR ENDED JUNE 30, 2019

Operating Revenues:

Rental revenue - tenant	\$ 5,416,312
HUD PHA grants	129,639,877
Housing assistance payments-Portability-in	11,315,534
Fraud recovery	65,676
Other operating revenue	<u>4,653,391</u>
Total operating revenues	<u>151,090,790</u>

Operating Expenses:

Administration	11,495,090
Tenant services	285,028
Utilities	307,380
Ordinary maintenance and operations	1,387,113
General expenses	688,657
Depreciation	1,965,757
Housing assistance payments - Portability-in	10,866,887
Housing assistance payments	120,581,698
Other expenses	<u>3,177,827</u>
Total operating expenses	<u>150,755,437</u>

Operating income	<u>335,353</u>
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Nonoperating Revenues and Expenses:

Investment income	<u>680,322</u>
Total nonoperating revenues & expenses	<u>680,322</u>

Change in net position	1,015,675
Net position, beginning of year	<u>31,443,086</u>
Net position, end of year	<u><u>\$ 32,458,761</u></u>

The accompanying notes are an integral part of these financial statements

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2019

Cash flows from operating activities:

Cash collected from:	
Dwelling rental	\$ 5,416,312
Other operating revenue	9,199,998
HUD PHA grants received	129,386,878
Housing assistance payments-Portability-in	11,315,534
Cash paid for:	
Housing assistance payments	(120,666,980)
Housing assistance payments-Portability-in	(10,866,887)
Administrative expenses	(9,654,215)
Tenant services	(275,441)
Utility expenses	(307,380)
Maintenance expenses	(1,387,113)
General expenses	(368,808)
Other expenses	<u>(3,177,827)</u>
Net cash provided by operating activities	<u>8,614,071</u>

Cash flows from noncapital & related financing activities:

Interfund payments	(472,853)
Interfund receipts	<u>472,853</u>
Net cash provided (used) by noncapital & related financing activities	<u>-</u>

Cash flows from capital and related financing activities:

Acquisition of capital assets	<u>(788,214)</u>
Net cash used by capital and related financing activities	<u>(788,214)</u>

Cash flows from investing activities:

Proceeds from investment maturities	52,099
Purchase of investments	(3,150,211)
Interest received from investments less accrued interest	<u>350,322</u>
Net cash used by investing activities	<u>(2,747,790)</u>
Net change in cash and cash equivalents	5,078,067
Cash and cash equivalents, beginning of year	<u>6,222,131</u>
Cash and cash equivalents, end of year	<u><u>\$ 11,300,198</u></u>

The accompanying notes are an integral part of these financial statements

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2019

Reconciliation of operating income to net cash provided by operating activities:

Operating income	\$ 335,353
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Adjustments to reconcile operating income to net cash provided by operating activities:

Depreciation expense	1,965,757
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Change in operating assets and liabilities:

Accounts receivable - HUD	3,810
Accounts receivable - other	(252,999)
Prepaid expenses	16,750
Net pension assets	63,863
Deferred outflow of resources	(390,348)
Deferred inflow of resources	(2,530,641)
Accounts payable	303,099
Accounts payable - HUD	(85,282)
Accrued compensated absences	(1,183)
Unearned revenue	4,477,121
Family self-sufficiency escrow	73,352
Other liabilities	(6,595)
Accrued liabilities	2,363
Net pension liability	3,706,333
Net OPEB liability	923,731
Tenant security deposit	9,587

Net cash provided by operating activities	\$ <u>8,614,071</u>
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The accompanying notes are an integral part of these financial statements

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(a) Financial Reporting Entity

The Housing Authority of the County of Alameda (the Authority) was established by the Alameda County Board of Supervisors on December 3, 1968. It is funded primarily by the Department of Housing and Urban Development (HUD) by means of Annual Contribution Contracts.

The Authority provides housing assistance to low and moderate-income families at rents they can afford. Eligibility is determined by family composition, income and residency in areas served by the Authority.

The accompanying financial statements are those of the Housing Choice Voucher Program, the existing Moderate Rehabilitation programs, the Authority administered Continuum of Care program and the Housing Development Fund. A summary of the programs administered by the Authority is provided below to assist the reader in interpreting such financial statements.

The Authority has one component unit in accordance with statement No. 61 Government Accounting Standards Board ("GASB"). The Authority's financial statements include those of Preserving Alameda County Housing, Inc. (PACH). which is a blended component unit that meets both of the following criteria under GASB 61.

1. The Authority and PACH have substantively the same governing body.
2. Management of the Authority has operational responsibility for the activities of PACH.

(b) Basis of Presentation

The Authority's basic financial statements are prepared in conformity with accounting principles generally accepted in the United States of America. The Government Accounting Standards Board is the acknowledged standard setting body for establishing accounting and financial reporting standards followed by governmental entities in the USA.

Government-wide Statements: The statement of net position and the statement of activities display information about the Authority. These statements include the financial activities of the overall Authority.

The statement of activities presents a comparison between direct expenses and program revenues for each function of the Authority's activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Program revenues include (a) charges paid by the recipients of goods or services offered by the programs, (b) grants and contributions that are restricted to meeting the operational needs of a particular program and (c) fees, grants and contributions that are restricted to financing the acquisition or construction of capital assets. Revenues that are not classified as program revenues are presented as general revenues.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Proprietary fund *operating* revenues, such as charges for services, result from exchange transactions associated with the principal activity of the fund. Exchange transactions are those in which each party receives and gives up essentially equal values. *Nonoperating* revenues, such as grants and investment earnings, result from non-exchange transactions or ancillary activities.

(c) Business -type Activities

Housing Choice Voucher Program - Under the Housing Choice Voucher Program (HCV), the Authority administers contracts with independent landlords that own properties. The Authority subsidizes the family's rent through a Housing Assistance Payment (HAP) made to the landlord. The program is administered under an ACC with HUD. HUD provides Annual Contributions funding to enable the Authority to set the participant's share of the rent at 30% of adjusted gross income. The HCV program also provides rental assistance for homeless veterans through the Veterans Affairs Supportive Housing (VASH) program. Support services are provided by the Department of Veterans Affairs (VA). The VA provides these services for participating veterans at VA medical centers (VAMC's) and community-based outreach clinics.

Housing Development Fund - The Authority maintains a Local Fund for low-income housing development and management improvements.

Moderate Rehabilitation Programs - A form of the Section 8 Rental Assistance program in which the rental assistance is "tied" to the rental unit rather than to the family. The Authority has 26 units under this program.

Preserving Alameda County Housing, Inc. - PACH leases, rehabilitates and operates affordable housing units and serves as a support corporation for the Authority. The Authority acts as the agent for the management of the properties owned by PACH.

Continuum of Care Program - This program provides rental assistance and supportive services for homeless individuals who have long-term disabilities resulting mainly from serious mental illness, alcohol and drug abuse, or an HIV positive medical condition. It is funded through the Alameda County Housing and Community Development Agency, for which the Authority is a contractor to provide the housing subsidy administration.

Other Business Activities - The Authority owns non-assisted units in Hayward known as Park Terrace (9 units) and in Emeryville known as Ocean Avenue (6 units) that are rented to low-income families. The Authority owns land in Union City to be developed for low-income housing. The Authority also manages, for a fee, 1 house owned by the City of Union City which is rented to a low-income family. In December 2009, the Authority also established the CHOICES program with the Alameda County Behavioral Health Care Services Department (BHCS). The program provides a monthly housing subsidy for designated BHCS clients with serious mental health issues. On October 1, 2012, the Memorandum of Understanding (MOU) with BHCS was amended to include the Forensic Assertive Community Treatment (FACT) program and on May 1, 2018 to add the HCSA Flexible Housing Subsidy Program.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(d) Basis of Accounting

The basic accounting and reporting entity is a “fund”. A fund is defined as an independent fiscal and accounting entity with a self-balancing set of accounts, recording resources, related liabilities, obligations, reserves and equities segregated for the purpose of carrying out specific activities or attaining certain objectives in accordance with special regulations, restrictions or limitations.

“Basis of accounting” refers to when revenues and expenses are recognized in the accounts and reported in the basic financial statements. Specifically, it relates to the timing of the measurements made, regardless of the nature of the measurement.

The Authority is accounted for as an enterprise fund, which is used to account for operations similar to a private business enterprise where the intent of the Authority is that the costs and expenses, including depreciation, of providing services to the members on a continuing basis be financed or recorded primarily through user charges.

As an enterprise fund, the Authority uses the full accrual basis of accounting. With the economic resources measurement focus, all assets and all liabilities of the enterprise are recorded on its Statement of Net Position, all revenues are recognized when earned, and all expenses, including depreciation, are recognized when incurred. Enterprise Fund Net Position includes Net Investment in Capital Assets, Restricted Net Position, and Unrestricted Net Position.

The Authority considers all of its funds to be proprietary. An emphasis is placed on major funds. A fund is considered major if it is the primary operating fund of the Authority or if total assets, liabilities, revenues, or expenses of the individual fund are at least 10 percent of the Authority-wide total. The Authority considers all of its activity to be housing related and therefore, considers all the financial activity of the Authority to be one major fund.

Private sector standards of accounting and financial reporting are generally followed in both the government-wide and proprietary fund financial statements to the extent that those standards do not conflict with or contradict guidance of the GASB. Governments also have the option of following subsequent private-sector guidance for their business-type activities and enterprise funds, subject to this same limitation. The Authority has elected not to follow subsequent private-sector guidance.

The statement of position presents the Authority’s assets, deferred outflows, liabilities and deferred inflows, with the difference reported as net position. Net position is reported in three categories:

- Net investment in capital assets - This component of net position consists of capital assets, including restricted capital assets net of accumulated depreciation, and is reduced by the outstanding balances of any bonds, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

- Restricted - This component of net position consists of constraints placed on net position use through external constraints imposed by creditors (such as through debt covenants), grantors, contributors, or law or regulations of other governments. It also pertains to constraints imposed by law or constitutional provisions or enabling legislation.
- Unrestricted - This component of net position consists of net position that does not meet the definition of “net investment in capital assets” or “restricted.”

Statement of Revenues, Expenses, and Changes in Net Position - The Statement of Revenues, Expenses, and Changes in Net Position is the operating statement for the enterprise fund. Revenues are reported by major source. This statement distinguishes between operating and non-operating revenues and expenses and presents a separate subtotal for operating revenues, operating expenses, and operating income.

Deferred outflows/inflows of resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Authority has pensions and OPEB related to deferred inflows of resource items that qualify for reporting in this category.

In addition to assets, the statement of net position reports a separate section for pensions and OPEB related deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expenditure) until that time. The Authority has pensions and OPEB related to deferred outflows of resource items that qualify for reporting in this category.

(e) Measurement Focus

“Measurement Focus” refers to what is being measured; “basis of accounting” refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurement made, regardless of the measurement focus applied.

The proprietary fund types are accounted for on an “income determination” or “cost of services” measurement focus. Accordingly, all assets and liabilities are included on the statement of net position, and the reported net position provides an indication of the historical net worth of the fund. Operating statements for proprietary fund types report increases (revenues) and decreases (expenses) in total historical net worth.

Proprietary funds use the accrual basis of accounting, i.e., revenues are recognized in the period earned and expenses are recognized in the period incurred.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses result from providing goods and services related to the fund's ongoing operations. The principal operating revenue of the Authority's enterprise funds is dwelling rental income. Operating expenses include the cost of services provided, administrative expenses and depreciation on fixed assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

(f) Cash, Cash Equivalents and Investments

The Authority's cash and cash equivalents are considered to be cash on hand, demand deposits, and highly liquid investments. For purposes of the Statement of Cash Flows, cash equivalents are defined as short-term highly liquid investments that are both readily convertible to known amounts of cash or so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. Cash equivalents also represent the proprietary funds' share in the cash and investment pool of the Authority. Cash equivalents have an original maturity date of three months or less from the date of purchase.

The Authority pools cash and investments of all funds. Each fund's share in this pool is displayed in the accompanying financial statements as *cash* and *investments*. Investment income earned by the pooled investments is allocated to the various funds based on each fund's average cash and investment balance.

Investments are reported at fair value in accordance with GASB Statement No. 31, Accounting and Financial Reporting for certain investments and for External Investment Pools.

(g) Capital Assets

The Authority's established capitalization policy requires all acquisitions of property and equipment in excess of \$3,000 and all expenditures for repairs, maintenance, renewals, and betterments that materially prolong the useful lives of assets are capitalized. Property and equipment are carried at cost or, if donated, at the acquisition value at the date of donation. Depreciation is computed on a straight-line basis over the useful lives of the assets generally as follows:

<u>Asset Category</u>	<u>Years</u>
Furniture and equipment	5
Building improvements	10
Buildings	27.5

(h) Accounts Receivable

Receivables are principally amounts due from other governments and tenants. Allowance for doubtful accounts has been provided based on the likelihood of the recoverability.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(i) Estimates

Management uses estimates and assumptions in preparing financial statements. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. Actual results could differ from those estimates.

(j) Accrued Compensated Absences

Each person in the service of the Housing Authority shall accrue vacation leave as follows:

- 2.89 hours for 75 hour/pay period employees and 3.08 hours for 80 hour/pay period employees for each full-time biweekly pay period on paid status until completion of 78 full-time biweekly pay periods (3 years) of continuous employment.
- 4.33 hours for 75 hour/pay period employees and 4.62 hours for 80 hour/pay period employees for each full-time biweekly pay period on paid status after completion of 78 full-time biweekly pay periods (3 years) of continuous employment and until completion of 286 full-time biweekly pay periods (10 years) of continuous employment.
- 5.77 hours for 75 hour/pay period employees and 6.15 hours for 80 hour/pay period employees for each full-time biweekly pay period on paid status after completion of 260 full-time biweekly pay periods (10 years) of continuous employment and until completion of 468 full time biweekly pay periods (18 years) of continuous employment.
- Employees shall earn 7.22 hours for 75 hour/pay period employees and 7.69 hours for 80 hour/pay period employees for each full-time biweekly pay period on paid status after completion of 468 full time biweekly pay periods of continuous employment.

Accumulated vacation benefits are recorded as liabilities on the books of the Authority. The total liability for the Authority is \$201,038 based on year-end hourly rates, of which \$188,373 is current.

(k) Net Position

Net Position consists of investment in capital assets, restricted net position, and unrestricted net position. Unrestricted net position is designated for use for expenditures in future periods. Restricted net position is designated for tenant security deposits, family self-sufficiency escrow deposits, capital fund program and HAP equity.

(l) Taxes

The Authority is exempt from federal and state income taxes. The Authority is also exempt from property taxes.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(m) Unearned Revenues

Unearned revenues represent funds received that have not yet been earned. As the funds are earned, the liability is reduced.

NOTE 2 - CASH, CASH EQUIVALENTS AND INVESTMENTS

Cash, cash equivalents and investments as of June 30, 2019 are classified on the Statement of Net Position as follows:

Unrestricted - cash, cash equivalents and investments:	
Deposits and placements with financial institution	\$ 2,133,298
Short term investments	11,726,904
Cash on hand	350
Restricted cash, cash equivalents and investments for tenant security deposits, family self-sufficiency escrow, and capital fund program:	
Deposits and placements with financial institution	2,263,457
Certificate of deposits	2,200,000
Commercial papers	<u>4,703,093</u>
Total cash, cash equivalents and investments	<u><u>\$ 23,027,102</u></u>

The Authority had the following cash, cash equivalents and investments at June 30, 2019:

Cash on hand and demand deposits with financial institution	\$ 3,547,472
Money market accounts	849,633
State of California Local Agency Investment Fund (LAIF)	3,288,396
Certificate of deposits	2,200,000
Commercial papers	<u>13,141,601</u>
Total investment accounts	<u>19,479,630</u>
Total cash, cash equivalents and investments	<u><u>\$ 23,027,102</u></u>

State of California Local Agency Investment Fund (LAIF)

The Authority is a voluntary participant in the Local Agency Investment Fund (LAIF) that is regulated by California Government Code Section 16429 under the oversight of the Treasurer of the State of California. The fair value of the Authority's investment in the pool is reported in the accompanying financial statement at amounts based upon the Authority's pro-rata share of the fair value provided by LAIF for the entire LAIF portfolio (in relation to the amortized cost of that portfolio). The balance available for withdrawal is based on the accounting records maintained by LAIF, which is recorded on the amortized cost basis. As of June 30, 2019, the GASB fair market value factor for the LAIF portfolio was 0.99813.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 2 - CASH, CASH EQUIVALENTS AND INVESTMENTS (CONT'D)

A. Deposits and Placements with Financial Institution

Custodial Credit Risk

The custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, the Authority will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside entity.

Generally, credit risk is the risk that an issuer will not be able to fulfill its obligation to the holder of the investment. All time and savings deposits (which include money market deposit accounts and other interest-bearing checking accounts) are maintained in an insured depository institution insured up to \$250,000 per bank by the Federal Deposit Insurance Corporation (FDIC) depending upon the type of deposit and the location of the insured depository institution.

These accounts are held with a single financial institution. In addition to the insurance coverage provided by the financial institution, the Authority purchased unlimited insurance coverage for all the bank deposits. At June 30, 2019, no cash deposited with a financial institution was exposed to credit risk.

With respect to investments, custodial credit risk generally applies only to direct investments in marketable securities. Custodial credit risk does not apply to a local government's indirect investment in securities through the use of mutual funds or government investment pool such as LAIF.

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will affect the fair value of an investment. In general, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market rates. The Authority considers the investments in LAIF to be highly liquid as deposits can be converted to cash within twenty-four hours without loss of interest or principal. The full faith and credit of the State of California secure investments in LAIF. At June 30, 2019, an account was maintained in the name of the Authority for \$3,288,396, its fair value.

B. Investments and Concentration

The Authority is authorized by State statutes and in accordance with the Authority's Investment Policy (Policy) to invest in the following:

- Securities issued or guaranteed by the Federal Government or its agencies
- State of California Local Agency Investment Fund (LAIF)
- Insured and/or collateralized certificates of deposit

The Policy, in addition to State statutes, establishes that funds on deposit in banks must be federally insured or collateralized and investments shall (1) have maximum maturity not to exceed five years, (2) be ladderized and based on cash flow forecasts; and (3) be subject to limitations to a certain percent of the portfolio for each of the authorized investments. The Authority's investments comply with the established policy.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 2 - CASH, CASH EQUIVALENTS AND INVESTMENTS (CONT'D)

Investments Authorized by the California Government Code and the Authority's Investment Policy

The California Government code allows the Authority to invest in the following; and approved percentages and maturities are not exceeded. The table below also identifies certain provisions of the California Government Code:

Authorized Investment Type	Maximum Maturity	Maximum Specified Percentage of Portfolio	Minimum Credit Quality
Local agency bonds	5 years	None	None
U.S. treasury obligations	5 years	None	None
State of California obligations	5 years	None	None
CA Local agency obligations	5 years	None	None
U.S. agencies	5 years	None	None
Banker's acceptances	180 days	40%	A1/P1
Commercial paper - select agencies	270 days	40%	A1/P1
Commercial paper - other agencies	270 days	25%	None
Negotiable certificates of deposit	5 years	30%	None
Repurchase agreements	1 year	None	None
Reverse repurchase agreements and Securities lending agreements	92 days	20%	None
Medium-term notes	5 years	30%	A
Mutual funds	N/A	20%	Multiple
Money market mutual funds	N/A	20%	Multiple
Collateralized bank deposits	5 years	None	None
Mortgage pass-through securities	5 years	20%	AA
Time deposits	5 years	None	None
County pooled investment funds	N/A	None	None
Local agency investment fund (LAIF)	N/A	None	None

There are no restrictions on the maximum amount invested in each security type or maximum that can be invested in any one issuer. The Authority does not have reverse repurchase agreements.

C. Fair Value Measurement

GASB Statement No. 72, *Fair Value Measurement and Application*, sets forth the framework for measuring fair value. That framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (level 1 measurements) and the lowest priority to unobservable inputs (level 3 measurements). The investments in an external investment pool are not subject to reporting within the level hierarchy. The three levels of the fair value hierarchy are described below:

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 2 - CASH, CASH EQUIVALENTS AND INVESTMENTS (CONT'D)

Level 1 Inputs: These level inputs are quoted (unadjusted) prices in active markets for identical assets or liabilities that the government can access at the measurement date. Observable markets include exchange markets, dealer markets, brokered markets and principal-to-principal markets.

Level 2 Inputs: These are inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly. These inputs are derived from or corroborated by observable market data through correlation or by other means, e.g., "market-corroborated" inputs. Inputs at Level 2 include:

- Quoted prices for similar assets or liabilities in active markets.
- Quoted prices for identical or similar assets or liabilities in inactive markets.
- Inputs other than quoted prices that are observable for the asset or liability, such as: interest rates and yield curves observable at commonly quoted intervals, implied volatilities, and credit spreads.
- Market-corroborated inputs

Level 3 Inputs: These are unobservable inputs for the asset or liability; they should be used only when relevant Level 1 and Level 2 inputs are unavailable. Governments may use their own data to develop unobservable inputs if there is no information available without undue cost and effort.

Fair value hierarchy of the Authority's investments is as follows:

	<u>Total</u>	<u>Quoted Prices in Active Market for Identical Asset (Level 1)</u>
Investments subject to fair value hierarchy:		
Commercial papers	\$ 13,141,601	\$ 13,141,601
Certificate of deposits	<u>2,200,000</u>	<u>2,200,000</u>
Total investments subject to fair value hierarchy	<u>15,341,601</u>	<u>\$ 15,341,601</u>
Investments not subject to fair value hierarchy:		
Money market	849,633	
LAIF	<u>3,288,396</u>	
Total investments not subject to fair value hierar	<u>4,138,029</u>	
Total	<u>\$ 19,479,630</u>	

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 3 - ACCOUNTS RECEIVABLE

As of June 30, 2019, accounts receivable balance consisted of following:

Receivables from HUD:	
Admin fees receivable	\$ 105,186
Receivables from Other Government:	
Shelter Plus Care contract receivables	<u>655,192</u>
Total receivables from HUD and other government	<u>760,378</u>
Other receivables:	
Portability program receivables from other housing authorities	696,968
Other receivables	309,749
Allowance for doubtful accounts	<u>(21,817)</u>
Total other receivables	<u>984,900</u>
Total	<u><u>\$ 1,745,278</u></u>

Shelter Plus Care program is a HUD funded housing program that provides supportive services and affordable subsidized housing to homeless people with disabilities. As of June 30, 2019 the Authority had a balance of \$655,192 receivables for invoices submitted for Fiscal year 2018-19.

Under the portability program, a participant family or an applicant family that has been issued a voucher has the right to use tenant-based voucher assistance to lease a unit anywhere in the United States, provided the unit is located within the jurisdiction of a local housing authority administering a tenant-based voucher program. A participating family that wishes to port into the Authority's jurisdiction must have approval from its originating housing authority. As of June 30, 2019, the Authority had a receivable balance of \$696,968 from other housing authorities for their approved portability applicants. Management on a regular basis communicates with those authorities to collect the receivables.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 4 - INTERFUND BALANCES

Interfund balances are as follows:

	<u>Due From</u>	<u>Due To</u>
Low Rent Public Housing	\$ -	\$ 107
Housing Choice Voucher	816,738	790,400
Housing Development Fund	6,863	9,378
Shelter Plus Care	-	633,815
Moderate Rehabilitation	1,853	41,510
PACH	56,522	-
Ocean Avenue	-	120
Facts & Choices	-	87,047
Park Terrace	453	-
Mainstream	726,058	-
Business Activities	<u>9,378</u>	<u>55,488</u>
	<u><u>\$1,617,865</u></u>	<u><u>\$1,617,865</u></u>

Interfund receipt and spending activity between fund entities is reported in self-balancing "Due To/Due From" memorandum accounts. For reporting purposes these balances are eliminated in supplementary combining schedules of net assets and not shown in the basic financial statements.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 5 - CAPITAL ASSETS

A summary of enterprise funds capital assets at June 30, 2019 is shown below:

<u>Capital Assets</u>	
Land and land rights	\$ 3,588,497
Buildings and improvements	29,960,847
Furniture and equipment	<u>3,402,720</u>
Total capital assets	36,952,064
Less: Accumulated depreciation	<u>(24,680,411)</u>
Net capital assets	<u><u>\$ 12,271,653</u></u>

Capital asset activities for the year ended June 30, 2019 were as follows:

	Balance at June 30, 2018	Increases	Decreases	Balance at June 30, 2019
Capital assets not being depreciated:				
Land and land rights	\$ 3,588,497	\$ -	\$ -	\$ 3,588,497
Construction in progress	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total capital assets not being depreciated	<u>3,588,497</u>	<u>-</u>	<u>-</u>	<u>3,588,497</u>
Capital assets being depreciated:				
Buildings and improvements	29,185,745	775,102	-	29,960,847
Furniture and equipment	<u>3,389,608</u>	<u>13,112</u>	<u>-</u>	<u>3,402,720</u>
Total capital assets being depreciated	<u>32,575,353</u>	<u>788,214</u>	<u>-</u>	<u>33,363,567</u>
Less: Accumulated depreciation for:				
Buildings and improvements	(20,488,133)	-	-	(20,488,133)
Furniture and equipment	<u>(2,226,521)</u>	<u>(1,965,757)</u>	<u>-</u>	<u>(4,192,278)</u>
Total accumulated depreciation	<u>(22,714,654)</u>	<u>(1,965,757)</u>	<u>-</u>	<u>(24,680,411)</u>
Total capital assets being depreciated, net	<u>9,860,699</u>	<u>(1,177,543)</u>	<u>-</u>	<u>8,683,156</u>
Total capital assets, net	<u><u>\$13,449,196</u></u>	<u><u>\$ (1,177,543)</u></u>	<u><u>\$ -</u></u>	<u><u>\$12,271,653</u></u>

Depreciation expense for the year ended June 30, 2019 was \$1,965,757.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 6 - PENSION PLAN

A. Plan Description

The Authority provides retirement benefits for all its full-time employees through the Alameda County Employees Retirement Association (ACERA). The Alameda County Employees' Retirement Association (ACERA) was established by the Alameda County Board of Supervisors in 1947. ACERA is administered by the Board of Retirement and governed by the County Employees' Retirement Law of 1937 (California Government Code Section 31450 et. seq.).

ACERA is a cost-sharing, multiple employer, defined benefit, public employee retirement system whose main function is to provide service retirement, disability, death, and survivor benefits to the General and Safety members employed by the County of Alameda. ACERA also provides retirement benefits to the employee members of First 5 Alameda County, Housing Authority of the County of Alameda, Alameda Health System, Livermore Area Recreation and Park District (LARPD), Superior Court of California, County of Alameda, and Alameda County Office of Education.

ACERA provides service and disability retirement benefits, annual cost-of-living adjustments and death benefits to plan members and beneficiaries. Benefit and contribution provisions are established by State Law and are subject to amendment only by an act of the State of California legislature. Alternative benefit and contribution schedules are permissible with the Board of Supervisors' approval. All risks and costs, including benefit costs, are shared by the participating entities. An actuarial valuation is performed annually for the system as a whole.

ACERA's financial statements and required supplementary information are audited annually by independent auditors. The audit report and December 31, 2018 financial statements may be obtained by writing to Alameda County Employees' Retirement Association, 475 14th Street, Suite 1000, Oakland, CA 94612.

B. Plan membership

At December 31, 2018, pension plan membership consisted of the following:

Retired members or beneficiaries currently receiving benefits	9,783
Vested terminated members entitled to, but not yet receiving benefits*	2,568
Active members	<u>11,349</u>
Total	<u><u>23,700</u></u>

* Includes terminated members due a refund of member contributions.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 6 - PENSION PLAN (CONT'D)

C. Pension Benefits

ACERA provides service retirement, disability, death, and survivor benefits to eligible employees. The ACERA's membership for the Authority's employees is effective on the first day of an employee's hire in an ACERA covered position. The first date of employment is the date of entry into ACERA membership. As of this date of entry, payroll deductions for retirement contributions begin and service credit for each hour work is earned.

There are separate retirement benefits for General and Safety members. Safety membership is extended to those involved in active law enforcement, deferred firefighters, or positions that have been designated as Safety by the Board of Retirement (e.g. Juvenile Hall Group Counsellor, Probation Officer, etc.). All other employees are classified as General members.

Any new member who becomes a member on or after January 1, 2013 is placed into Tier 4 and is subject to the provisions of California Public Employees' Pension Reform Act of 2013 (PEPRA), California Government Code 7522 et seq. and Assembly Bill (AB) 197.

General members enrolled in Tiers 1, 2, or 3 are eligible to retire once they attain the age of 70 regardless of service or at age 50 with five or more years of retirement service credit and a total of 10 years of qualifying membership. A non-Tier 4 General member with 30 years of service is eligible to retire regardless of age. General members enrolled in Tier 4 are eligible to retire once they have attained the age of 52 and have acquired five years of retirement service credit, or at age 70 regardless of service.

The retirement benefit the member will receive is based upon age at retirement, final average compensation, years of retirement service credit and retirement plan and tier. All Authority employees are General members. The tiers and their basic provisions are listed below:

Tier Name	Service Retirement Governing Code Section	Effective Date	Basic Provisions	Final Average Salary Period
General Tier 1	§31676.12	Various	2.0% at 57; maximum 3% COLA	Highest 1-year
General Tier 2	§31676.1	September 30, 2011	2.0% at 61; maximum 2% COLA	Highest 3-years
General Tier 3	§31676.18	October 1, 2008	2.5% at 55; maximum 3% COLA	Highest 1-year
General Tier 4	§7522.20(a)	January 1, 2013	2.5% at 67; maximum 2% COLA	Highest 3-years

For members enrolled in Tiers 1, 2, or 3, the maximum monthly retirement allowance is 100% of final compensation. There is no maximum for members enrolled in Tier 4.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 6 - PENSION PLAN (CONT'D)

The member may elect an unmodified retirement allowance, or choose an optional retirement allowance. The unmodified retirement allowance provides the highest monthly benefit and a 60% continuance to an eligible surviving spouse or domestic partner. An eligible surviving spouse or domestic partner is one married to or registered with the member one year prior to the effective retirement date. There are four optional retirement allowances the member may choose. Each of the optional retirement allowances requires a reduction in the unmodified retirement allowance in order to allow the member the ability to provide certain benefits to a surviving spouse, domestic partner, or named beneficiary having an insurable interest in the life of the member.

ACERA provides an annual cost-of-living benefit to all retirees. The cost-of-living adjustment, based upon the Consumer Price Index for the San Francisco-Oakland-San Jose Area (with 1982-84 as the base period), is capped at 3.0% for General Tiers 1 and 3 and Safety Tier 1, and at 2.0% for General Tiers 2 and 4 and Safety Tiers 2, 2C, 2D, and 4.

D. Plan Contributions

The Authority contributes to the retirement plan based upon actuarially determined contribution rates adopted by the Board of Retirement. Employer contribution rates are adopted annually based upon recommendations received from ACERA's actuary after the completion of the annual actuarial valuation. The average employer contribution rate as of December 31, 2017, for 2017 was 24.83% of compensation.

The Authority is required to make contributions to ACERA regardless of the retirement plan or tier in which they are included. The average member contribution rate as of December 31, 2017, for 2017 (based on the December 31, 2015 valuation for the second half of 2016/2017 and on the December 31, 2016 valuation for the first half of 2017/2018) was 8.98% of compensation.

The Authority's proportionate share in the actual contributions has been determined for the periods from January 1 to December 31 as follows:

2018 (measurement period)	\$ 1,213,308
2017	\$ 1,115,522

For the year ended June 30, 2019, the Authority made contributions of \$1,213,308 to ACERA.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 6 - PENSION PLAN (CONT'D)

E. Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions

As of June 30, 2019, the Authority reported net pension liabilities of \$12,014,705 for its proportionate shares of the net pension liability of the Plan.

Reporting Date for Employer under GASB 68	June 30, 2019
Measurement Date for Employer under GASB 68	<u>December 31, 2018</u>
Beginning net pension liability	\$ 8,244,509
Pension expense	2,374,551
Employer contributions	(1,213,308)
New net deferred inflows / outflows	3,014,279
Change in Allocation of Prior Deferred Inflows/Outflows	(370)
New Net Deferred Flows Due to Change in Proportion	(38,318)
Recognition of Prior Deferred Inflows/Outflows	(470,040)
Recognition of Prior Deferred Flows Due to Change in Proportion	<u>103,402</u>
Ending net pension liability	<u><u>\$ 12,014,705</u></u>

The Net Pension Liability (NPL) for each membership class is the Total Pension Liability (TPL) minus the Plan Fiduciary Net Position (plan assets). The Total Pension Liability for each membership class is obtained from internal valuation results. The Plan Fiduciary Net Position for each membership class was estimated by adjusting the valuation value of assets for each membership class by the ratio of the total ACERA Plan Fiduciary Net Position to total ACERA valuation value of assets.

The Authority's Net Pension Liability for the Plan is measured as the proportionate share of the Net Pension Liability. The reporting date for the Authority under GASB 68 is June 30, 2019. Consistent with the provisions of GASB 68, the assets and liabilities measured as of December 31, 2017 are not adjusted or "rolled forward" to the June 30, 2019 reporting date. Other results, such as the total deferred inflows and outflows, would also be allocated based on the same proportionate share.

The Authority's proportion of the Net Pension Liability was based on a projection of the Authority's long-term share of contributions to the pension plan relative to the projected contributions of all participating employers, actuarially determined. The Authority's proportionate share of the Net Pension Liability for the Plan as of June 30, 2019 and 2018 was as follows:

	<u>Amount</u>
Proportion - June 30, 2019	\$ 12,014,705
Proportion - June 30, 2018	<u>8,244,509</u>
Change in net pension liability	<u><u>\$ 3,770,196</u></u>

For the year ended June 30, 2019, the Authority recognized pension expense of \$2,374,551.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 6 - PENSION PLAN (CONT'D)

At June 30, 2019, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Net difference between projected and actual earnings on pension plan investments	\$ 1,497,161	\$ -
Contributions subsequent to the measurement date	-	-
Changes in proportion and differences between employer's contributions and proportionate share of contributions	80,751	339,684
Change of assumptions or other inputs	1,662,569	170,330
Differences between expected and actual experience in the total pension liability	<u>14,603</u>	<u>317,147</u>
	<u>\$ 3,255,084</u>	<u>\$ 827,161</u>

The deferred outflow of resources related to the Authority's contributions subsequent to the measurement date will be recognized as a reduction of the Net Pension Liability in the year ended June 30, 2019.

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

<u>Year ended June 30,</u>	<u>Deferred Outflows/ (Inflows) of Resources</u>
2020	\$ 916,918
2021	351,872
2022	330,126
2023	833,886
2024	<u>(4,879)</u>
Total	<u>\$ 2,427,923</u>

There are changes in each employer's proportionate share of the total Net Pension Liability during the measurement period ended December 31, 2018. The net effect of the change on the employer's proportionate share of the collective Net Pension Liability and collective deferred outflows of resources and deferred inflows of resources is recognized over the average of the expected remaining service lives of all employees that are provided with pensions through ACERA, which is 5.4 years determined as of December 31, 2017 (the beginning of the measurement period ending December 31, 2018).

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 6 - PENSION PLAN (CONT'D)

The measurement of the pension expense is as follows:

Reporting Date for Employer under GASB 68	<u>June 30, 2019</u>
Measurement Date for Employer under GASB 68	<u>December 31, 2018</u>
Component of Pension Expense:	
Service cost	\$ 1,045,723
Interest on the Total Pension Liability	3,272,673
Expensed portion of current-period changes in proportion and differences between employer's contributions and proportionate share of contributions	(8,649)
Expensed portion of current-period difference between expected and actual experience in the Total Pension Liability	(2,690)
Member contributions	(474,586)
Projected earnings on plan investments	(2,660,858)
Expensed portion of current-period differences between actual and projected earnings on plan investments	756,549
Administrative expense	79,751
Recognition of beginning of year deferred outflows of resources as pension expense	1,352,024
Recognition of beginning of year deferred inflows of resources as pension expense	(881,984)
Net amortization of deferred amounts from changes in proportion and differences between employer's contributions and proportionate share of contributions	<u>(103,402)</u>
Pension Expense	<u>\$ 2,374,551</u>

In addition, the difference between the Authority's actual contributions and the proportionate share of the Authority's contributions during the measurement period ended December 31, 2018 is recognized over the same period.

The average of the expected service lives of all employees is determined by:

- Calculating each active employee's expected remaining service life as the present value of \$1 per year of future service at zero percent interest.
- Setting the remaining service life to zero for each non-active or retired member.
- Dividing the sum of the above amounts by the total number of active employee, non-active and retired members.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 6 - PENSION PLAN (CONT'D)

F. Actuarial Methods and Assumptions

An actuarial valuation is performed for the pension plan on an annual basis. ACERA retains an independent actuarial firm to conduct actuarial valuations and to establish the contribution rate requirements for the plan.

The components of the collective net pension liability of the plan as of December 31, 2018 and December 31, 2017 are as follows:

	<u>2018</u>	<u>2017</u>
Total Pension Liability	\$ 9,535,148,109	\$ 9,123,899,264
Less: Plan Fiduciary Net Position	<u>6,771,146,134</u>	<u>7,110,223,325</u>
Net Pension Liability	<u>\$ 2,764,001,975</u>	<u>\$ 2,013,675,939</u>
Plan Fiduciary Net Position as a percentage of the Total Pension Liability	<u>71.01 %</u>	<u>77.93 %</u>

The Net Pension Liability was measured as of December 31, 2018, and 2017. The Plan's Fiduciary Net Position (plan assets) was valued as of the measurement date while the Total Pension Liability (TPL) was determined based upon rolling forward the Total Pension Liability from actuarial valuations as of December 31, 2017, and 2016, respectively.

The actuarial assumptions used to develop the December 31, 2018 and December 31, 2017 total pension liability are the same assumptions used in the December 31, 2018, and 2017 funding valuations for ACERA, respectively. In particular, the following actuarial assumptions were applied to all periods included in the measurement:

<u>Valuation Date</u>	<u>December 31, 2018</u>	<u>December 31, 2017</u>
Inflation	3.00%	3.00%
Salary Increases	3.90% to 8.30%, vary by service, including inflation	3.90% to 8.30%, vary by service, including inflation
Investment Rate of Return	7.25%, net of pension plan investment expense, including inflation	7.25%, net of pension plan investment expense, including inflation
Other assumptions	Refer to analysis of actuarial experience during the period December 1, 2013 through November 30, 2016	Refer to analysis of actuarial experience during the period December 1, 2013 through November 30, 2016

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 6 - PENSION PLAN (CONT'D)

G. Discount Rate

The discount rate used to measure the Total Pension Liability was 7.25% as of December 31, 2018 and December 31, 2017. Our understanding is that Article 5.5 of the Statute, which authorizes the allocation of 50% of excess earnings to the SRBR, does not allow for the use of a different investment return assumption for funding than is used for interest crediting. In order to reflect the provisions of Article 5.5, we have treated future allocations to the SRBR as an additional outflow against the Plan's Fiduciary Net Position in the GASB crossover test, as mentioned earlier in Section 1. Again, we are estimating that the additional outflow would average approximately 0.60% of assets over time, based on the results of our stochastic modeling of the 50% allocation of future excess earnings to the SRBR.

The projection of cash flows used to determine the discount rate assumes plan member contributions will be made at the current member contribution rates, and that employer contributions will be made at rates equal to the actuarially determined contribution rates plus additional future contributions that would follow from the future allocation of excess earnings to the SRBR. Projected employer contributions that are intended to fund the service costs for future plan members and their beneficiaries, as well as projected contributions from future plan members, are not included. Based on those assumptions, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments for current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability as of both December 31, 2018 and December 31, 2017.

H. Additional Financial and Actuarial Information

Additional financial and actuarial information supporting the schedules of employer allocations and schedule of pension amounts by employer can be obtained from ACERA's Comprehensive Annual Financial Report for the year ended December 31, 2018, and ACERA's GASB 68 Actuarial Valuation Based on December 31, 2018 Measurement Date for Employer Reporting as of June 30, 2019.

I. Target Asset Allocation

The long-term expected rate of return on pension plan investments for funding valuation purposes was determined in 2017 using a building-block method in which expected future real rates of return (expected returns, net of inflation) are developed for each major asset class. The returns are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation, and subtracting expected investment expenses and a risk margin. The target allocation and projected arithmetic real rates of return for each major asset class, after deducting inflation, but before deducting investment expenses, used in the derivation of the long-term expected investment rate of return assumption are summarized in the following table. These values were used in the derivation of the long-term expected investment rate of return assumption for the December 31, 2018 valuation. This information is subject to change every three years based on the actuarial experience study.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 6 - PENSION PLAN (CONT'D)

Asset Class	Target Allocation	Long-Term (Arithmetic) Expected Real Rate of Return
Domestic Large Cap Equity	22.40 %	5.75 %
Domestic Small Cap Equity	5.60 %	6.37 %
Developed International Equity	19.50 %	6.89 %
Emerging Market Equity	6.50 %	9.54 %
U.S. Core Fixed Income	11.25 %	1.03 %
High Yield Bonds	1.50 %	3.99 %
International Bonds	2.25 %	0.19 %
TIPS	2.00 %	0.98 %
Real Estate	8.00 %	4.47 %
Commodities	3.00 %	3.78 %
Hedge Funds	9.00 %	4.30 %
Private Equity	9.00 %	7.60 %
Total	<u>100.00 %</u>	

J. Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability/(asset) of the Plan as of December 31, 2018 (the measurement date), calculated using the discount rate of 7.25 percent, as well as what the net pension liability/(asset) would be if it were calculated using a discount rate that is 1 percentage-point lower (6.25 percent) or 1 percentage-point higher (8.25 percent) than the current rate:

	1% Decrease (6.25%)	Current Discount Rate (7.25%)	1% Increase (8.25%)
Plan's Net Pension Liability/ (Asset)	\$ 18,073,113	\$ 12,014,705	\$ 7,000,922

NOTE 7 - OTHER POST EMPLOYMENT BENEFITS (OPEB)

At June 30, 2019, net OPEB liability and related deferred outflows/ inflows of resources are as follows:

	2019	2018
Deferred outflows of resources	<u>\$ 442,906</u>	<u>\$ 226,411</u>
Deferred inflows of resources	<u>\$ 243,719</u>	<u>\$ 776,803</u>
Net OPEB liability	<u>\$ 1,047,799</u>	<u>\$ 124,068</u>

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 7 - OTHER POST EMPLOYMENT BENEFITS (OPEB) (CONT'D)

A. Plan Description

The Alameda County Employees' Retirement Association (ACERA) administers a non-vested medical benefits program for eligible retired members. The benefits include medical, dental, and vision subsidies as well as Medicare Part B premium reimbursement. The subsidies are paid from the 401(h) account in the form of a monthly medical allowance. The maximum levels of the monthly medical allowances are reviewed annually by the Board of Retirement. Retired members with a minimum of ten years of service credit or those retired with service connected disability are eligible to receive monthly medical, dental, and vision allowance benefits if they enroll in one of the ACERA sponsored medical plans or Medicare exchange. Retired members eligible for the monthly medical allowance benefit may also be reimbursed for the lowest standard Medicare Part B premium with proof of enrollment in Medicare Part B.

B. Contributions

There are no legal or contractual contribution requirements for the OPEB plan. Funding for the OPEB plan relies entirely on semi-annual earnings allocations from the total fund to the Supplemental Retiree Benefits Reserve (SRBR) as mandated by Article 5.5 of the 1937 Act. The OPEB assets are held in the 401(h) account and the SRBR to pay the non-vested benefits.

C. Plan Membership

At December 31, 2018, OPEB plan membership consisted of the following:

Retired members or beneficiaries currently receiving medical benefit	6,385
Retired members or beneficiaries currently receiving dental and vision benefits	7,519
Vested terminated members entitled to, but not yet receiving benefits	410
Participating Active Employees	<u>11,349</u>
Total Number of Participants	<u><u>25,663</u></u>

ACERA provides benefits to eligible employees as follow:

Membership Eligibility:

Service Retirees: Retired with at least 10 years of service (including deferred vested members who terminate employment and receive a retirement benefit from ACERA)

Disabled Retirees: A minimum of 10 years of service is required for non-duty disability. There is no minimum service requirement for duty disability.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019**

NOTE 7 - OTHER POST EMPLOYMENT BENEFITS (OPEB) (CONT'D)

Benefit Eligibility:

1. Monthly Medical Allowance

Service Retirees: For retirees not purchasing individual insurance through the Individual Medicare Insurance Exchange, a Maximum Monthly Medical Allowance of \$540.44 per month was provided, effective January 1, 2018 and through December 31, 2018. For the period January 1, 2019 through December 31, 2019, the maximum allowance is \$558.00 per month.

For those purchasing insurance through the Individual Medicare Exchange, the Monthly Medical Allowance was \$414.00 per month for 2018 and is \$427.46 for 2019.

These Allowances are subject to the following subsidy schedule:

<u>Completed Years of Service</u>	<u>Percentage Subsidized</u>
10-14	50%
15-19	75%
20+	100%

Disabled Retirees: Non-duty disabled retirees receive the same Monthly Medical Allowance as service retirees.

Duty disabled retirees receive the same Monthly Medical Allowance as those service retirees with 20 or more years of service.

2. Medicare Benefit Reimbursement Plan: The SRBR reimburses the full Medicare Part B premium to qualified retired members. To qualify for reimbursement, a retiree must:

- Have at least 10 years of ACERA service,
- Be eligible for Monthly Medical Allowance,
- Provide proof of enrollment in Medicare Part B.

3. Dental and Vision Plans: The SRBR provides dental and vision benefits for retirees only. The maximum combined monthly dental and vision premiums will be \$47.91 in 2018 and \$48.39 in 2019. The eligibility for these premiums is as follows:

Service Retirees: Retired with at least 10 years of service.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 7 - OTHER POST EMPLOYMENT BENEFITS (OPEB) (CONT'D)

Disabled Retirees:	<p>For non-duty disabled retirees, 10 years of service is required. For grandfathered non-duty disabled retirees (with effective retirement dates on or before January 31, 2014), there is no minimum service requirement.</p> <p>For duty disabled retirees, there is no minimum service requirement.</p>
Deferred Benefit:	Members who terminate employment with 10 or more years of service before reaching Pension eligibility commencement age may elect deferred MMA and/or dental/vision benefits.
Death Benefit:	Surviving spouses/domestic partners of members who die before the member commences retiree health benefits may enroll in an ACERA group medical plan on the date that the member would have been eligible to commence benefits. The surviving spouse/domestic partner must pay 100% of the premium. Because premiums for surviving spouses/domestic partners under age 65 include active participants for purposes of underwriting, the surviving spouses/domestic partners receive an implicit subsidy from the active members, which creates a liability for the SRBR.

D. Net OPEB Liability

The Net OPEB Liability was measured as of December 31, 2018 and 2017. The Plan's Fiduciary Net Position (plan assets) was valued as of the measurement date, while the Total OPEB Liability was determined by rolling forward the Total OPEB Liability as of December 31, 2017 and 2016, respectively.

The plan provisions used in the measurement of the NOL as of December 31, 2018 and December 31, 2017 are the same as those used in ACERA's SRBR sufficiency valuation as of December 31, 2017 and December 31, 2016, respectively.

E. Actuarial Assumptions

The actuarial assumptions used for the December 31, 2018 valuation were based on the results of the experience study for the period from December 1, 2013 through November 30, 2016 that were approved by the Board effective with the December 31, 2017 valuation and the health care trend assumptions used in the sufficiency study for the SRBR as of December 31, 2018. The following actuarial assumptions were applied to all periods included in the measurement:

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 7 - OTHER POST EMPLOYMENT BENEFITS (OPEB) (CONT'D)

December 31, 2018

Investment rate of return	7.25%, net of OPEB plan investment expense, including inflation
Inflation	3.00%
Health care premium trend rates	
Non-Medicare medical plan	Graded from 7.00% to ultimate 4.50% over 10 years
Medicare medical plan	Graded from 6.50% to ultimate 4.50% over 8 years
Dental/Vision and Medicare Part B	4.00%
Other assumptions	Same as those proposed in the experience study for the period December 1, 2013 through November 30, 2016

December 31, 2017

Investment rate of return	7.25%, net of OPEB plan investment expense, including inflation
Inflation	3.25%
Health care premium trend rates	
Non-Medicare medical plan	Graded from 7.00% to ultimate 4.50% over 8 years
Medicare medical plan	Graded from 6.50% to ultimate 4.50% over 8 years
Dental/Vision and Medicare Part B	4.50%
Other assumptions	Same as those proposed in the experience study for the period December 1, 2013 through November 30, 2016

F. Discount Rate

The discount rate used to measure the Total OPEB Liability was 7.25% as of December 31, 2018 and December 31, 2017. The projection of cash flows used to determine the discount rate assumed benefits are paid out of current OPEB SRBR assets. Based on those assumptions, the SRBR OPEB plan's Fiduciary Net Position was projected to be available to make all projected future benefits payments for current plan members. Therefore, the long-term expected rate of return on OPEB plan investments was applied to all periods of projected benefit payments to determine the Total OPEB Liability as of December 31, 2018 and December 31, 2017.

G. Target Asset Allocation

The long-term expected rate of return on OPEB plan investments was determined in 2017 using a building-block method in which expected future real rates of return (expected returns, net of pension plan inflation) are developed for each major asset class. The returns are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation and subtracting expected investment expenses and a risk margin.

The target allocation and projected arithmetic real rates of return for each major asset class, after deducting inflation, but before deducting investment expenses, are summarized in the following table. These values are used in the derivation of the long-term expected investment rate of return assumption for the December 31, 2018 valuation. This information is subject to change every three years based on the actuarial experience study:

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 7 - OTHER POST EMPLOYMENT BENEFITS (OPEB) (CONT'D)

Asset Class	Target Allocation	Long-Term (Arithmetic) Expected Real Rate of Return
Domestic Large Cap Equity	22.40 %	5.75 %
Domestic Small Cap Equity	5.60 %	6.37 %
Developed International Equity	19.50 %	6.89 %
Emerging Market Equity	6.50 %	9.54 %
U.S. Core Fixed Income	11.25 %	1.03 %
High Yield Bonds	1.50 %	3.99 %
International Bonds	2.25 %	0.19 %
TIPS	2.00 %	0.98 %
Real Estate	8.00 %	4.47 %
Commodities	3.00 %	3.78 %
Hedge Funds	9.00 %	4.30 %
Private Equity	9.00 %	7.60 %
Total	<u>100.00 %</u>	

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 7 - OTHER POST EMPLOYMENT BENEFITS (OPEB) (CONT'D)

H. OPEB Liabilities, OPEB Expenses and Deferred Outflows/Inflows of Resources Related to OPEB

Reporting Date for Employer under GASB 75	<u>June 30, 2019</u>	<u>June 30, 2018</u>
Measurement Date for Employer under GASB 75	<u>December 31, 2018</u>	<u>December 31, 2017</u>
OPEB Expense:		
Service Cost	\$ 142,064	\$ 121,869
Interest on Total OPEB Liability	330,345	315,510
Expensed portion of current-period changes in proportion and differences between employer's contributions and proportionate share of contributions	(346)	(5,105)
Expensed portion of current-period difference between actual and expected experience in the Total OPEB Liability	(18,692)	(14,619)
Expensed portion of current-period changes of assumptions or other inputs	(7,710)	39,861
Projected earnings on plan investments	(319,922)	(267,053)
Expensed portion of current-period differences between actual and projected earnings on plan investments	188,456	(166,194)
Administrative Expense	5,509	5,434
Recognition of beginning of year deferred outflows of resources as OPEB expense	39,719	-
Recognition of beginning of year deferred inflows of resources as OPEB expense	(180,166)	-
Net amortization of deferred amounts from changes in proportion and differences between employer's contributions and proportionate share of contributions	(5,105)	-
OPEB Expense	<u>\$ 174,152</u>	<u>\$ 29,703</u>

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 7 - OTHER POST EMPLOYMENT BENEFITS (OPEB) (CONT'D)

Reconciliation of Net OPEB Liability:

Beginning Net OPEB Liability	\$ 124,068	\$ 644,757
OPEB Expense	174,152	29,703
New Net Deferred Inflows/Outflows	604,124	(521,398)
Change in Allocation of Prior Deferred Inflows/Outflows	1,863	-
New Net Deferred Flows Due to Change in Proportion	(1,960)	(28,994)
Recognition of Prior Deferred Inflows/Outflows	140,447	-
Recognition of Prior Deferred Flows Due to Change in Proportion	5,105	-
Net changes	923,731	(520,689)
Ending Net OPEB Liability	<u>\$ 1,047,799</u>	<u>\$ 124,068</u>

At June 30, 2019, the Authority reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Net excess of actual over projected earnings on OPEB plan investments	\$ 257,023	\$ -
Changes in proportion and differences between employer's contributions and proportionate share of contributions	-	25,849
Change of assumptions or other inputs	185,883	43,713
Differences between expected and actual experience in the total OPEB liability	-	174,157
	<u>\$ 442,906</u>	<u>\$ 243,719</u>

Deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized as OPEB expense as follows:

<u>Year ended June 30,</u>	Deferred Outflows/(Inflows) of Resources
2020	\$ 16,155
2021	16,155
2022	16,155
2023	181,755
2024	(13,114)
2025	(17,919)
Total	<u>\$ 199,187</u>

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 7 - OTHER POST EMPLOYMENT BENEFITS (OPEB) (CONT'D)

There are changes in each employer's proportionate share of the total Net OPEB Liability (NOL) during the measurement period ended December 31, 2018. The net effect of the change on the employer's proportionate share of the collective NOL and collective deferred outflows of resources and deferred inflows of resources is recognized over the average of the expected remaining service lives of all employees that are provided with benefits through ACERA which is 6.67 years determined as of December 31, 2017 (the beginning of the measurement period ended December 31, 2018). This is described in Paragraph 64 of GASB 75.

The average of the expected service lives of all employees is determined by:

- Calculating each active employee's expected remaining service life as the present value of \$1 per year of future service at zero percent interest.
- Setting the remaining service life to zero for each nonactive or retired member.
- Dividing the sum of the above amounts by the total number of active employee, nonactive and retired members.

I. Sensitivity of the Net OPEB Liability to Changes in the Discount Rate

The following presents the Net OPEB Liability (NOL) of ACERA as of December 31, 2018, calculated using the discount rate of 7.25%, as well as what ACERA's NOL would be if it were calculated using a discount rate that is 1-percentage-point lower (6.25%) or 1-percentage-point higher (8.25%) than the current rate:

Plan's Net OPEB Liability		
Discount Rate - 1%	Current Discount Rate	Discount Rate +1%
\$ 1,635,729	\$ 1,047,799	\$ 556,559

J. Sensitivity of the Net OPEB Liability to Changes in the Healthcare Cost Trend Rates

The following presents the Net OPEB Liability of ACERA as of December 31, 2018, as well as what ACERA's Net OPEB Liability would be if it were calculated using a trend rate that is 1-percentage-point lower or 1-percentage-point higher than the current rate.

Plan's Net OPEB Liability		
Trend Rate - 1%	Current Trend Rate	Trend Rate +1%
\$ 497,272	\$ 1,047,799	\$ 1,722,777

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 8 - RENTAL ASSISTANCE DEMONSTRATION

In the year ended June 30, 2016, the Authority closed out a Rental Assistance Demonstration ("RAD") conversion commitment and executed a Housing Assistance Payment ("HAP") contract with HUD for its two owned public housing properties of 72 units, Mission View in Union City and Emery Glen in Emeryville, under HUD's RAD program. Through the RAD program, HUD provides rental subsidies to the owners of properties pursuant to the HAP contract. Under the RAD Program, units move to a Section 8 funding source from Low Rent Public Housing.

As part of the RAD conversion the Authority sold the aforesaid two properties to its blended component unit, Preserving Alameda County Housing, Inc. (PACH), for the value of \$2 as of the date of closing March 29, 2016. As a result of such sale, the Authority and PACH recognized \$211,767 as a special item (gain (loss) on disposition of assets). This item has been eliminated in the basic financial statements.

The net assets as of the closing date in the amount of \$21,961 were transferred from the public housing fund to PACH.

NOTE 9 - CONTINGENCIES

The Authority has received funds from various Federal and local grant programs. It is possible that at some future date it may be determined that the Authority was not in compliance with applicable grant requirements. The amounts, if any, of expenditures which may be disallowed by the granting agencies cannot be determined at this time, although the Authority does not expect such disallowed amounts, if any, to materially affect the financial statements.

The Authority is involved in lawsuits and claims which arise out of the normal course of its activities such as contracts with others. The Authority's management believes based on the opinions of its legal counsel, the ultimate outcomes of such matters will not have a material adverse effect on the financial position of the Authority as of June 30, 2019.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 10 - RISK MANAGEMENT

The Authority is exposed to all common perils associated with the ownership and rental of real estate properties. A risk management pool has been established to minimize loss occurrence and to transfer risk through various levels of insurance. Property, casualty, employee dishonesty and public official's liability forms are used to cover the respective perils. Insurance for these perils is underwritten by a housing authority insurance pool: Housing Authorities Risk Retention Pool (HARRP).

HARRP is a Joint Powers Authority organized under the intergovernmental cooperation laws of the states of Washington, Oregon, California, and Nevada, to manage the self-insurance program of housing authorities. The relationship between the Authority and HARRP is not a component unit of the Authority for financial reporting purposes. Through HARRP, the Authority currently maintains general liability coverage for claims up to \$2 million and property insurance for claims up to \$2 million and also business auto, fidelity bonds and errors and omission coverages.

The Authority's share of year end assets, liabilities, or net position has not been calculated. The Premium paid by the Authority for the fiscal year ended June 30, 2019 was \$38,882.

Condensed audited financial information for the year ended December 31, 2018 is as follows:

Total assets	\$ 38,279,799
Total liabilities	16,350,925
Net position (Member's equity)	21,928,874
Total liabilities and net position	<u>\$ 38,279,799</u>
 Total revenues	 \$ 10,998,917
Total expenses	12,937,873
Change in member's equity	(1,938,956)
Net Position, beginning of year	23,867,830
Net Position, end of year	<u>\$ 21,928,874</u>

NOTE 11 - UNEARNED REVENUE

The changes in the Authority's unearned revenue account for the year ended June 30, 2019, were as follows:

Balance at the beginning of year	\$ 46,030
Increase	4,477,121
Balance at the end of the year	<u>\$ 4,523,151</u>

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 12 - RESTRICTED CASH AND INVESTMENTS

The Authority reports amounts as restricted cash for any security deposits received from tenants at the time of move-in. Those monies will be returned to the tenant upon move-out after all outstanding costs have been deducted. Also, the Authority reports amounts as restricted cash for FSS Escrow balances which are maintained in a separate bank account for tenants who participate in the Family Self Sufficiency Program. These monies are given to the tenant upon graduation from the program or are forfeited by the tenant if they do not graduate. The Authority also restricts net HAP assets in line with HUD requirements. All of these monies are restricted because they cannot be used for the day-to-day operations of the Authority.

NOTE 13 - JOINT POWERS AGREEMENT

The Authority participates in a joint venture under a joint powers agreement (JPA) with the California Housing Workers' Compensation Authority (CHWCA). CHWCA was formed to provide workers' compensation insurance coverage for member housing authorities. At December 31, 2018, there were twenty-eight members. The relationship between the Authority and CHWCA is such that CHWCA is not a component unit of the Authority for financial reporting purposes.

Condensed audited financial information as of and for the year ended December 31, 2018, is as follows:

Total assets	<u>\$ 28,691,797</u>
Total liabilities	15,046,109
Net position	<u>13,645,688</u>
Total liabilities and net position	<u>\$ 28,691,797</u>
Operating revenues and non-operating revenues	\$ 6,340,615
Operating expenses	<u>4,988,688</u>
Net decrease in net position	1,351,927
Net position, beginning of year	<u>12,293,761</u>
Net position, end of year	<u>\$ 13,645,688</u>

The Authority's share of year end assets, liabilities, or retained earnings has not been calculated. The Authority's annual premium is based on covered payroll. The Premium paid for the fiscal year ended June 30, 2019 was \$132,185. CHWCA issues a separate comprehensive annual financial report. Copies of this report may be obtained by contacting Bickmore Risk Services, 1750 Creekside Oaks Drive, Suite 200, Sacramento, California, 95833.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 14 - NOTE RECEIVABLE

On March 4, 2011, pursuant to the disposition and development agreement dated June 25, 2007 and with HUD disposition approval, the Dublin Housing Authority (DHA) disposed of all of its public housing units to the Authority which, in turn, sold them to Eden Housing, Inc. and Citation Homes. The HUD disposition approval also imposed restrictions on the use of the net proceeds. Proceeds of \$11 million were to be loaned to Eden Dougherty, LLP, the developer of the former Arroyo Vista public housing site, to use for the development of new low-income family and elderly housing units on the site.

On March 4, 2011, the Authority entered into a construction permanent note agreement in the amount of \$11,000,000 with Eden Dougherty, LLP. (the Borrower), which will use the funds on the redevelopment project.

The loan is evidenced by the Note, secured by the Regulatory Agreement and the Deed of Trust that encumbers the project to secure repayment of the loan in the form provided by the Authority. The Deed of Trust and the Regulatory Agreement have been recorded against the property in the Office of the Recorder of the County of Alameda. The Note has a term that expires on the date 55 years from the date of project completion, which is determined by the date of issuance of a certificate of occupancy or equivalent. The Borrower shall use Residual Receipts generated by the project to repay the note every 1st of June following the completion of project construction. The note bears no interest until the earlier of i) the permanent loan conversion or ii) the third anniversary of the note closing; thereafter, the note shall bear simple annual interest rate not to exceed 3%. The conversion to permanent loan occurred on September 27, 2013. At June 30, 2019, the Authority had note receivable and accrued interest receivable from the Borrower in the amount of \$11,000,000 and \$1,901,116, respectively.

NOTE 15 - BLENDED COMPONENT UNIT

On March 23, 2011, the Authority established under the Nonprofit Public Corporation Law Preserving Alameda County Housing, Inc. (PACH), a not-for-profit instrumentality of the Authority for the purpose of acquiring, owning, leasing, rehabilitating and operating affordable housing units and to serve as a support corporation for the Authority.

With HUD approval, PACH acquired 230 disposed units from the Authority between September 2011 and April 2016. The following financial statement of PACH is included in the Authority's basic financial statements for fiscal year ended June 30, 2019.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 15 - BLENDED COMPONENT UNIT (CONT'D)

BLENDED COMPONENT UNIT - STATEMENT OF NET POSITION

ASSETS

Current Assets:

Cash and cash equivalents	\$ 977,008
Restricted cash	2,200,000
Short term investments	7,148,692
Accounts receivable, net	50,286
Prepaid expenses and other current assets	37,636
Due from other funds	<u>56,522</u>
Total current assets	<u>10,470,144</u>

Noncurrent Assets:

Capital assets, net of accumulated depreciation	<u>6,541,965</u>
Total noncurrent assets	<u>6,541,965</u>
Total assets	<u>17,012,109</u>

LIABILITIES

Current Liabilities:

Accounts payable and accrued liabilities	415,902
Tenant security deposits	<u>131,395</u>
Total current liabilities	<u>547,297</u>
Total liabilities	<u>547,297</u>

NET POSITION

Net investment in capital assets	6,541,965
Restricted net position	2,915,408
Unrestricted net position	<u>7,007,439</u>
Total net position	<u><u>\$ 16,464,812</u></u>

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2019

NOTE 15 - BLENDED COMPONENT UNIT (CONT'D)

**BLENDED COMPONENT UNIT - STATEMENT OF REVENUES,
EXPENSES AND CHANGES IN NET POSITION**

OPERATING REVENUES

Tenant rental income	\$ 5,017,354
Other revenue	<u>13,315</u>
Total operating revenue	<u>5,030,669</u>

OPERATING EXPENSES

Administration	1,286,076
Tenant services	7,510
Utilities	244,304
Repairs and maintenance	943,756
General expenses	75,660
Depreciation expense	<u>830,554</u>
Total operating expenses	<u>3,387,860</u>

OPERATING INCOME

1,642,809

NONOPERATING REVENUES (EXPENSES)

Interest and investment revenue (net)	<u>146,932</u>
Total non-operating revenues	<u>146,932</u>

Change in Net Position	1,789,741
Total Net Position - beginning of year	<u>14,675,071</u>
Total Net Position - end of year	<u><u>\$ 16,464,812</u></u>

NOTE 16 - EVALUATION OF SUBSEQUENT EVENTS

The Authority has evaluated subsequent events through March 26, 2020, the date on which the financial statements were available to be issued.

**REQUIRED SUPPLEMENTARY INFORMATION
(UNAUDITED)**

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY AND
RELATED RATIOS
AS OF JUNE 30, FOR THE LAST TEN FISCAL YEARS

Reporting Date for Employer under GASB 68 as of June 30,	Proportion of the Net Pension Liability	Proportionate share of Net Pension Liability	Covered payroll	Proportionate share of the Net Pension Liability as a percentage of its covered payroll	Plan's Fiduciary Net Position as a percentage of the Total Pension Liability
2014	0.423 %	\$ 5,418,947	\$ 4,112,203	131.78 %	85.92 %
2015	0.428 %	\$ 7,455,335	\$ 4,002,650	186.26 %	81.06 %
2016	0.455 %	\$ 9,644,104	\$ 4,272,082	225.75 %	76.89 %
2017	0.460 %	\$10,314,924	\$ 4,354,275	236.89 %	76.88 %
2018	0.409 %	\$ 8,244,509	\$ 4,299,288	191.76 %	81.93 %
2019	0.435 %	\$12,014,705	\$ 4,512,036	266.28 %	74.56 %

Note: In the future, as data becomes available, ten years of information will be presented.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
SCHEDULE OF PENSION CONTRIBUTIONS
AS OF JUNE 30, FOR THE LAST TEN FISCAL YEARS

Reporting Date for Employer under GASB 68 as of June 30,	Contractually required contribution	Contributions in relations to the contractually required contribution	Contribution deficiency (excess)	Covered payroll	Contributions as a percentage of covered - employee payroll
2014	\$ -	\$ -	\$ -	\$ 4,112,203	- %
2015	\$ -	\$ -	\$ -	\$ 4,002,650	- %
2016	\$ -	\$ -	\$ -	\$ 4,272,082	- %
2017	\$ 1,152,380	\$ 1,152,380	\$ -	\$ 4,354,275	26.47 %
2018	\$ 1,115,522	\$ 1,115,522	\$ -	\$ 4,299,288	25.95 %
2019	\$ 1,213,308	\$ 1,213,308	\$ -	\$ 4,512,036	26.89 %

Note: In the future, as data becomes available, ten years of information will be presented.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
SCHEDULE OF CHANGES IN THE NET OPEB LIABILITY AND RELATED RATIOS
AS OF JUNE 30, FOR THE LAST TEN FISCAL YEARS

Reporting Date for Employer under GASB 75	<u>June 30, 2019</u>	<u>June 30, 2018</u>
OPEB Expense:		
Service Cost	\$ 142,064	\$ 121,869
Interest on Total OPEB Liability	330,345	315,510
Changes in proportion and differences between employer's contributions and proportionate share of contributions	(346)	(5,105)
Difference between actual and expected experience in the Total OPEB Liability	(18,692)	(14,619)
Changes of assumptions or other inputs	(7,710)	39,861
Projected earnings on plan investments	(319,922)	(267,053)
Differences between actual and projected earnings on plan investments	188,456	(166,194)
Administrative Expense	5,509	5,434
Recognition of beginning of year deferred outflows of resources as OPEB expense	39,719	-
Recognition of beginning of year deferred inflows of resources as OPEB expense	(180,166)	-
Net amortization of deferred amounts from changes in proportion and differences between employer's contributions and proportionate share of contributions	(5,105)	-
OPEB Expense	<u>\$ 174,152</u>	<u>\$ 29,703</u>
Reconciliation of Net OPEB Liability:		
Beginning Net OPEB Liability	\$ 124,068	\$ 644,757
OPEB Expense	174,152	29,703
New Net Deferred Inflows/Outflows	604,124	(521,398)
Change in Allocation of Prior Deferred Inflows/Outflows	1,863	-
New Net Deferred Flows Due to Change in Proportion	(1,960)	(28,994)
Recognition of Prior Deferred Inflows/Outflows	140,447	-
Recognition of Prior Deferred Flows Due to Change in Proportion	5,105	-
Net changes	<u>923,731</u>	<u>(520,689)</u>
Ending Net OPEB Liability	<u>\$ 1,047,799</u>	<u>\$ 124,068</u>
Covered employee payroll	\$ 4,512,036	\$ 4,299,288
Proportionate share of the Net OPEB Liability as a percentage of its covered-employee payroll	23.22 %	2.89 %
Plan's Fiduciary Net Position as a percentage of the Total OPEB Liability	77.91 %	97.33 %

Note: In the future, as data becomes available, ten years of information will be presented.

SUPPLEMENTARY INFORMATION

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
COMBINING STATEMENT OF NET POSITION
JUNE 30, 2019

	Low Rent Public Housing	Housing Choice Vouchers	Housing Development Fund	Continuum of Care	Mod Rehab	PACH
Assets						
Current assets:						
Cash and cash equivalents	\$ 52,272	\$ 726,960	\$ 304,242	\$ -	\$ -	\$ 977,008
Short term investments	-	-	3,288,396	-	-	7,148,692
Accounts receivable - HUD	-	63,706	-	-	41,480	-
Accounts receivable - other	-	696,968	35,916	655,192	-	50,286
Prepaid and other assets	-	51,346	2,136	-	-	37,636
Due from other funds	-	816,738	6,863	-	1,853	56,522
Total current assets	<u>52,272</u>	<u>2,355,718</u>	<u>3,637,553</u>	<u>655,192</u>	<u>43,333</u>	<u>8,270,144</u>
Restricted assets:						
Cash and cash equivalents	-	2,263,457	-	-	-	2,200,000
Notes receivable	<u>12,901,116</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total restricted assets	<u>12,901,116</u>	<u>2,263,457</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,200,000</u>
Capital assets:						
Capital assets	-	86,431	11,770,716	-	-	22,530,042
Less accumulated depreciation	<u>-</u>	<u>(86,431)</u>	<u>(7,080,913)</u>	<u>-</u>	<u>-</u>	<u>(15,988,077)</u>
Total capital assets, net	<u>-</u>	<u>-</u>	<u>4,689,803</u>	<u>-</u>	<u>-</u>	<u>6,541,965</u>
Total assets	<u>12,953,388</u>	<u>4,619,175</u>	<u>8,327,356</u>	<u>655,192</u>	<u>43,333</u>	<u>17,012,109</u>
Deferred outflow of resources						
Deferred outflow of resources - Pension	-	3,245,959	9,125	-	-	-
Deferred outflow of resources - OPEB	<u>-</u>	<u>380,899</u>	<u>62,007</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total deferred outflow of resources	<u>-</u>	<u>3,626,858</u>	<u>71,132</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total assets and deferred outflow of resources	<u>\$ 12,953,388</u>	<u>\$ 8,246,033</u>	<u>\$ 8,398,488</u>	<u>\$ 655,192</u>	<u>\$ 43,333</u>	<u>\$ 17,012,109</u>

The accompanying notes are an integral part of these financial statements

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
COMBINING STATEMENT OF NET POSITION
JUNE 30, 2019

	Ocean Avenue	Facts & Choices	Park Terrace	Mainstream	Business Activities	Interfund Elimination	Total
Assets							
Current assets:							
Cash and cash equivalents	\$ 28,490	\$ -	\$ 44,474	\$ -	\$ 202	\$ -	\$ 2,133,648
Short term investments	188,512	-	1,101,304	-	-	-	11,726,904
Accounts receivable - HUD	-	-	-	-	-	-	105,186
Accounts receivable - other	1,860	89,103	16,278	2,250	92,239	-	1,640,092
Prepaid and other assets	-	-	-	-	-	-	91,118
Due from other funds	-	-	453	726,058	9,378	(1,617,865)	-
Total current assets	<u>218,862</u>	<u>89,103</u>	<u>1,162,509</u>	<u>728,308</u>	<u>101,819</u>	<u>(1,617,865)</u>	<u>15,696,948</u>
Restricted assets:							
Cash and cash equivalents	-	-	-	-	4,703,093	-	9,166,550
Notes receivable	-	-	-	-	-	-	12,901,116
Total restricted assets	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>4,703,093</u>	<u>-</u>	<u>22,067,666</u>
Capital assets:							
Capital assets	1,382,985	-	1,011,892	-	170,000	-	36,952,066
Less accumulated depreciation	<u>(871,202)</u>	<u>-</u>	<u>(653,790)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(24,680,413)</u>
Total capital assets, net	<u>511,783</u>	<u>-</u>	<u>358,102</u>	<u>-</u>	<u>170,000</u>	<u>-</u>	<u>12,271,653</u>
Total assets	<u>730,645</u>	<u>89,103</u>	<u>1,520,611</u>	<u>728,308</u>	<u>4,974,912</u>	<u>(1,617,865)</u>	<u>50,036,267</u>
Deferred outflow of resources							
Deferred outflow of resources - Pension	-	-	-	-	-	-	3,255,084
Deferred outflow of resources - OPEB	-	-	-	-	-	-	442,906
Total deferred outflow of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>3,697,990</u>
Total assets and deferred outflow of resources	<u>\$ 730,645</u>	<u>\$ 89,103</u>	<u>\$ 1,520,611</u>	<u>\$ 728,308</u>	<u>\$ 4,974,912</u>	<u>\$ (1,617,865)</u>	<u>\$ 53,734,257</u>

The accompanying notes are an integral part of these financial statements

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
COMBINING STATEMENT OF NET POSITION
JUNE 30, 2019

	Low Rent Public Housing	Housing Choice Vouchers	Housing Development Fund	Continuum of Care	Mod Rehab	PACH
Liabilities						
Current Liabilities:						
Accounts payable	\$ -	\$ 701,498	\$ 69,921	\$ 21,377	\$ 1,823	\$ 404,983
Accounts payable - HUD	-	7,925	-	-	-	-
Accounts payable other government	-	-	-	-	-	-
Accrued compensated absences - current	-	162,684	25,689	-	-	-
Unearned revenue	-	-	-	-	-	-
Tenant security deposits	-	-	-	-	-	131,395
Family self-sufficiency escrow- current	-	388,219	5,988	-	-	-
Accrued liabilities	-	98,878	7,000	-	-	10,919
Due to other funds	107	790,400	9,378	633,815	41,510	-
Total current liabilities	107	2,149,604	117,976	655,192	43,333	547,297
Noncurrent liabilities:						
Net pension liability	-	11,550,741	463,964	-	-	-
Net OPEB liability	-	901,107	146,692	-	-	-
Family self-sufficiency escrow- noncurrent	-	388,219	-	-	-	-
Accrued compensated absences - noncurrent	-	12,158	507	-	-	-
Total noncurrent liabilities	-	12,852,225	611,163	-	-	-
Total liabilities	107	15,001,829	729,139	655,192	43,333	547,297
Deferred inflow of resources						
Deferred inflow of resources - Pension	-	803,527	23,634	-	-	-
Deferred inflow of resources - OPEB	-	209,598	34,121	-	-	-
Total deferred inflow of resources	-	1,013,125	57,755	-	-	-
Total liabilities and deferred inflow of resources	107	16,014,954	786,894	655,192	43,333	547,297
Net position:						
Net investment in capital assets	-	-	4,689,803	-	-	6,541,965
Restricted	12,901,116	1,479,094	-	-	-	2,915,408
Unrestricted	52,165	(9,248,015)	2,921,791	-	-	7,007,439
Total net position	12,953,281	(7,768,921)	7,611,594	-	-	16,464,812
Total liabilities, deferred inflow of resources, net position	<u>\$ 12,953,388</u>	<u>\$ 8,246,033</u>	<u>\$ 8,398,488</u>	<u>\$ 655,192</u>	<u>\$ 43,333</u>	<u>\$ 17,012,109</u>

The accompanying notes are an integral part of these financial statements

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
COMBINING STATEMENT OF NET POSITION
JUNE 30, 2019

	Ocean Avenue	Facts & Choices	Park Terrace	Mainstream	Business Activities	Interfund Elimination	Total
Liabilities							
Current Liabilities:							
Accounts payable	\$ 173	\$ 2,056	\$ 2,506	\$ -	\$ 133,725	\$ -	\$ 1,338,062
Accounts payable - HUD	-	-	-	21,482	-	-	29,407
Accounts payable other government	-	-	-	-	7,018	-	7,018
Accrued compensated absences - current	-	-	-	-	-	-	188,373
Unearned revenue	555	-	-	-	4,522,596	-	4,523,151
Tenant security deposits	4,648	-	6,070	-	2,100	-	144,213
Family self-sufficiency escrow- current	-	-	-	-	-	-	394,207
Accrued liabilities	-	-	-	-	-	-	116,797
Due to other funds	120	87,047	-	-	55,488	(1,617,865)	-
Total current liabilities	5,496	89,103	8,576	21,482	4,720,927	(1,617,865)	6,741,228
Noncurrent liabilities:							
Net pension liability	-	-	-	-	-	-	12,014,705
Net OPEB liability	-	-	-	-	-	-	1,047,799
Family self-sufficiency escrow- noncurrent	-	-	-	-	-	-	388,219
Accrued compensated absences - noncurrent	-	-	-	-	-	-	12,665
Total noncurrent liabilities	-	-	-	-	-	-	13,463,388
Total liabilities	5,496	89,103	8,576	21,482	4,720,927	(1,617,865)	20,204,616
Deferred inflow of resources							
Deferred inflow of resources - Pension	-	-	-	-	-	-	827,161
Deferred inflow of resources - OPEB	-	-	-	-	-	-	243,719
Total deferred inflow of resources	-	-	-	-	-	-	1,070,880
Total liabilities and deferred inflow of resources	5,496	89,103	8,576	21,482	4,720,927	(1,617,865)	21,275,496
Net position:							
Net investment in capital assets	511,783	-	358,102	-	170,000	-	12,271,653
Restricted	-	-	-	706,826	83,985	-	18,086,429
Unrestricted	213,366	-	1,153,933	-	-	-	2,100,679
Total net position	725,149	-	1,512,035	706,826	253,985	-	32,458,761
Total liabilities, deferred inflow of resources, net position	\$ 730,645	\$ 89,103	\$ 1,520,611	\$ 728,308	\$ 4,974,912	\$ (1,617,865)	\$ 53,734,257

The accompanying notes are an integral part of these financial statements

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
FOR THE YEAR ENDED JUNE 30, 2019

	Low Rent Public Housing	Housing Choice Vouchers	Housing Development Fund	Continuum of Care	Mod Rehab	PACH
Operating Revenues						
Rental revenue - tenant	\$ -	\$ -	\$ 143,000	\$ -	\$ -	\$ 5,017,354
HUD PHA grants	-	128,643,152	-	-	243,355	-
Housing assistance payments-Portability-in	-	11,315,534	-	-	-	-
Fraud recovery	-	65,676	-	-	-	-
Other operating revenue	-	97,892	1,231,004	2,363,709	-	13,315
Total operating revenues	-	140,122,254	1,374,004	2,363,709	243,355	5,030,669
Operating Expenses						
Administration	1,311	8,678,271	1,283,682	79,438	28,460	1,286,076
Tenant services	-	277,518	-	-	-	7,510
Utilities	-	-	53,330	-	-	244,304
Ordinary maintenance and operations	-	-	345,689	-	-	943,756
General expenses	-	527,048	69,142	-	-	75,660
Depreciation	-	-	1,055,758	-	-	830,554
Housing assistance payments-Portability-in	-	10,866,887	-	-	-	-
Housing assistance payments	-	120,322,924	-	-	214,895	-
Other expenses	-	-	-	2,284,271	-	-
Total operating expenses	1,311	140,672,648	2,807,601	2,363,709	243,355	3,387,860
Operating income (loss)	(1,311)	(550,394)	(1,433,597)	-	-	1,642,809
Nonoperating Revenues and Expenses						
Investment income	330,000	52	78,237	-	-	146,932
Total nonoperating revenues & expenses	330,000	52	78,237	-	-	146,932
Change in net position	328,689	(550,342)	(1,355,360)	-	-	1,789,741
Net position, beginning of year	12,624,592	(7,218,579)	8,966,954	-	-	14,675,071
Net position, end of year	<u>\$ 12,953,281</u>	<u>\$ (7,768,921)</u>	<u>\$ 7,611,594</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 16,464,812</u>

The accompanying notes are an integral part of these financial statements

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
FOR THE YEAR ENDED JUNE 30, 2019

	<u>Ocean Avenue</u>	<u>Facts & Choices</u>	<u>Park Terrace</u>	<u>Mainstream</u>	<u>Business Activities</u>	<u>Total</u>
Operating Revenues						
Rental revenue - tenant	\$ 73,939	\$ -	\$ 169,419	\$ -	\$ 12,600	\$ 5,416,312
HUD PHA grants	-	-	-	753,370	-	129,639,877
Housing assistance payments-Portability-in	-	-	-	-	-	11,315,534
Fraud recovery	-	-	-	-	-	65,676
Other operating revenue	<u>834</u>	<u>428,423</u>	<u>-</u>	<u>-</u>	<u>518,214</u>	<u>4,653,391</u>
Total operating revenues	<u>74,773</u>	<u>428,423</u>	<u>169,419</u>	<u>753,370</u>	<u>530,814</u>	<u>151,090,790</u>
Operating Expenses						
Administration	30,748	37,555	45,327	2,665	21,557	11,495,090
Tenant services	-	-	-	-	-	285,028
Utilities	9,536	-	210	-	-	307,380
Ordinary maintenance and operations	17,034	-	77,129	-	3,505	1,387,113
General expenses	1,494	-	15,313	-	-	688,657
Depreciation	43,383	-	36,062	-	-	1,965,757
Housing assistance payments-Portability-in	-	-	-	-	-	10,866,887
Housing assistance payments	-	-	-	43,879	-	120,581,698
Other expenses	<u>-</u>	<u>390,868</u>	<u>-</u>	<u>-</u>	<u>502,688</u>	<u>3,177,827</u>
Total operating expenses	<u>102,195</u>	<u>428,423</u>	<u>174,041</u>	<u>46,544</u>	<u>527,750</u>	<u>150,755,437</u>
Operating income (loss)	<u>(27,422)</u>	<u>-</u>	<u>(4,622)</u>	<u>706,826</u>	<u>3,064</u>	<u>335,353</u>
Nonoperating Revenues and Expenses						
Investment income	<u>5,176</u>	<u>-</u>	<u>30,924</u>	<u>-</u>	<u>89,001</u>	<u>680,322</u>
Total nonoperating revenues & expenses	<u>5,176</u>	<u>-</u>	<u>30,924</u>	<u>-</u>	<u>89,001</u>	<u>680,322</u>
Change in net position	(22,246)	-	26,302	706,826	92,065	1,015,675
Net position, beginning of year	<u>747,395</u>	<u>-</u>	<u>1,485,733</u>	<u>-</u>	<u>161,920</u>	<u>31,443,086</u>
Net position, end of year	<u>\$ 725,149</u>	<u>\$ -</u>	<u>\$ 1,512,035</u>	<u>\$ 706,826</u>	<u>\$ 253,985</u>	<u>\$ 32,458,761</u>

The accompanying notes are an integral part of these financial statements

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
COMBINING STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2019

	Low Rent Public Housing	Housing Choice Vouchers	Housing Development Fund	Continuum of Care	Mod Rehab	PACH
Cash flows from operating activities:						
Cash Collected from:						
Dwelling rental	\$ -	\$ -	\$ 143,000	\$ -	\$ -	\$ 5,017,354
Other operating revenue	-	208,858	1,231,004	2,363,709	(41,480)	13,315
HUD PHA grants received	-	128,521,847	3,701	72,810	243,355	(17,063)
Housing assistance payments- Portability-in	-	11,315,534	-	-	-	-
Cash paid for:						
Housing assistance payments	-	(120,322,924)	-	-	(321,659)	-
Housing assistance payments- Portability-in	-	(10,866,887)	-	-	-	-
Administrative expenses	(1,311)	(7,084,431)	(1,036,924)	(79,438)	(28,460)	(1,285,799)
Tenant services	-	(277,518)	-	-	-	1,381
Utility expenses	-	-	(53,330)	-	-	(244,304)
Maintenance expenses	-	-	(345,689)	-	-	(943,756)
General expenses	-	(557,726)	(25,063)	(3,666)	1,290	138,244
Other expenses	-	-	-	(2,284,271)	-	-
Net cash provided (used) by operating activities	<u>(1,311)</u>	<u>936,753</u>	<u>(83,301)</u>	<u>69,144</u>	<u>(146,954)</u>	<u>2,679,372</u>
Cash flows from noncapital & related financing activities:						
Interfund payments	455	(590,550)	9,378	(69,144)	41,510	-
Interfund receipts	<u>107</u>	<u>(112,391)</u>	<u>13,903</u>	<u>-</u>	<u>105,444</u>	<u>1,129,424</u>
Net cash provided (used) by noncapital & related financing activities	<u>562</u>	<u>(702,941)</u>	<u>23,281</u>	<u>(69,144)</u>	<u>146,954</u>	<u>1,129,424</u>
Cash flows from capital and related financing activities:						
Acquisition of capital assets	-	-	(13,112)	-	-	(731,524)
Net cash provided (used) by capital and related financing activities	-	-	(13,112)	-	-	(731,524)
Cash flows from investing activities:						
Proceeds from investment maturities	-	-	-	-	-	-
Purchase of investments	-	-	(78,195)	-	-	(3,067,452)
Interest received from investments less accrued interest	-	<u>52</u>	<u>78,237</u>	-	-	<u>146,932</u>
Net cash provided (used) by investing activities	-	<u>52</u>	<u>42</u>	-	-	<u>(2,920,520)</u>

The accompanying notes are an integral part of these financial statements

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
COMBINING STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2019

	<u>Ocean Avenue</u>	<u>Facts & Choices</u>	<u>Park Terrace</u>	<u>Mainstream</u>	<u>Business Activities</u>	<u>Total</u>
Cash flows from operating activities:						
Cash Collected from:						
Dwelling rental	\$ 73,939	\$ -	\$ 169,419	\$ -	\$ 12,600	\$ 5,416,312
Other operating revenue	1,287	382,495	-	-	5,040,810	9,199,998
HUD PHA grants received	(1,138)	(89,103)	(6,450)	751,120	(92,201)	129,386,878
Housing assistance payments- Portability-in	-	-	-	-	-	11,315,534
Cash paid for:						
Housing assistance payments	-	-	-	(22,397)	-	(120,666,980)
Housing assistance payments- Portability-in	-	-	-	-	-	(10,866,887)
Administrative expenses	(30,748)	(37,555)	(45,327)	(2,665)	(21,557)	(9,654,215)
Tenant services	696	-	-	-	-	(275,441)
Utility expenses	(9,536)	-	(210)	-	-	(307,380)
Maintenance expenses	(17,034)	-	(77,129)	-	(3,505)	(1,387,113)
General expenses	(1,559)	(3,016)	(42,925)	-	125,613	(368,808)
Other expenses	-	(390,868)	-	-	(502,688)	(3,177,827)
Net cash provided (used) by operating activities	<u>15,907</u>	<u>(138,047)</u>	<u>(2,622)</u>	<u>726,058</u>	<u>4,559,072</u>	<u>8,614,071</u>
Cash flows from noncapital & related financing activities:						
Interfund payments	120	87,047	(1,389)	-	49,720	(472,853)
Interfund receipts	<u>6,375</u>	<u>51,000</u>	<u>(453)</u>	<u>(726,058)</u>	<u>5,502</u>	<u>472,853</u>
Net cash provided (used) by noncapital & related financing activities	<u>6,495</u>	<u>138,047</u>	<u>(1,842)</u>	<u>(726,058)</u>	<u>55,222</u>	<u>-</u>
Cash flows from capital and related financing activities:						
Acquisition of capital assets	-	-	(43,578)	-	-	(788,214)
Net cash provided (used) by capital and related financing activities	-	-	(43,578)	-	-	(788,214)
Cash flows from investing activities:						
Proceeds from investment maturities	-	-	52,099	-	-	52,099
Purchase of investments	(4,564)	-	-	-	-	(3,150,211)
Interest received from investments less accrued interest	<u>5,176</u>	-	<u>30,924</u>	-	<u>89,001</u>	<u>350,322</u>
Net cash provided (used) by investing activities	<u>612</u>	-	<u>83,023</u>	-	<u>89,001</u>	<u>(2,747,790)</u>

The accompanying notes are an integral part of these financial statements

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
COMBINING STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2019

	Low Rent Public Housing	Housing Choice Vouchers	Housing Development Fund	Continuum of Care	Mod Rehab	PACH
Net change in cash & cash equivalents	(749)	233,864	(73,090)	-	-	156,752
Cash & cash equivalents, beginning of year	<u>53,021</u>	<u>2,756,553</u>	<u>377,332</u>	<u>-</u>	<u>-</u>	<u>3,020,256</u>
Cash & cash equivalents, end of year	<u>\$ 52,272</u>	<u>\$ 2,990,417</u>	<u>\$ 304,242</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,177,008</u>
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:						
Operating income (loss)	\$ (1,311)	\$ (550,394)	\$ (1,433,597)	\$ -	\$ -	\$ 1,642,809
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:						
Depreciation expense	-	-	1,055,758	-	-	830,554
Change in operating assets and liabilities:						
Accounts receivable - HUD	-	45,290	-	-	(41,480)	-
Accounts receivable - other	-	(121,305)	3,701	72,810	-	(17,063)
Prepaid expenses	-	(1,138)	3,783	-	-	14,105
Net pension assets	-	-	63,863	-	-	-
Deferred outflow of resources	-	(335,699)	(54,649)	-	-	-
Deferred inflow of resources	-	(2,176,352)	(354,289)	-	-	-
Accounts payable	-	(29,540)	40,296	(3,666)	1,290	199,799
Accounts payable - HUD	-	-	-	-	(106,764)	-
Accrued compensated absences	-	(1,018)	(165)	-	-	-
Unearned revenue	-	-	-	-	-	-
Family self-sufficiency escrow	-	67,364	5,988	-	-	-
Other liabilities	-	-	(6,595)	-	-	-
Accrued liabilities	-	2,767	(681)	-	-	277
Net pension liability	-	3,242,369	463,964	-	-	-
Net OPEB liability	-	794,409	129,322	-	-	-
Tenant security deposit	-	-	-	-	-	8,891
Net cash provided (used) by operating activities	<u>\$ (1,311)</u>	<u>\$ 936,753</u>	<u>\$ (83,301)</u>	<u>\$ 69,144</u>	<u>\$ (146,954)</u>	<u>\$ 2,679,372</u>

The accompanying notes are an integral part of these financial statements

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
COMBINING STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2019

	Ocean Avenue	Facts & Choices	Park Terrace	Mainstream	Business Activities	Total
Net change in cash & cash equivalents	23,014	-	34,981	-	4,703,295	5,078,067
Cash & cash equivalents, beginning of year	5,476	-	9,493	-	-	6,222,131
Cash & cash equivalents, end of year	<u>\$ 28,490</u>	<u>\$ -</u>	<u>\$ 44,474</u>	<u>\$ -</u>	<u>\$ 4,703,295</u>	<u>\$ 11,300,198</u>
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:						
Operating income (loss)	\$ (27,422)	\$ -	\$ (4,622)	\$ 706,826	\$ 3,064	\$ 335,353
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:						
Depreciation expense	43,383	-	36,062	-	-	1,965,757
Change in operating assets and liabilities:						
Accounts receivable - HUD	-	-	-	-	-	3,810
Accounts receivable - other	(1,138)	(89,103)	(6,450)	(2,250)	(92,201)	(252,999)
Prepaid expenses	-	-	-	-	-	16,750
Net pension assets	-	-	-	-	-	63,863
Deferred outflow of resources	-	-	-	-	-	(390,348)
Deferred inflow of resources	-	-	-	-	-	(2,530,641)
Accounts payable	(65)	(3,016)	(27,612)	-	125,613	303,099
Accounts payable - HUD	-	-	-	21,482	-	(85,282)
Accrued compensated absences	-	-	-	-	-	(1,183)
Unearned revenue	453	(45,928)	-	-	4,522,596	4,477,121
Family self-sufficiency escrow	-	-	-	-	-	73,352
Other liabilities	-	-	-	-	-	(6,595)
Accrued liabilities	-	-	-	-	-	2,363
Net pension liability	-	-	-	-	-	3,706,333
Net OPEB liability	-	-	-	-	-	923,731
Tenant security deposit	696	-	-	-	-	9,587
Net cash provided (used) by operating activities	<u>\$ 15,907</u>	<u>\$ (138,047)</u>	<u>\$ (2,622)</u>	<u>\$ 726,058</u>	<u>\$ 4,559,072</u>	<u>\$ 8,614,071</u>

The accompanying notes are an integral part of these financial statements

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
FINANCIAL DATA SCHEDULE
FOR THE YEAR ENDED JUNE 30, 2019

Line Item Number	Account Description	Project Total	14.896 PIH Family Self-Sufficiency Program	14.871 Housing Choice Vouchers	14.879 Mainstream Vouchers	6.2 Component Unit - Blended	1 Business Activities	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	Subtotal	ELIM	Total
111	Cash - Unrestricted	\$52,272		\$726,960		\$845,613	\$364,388	\$0	1,989,233.00		\$1,989,233
112	Cash - Restricted - Modernization and Development							\$0			
113	Cash - Other Restricted			\$1,867,313			\$202	\$0	\$1,867,515		\$1,867,515
114	Cash - Tenant Security Deposits					\$131,395	\$12,818	\$0	\$144,213		\$144,213
115	Cash - Restricted for Payment of Current Liabilities			\$396,144				\$0	\$396,144		\$396,144
100	Total Cash	\$52,272	\$0	\$2,990,417	\$0	\$977,008	\$377,408	\$0	\$4,397,105	\$0	\$4,397,105
121	Accounts Receivable - PHA Projects			\$696,968				\$0	\$696,968		\$696,968
122	Accounts Receivable - HUD Other Projects			\$63,706				\$41,480	\$105,186		\$105,186
124	Accounts Receivable - Other Government						\$671,081	\$0	\$671,081		\$671,081
125	Accounts Receivable - Miscellaneous				\$2,250		\$125,019	\$0	\$127,269		\$127,269
126	Accounts Receivable - Tenants					\$32,316	\$19,832	\$0	\$52,148		\$52,148
126.1	Allowance for Doubtful Accounts -Tenants					-\$7,582	-\$14,235	\$0	-\$21,817		-\$21,817
126.2	Allowance for Doubtful Accounts - Other			\$0	\$0		\$0	\$0	\$0		\$0
127	Notes, Loans, & Mortgages Receivable - Current							\$0			
128	Fraud Recovery							\$0			
128.1	Allowance for Doubtful Accounts - Fraud							\$0			
129	Accrued Interest Receivable					\$25,552	\$88,891	\$0	\$114,443		\$114,443
120	Total Receivables, Net of Allowances for Doubtful Accounts	\$0	\$0	\$760,674	\$2,250	\$50,286	\$890,588	\$41,480	\$1,745,278	\$0	\$1,745,278
131	Investments - Unrestricted					\$7,148,692	\$4,578,212	\$0	\$11,726,904		\$11,726,904
132	Investments - Restricted					\$2,200,000	\$4,703,093	\$0	\$6,903,093		\$6,903,093
135	Investments - Restricted for Payment of Current Liability							\$0			
142	Prepaid Expenses and Other Assets			\$51,346		\$37,636	\$2,136	\$0	\$91,118		\$91,118
143	Inventories							\$0			
143.1	Allowance for Obsolete Inventories							\$0			
144	Inter Program Due From			\$816,738	\$726,058	\$56,522	\$16,694	\$1,853	\$1,617,865	-\$1,617,865	\$0
145	Assets Held for Sale							\$0			
150	Total Current Assets	\$52,272	\$0	\$4,619,175	\$728,308	\$10,470,144	\$10,568,131	\$43,333	\$26,481,363	-\$1,617,865	\$24,863,498
161	Land					\$2,246,244	\$1,342,253	\$0	\$3,588,497		\$3,588,497
162	Buildings					\$19,677,633	\$10,283,217	\$0	\$29,960,850		\$29,960,850
163	Furniture, Equipment & Machinery - Dwellings					\$606,165	\$24,430	\$0	\$630,595		\$630,595
164	Furniture, Equipment & Machinery - Administration			\$86,431			\$2,685,693	\$0	\$2,772,124		\$2,772,124
165	Leasehold Improvements							\$0			
166	Accumulated Depreciation			-\$86,431		-\$15,988,077	-\$8,605,905	\$0	-\$24,680,413		-\$24,680,413
167	Construction in Progress							\$0			
168	Infrastructure							\$0			
160	Total Capital Assets, Net of Accumulated Depreciation	\$0	\$0	\$0	\$0	\$6,541,965	\$5,729,688	\$0	\$12,271,653	\$0	\$12,271,653
171	Notes, Loans and Mortgages Receivable - Non-Current	\$12,901,116						\$0	\$12,901,116		\$12,901,116
172	Notes, Loans, & Mortgages Receivable - Non Current - Past Due							\$0			
173	Grants Receivable - Non Current							\$0			
174	Other Assets							\$0			
176	Investments in Joint Ventures							\$0			
180	Total Non-Current Assets	\$12,901,116	\$0	\$0	\$0	\$6,541,965	\$5,729,688	\$0	\$25,172,769	\$0	\$25,172,769
200	Deferred Outflow of Resources			\$3,626,858			\$71,132	\$0	\$3,697,990		\$3,697,990

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
FINANCIAL DATA SCHEDULE
FOR THE YEAR ENDED JUNE 30, 2019

Line Item Number	Account Description	Project Total	14.896 PIH Family Self-Sufficiency Program	14.871 Housing Choice Vouchers	14.879 Mainstream Vouchers	6.2 Component Unit - Blended	1 Business Activities	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	Subtotal	ELIM	Total
290	Total Assets and Deferred Outflow of Resources	\$12,953,388	\$0	\$8,246,033	\$728,308	\$17,012,109	\$16,368,951	\$43,333	\$55,352,122	-\$1,617,865	\$53,734,257
311	Bank Overdraft							\$0			
312	Accounts Payable <= 90 Days			\$701,498		\$404,983	\$229,758	\$1,823	\$1,338,062		\$1,338,062
313	Accounts Payable >90 Days Past Due							\$0			
321	Accrued Wage/Payroll Taxes Payable			\$5,740				\$0	\$5,740		\$5,740
322	Accrued Compensated Absences - Current Portion			\$162,684			\$25,689	\$0	\$188,373		\$188,373
324	Accrued Contingency Liability							\$0			
325	Accrued Interest Payable							\$0			
331	Accounts Payable - HUD PHA Programs			\$7,925	\$21,482			\$0	\$29,407		\$29,407
332	Account Payable - PHA Projects							\$0			
333	Accounts Payable - Other Government						\$7,018	\$0	\$7,018		\$7,018
341	Tenant Security Deposits					\$131,395	\$12,818	\$0	\$144,213		\$144,213
342	Unearned Revenue						\$4,523,151	\$0	\$4,523,151		\$4,523,151
343	Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue							\$0			
344	Current Portion of Long-term Debt - Operating Borrowings							\$0			
345	Other Current Liabilities			\$388,219			\$5,988	\$0	\$394,207		\$394,207
346	Accrued Liabilities - Other			\$93,138		\$10,919	\$7,000	\$0	\$111,057		\$111,057
347	Inter Program - Due To	\$107		\$790,400			\$785,848	\$41,510	\$1,617,865	-\$1,617,865	\$0
348	Loan Liability - Current							\$0			
310	Total Current Liabilities	\$107	\$0	\$2,149,604	\$21,482	\$547,297	\$5,597,270	\$43,333	\$8,359,093	-\$1,617,865	\$6,741,228
351	Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue							\$0			
352	Long-term Debt, Net of Current - Operating Borrowings							\$0			
353	Non-current Liabilities - Other			\$388,219				\$0	\$388,219		\$388,219
354	Accrued Compensated Absences - Non Current			\$12,158			\$507	\$0	\$12,665		\$12,665
355	Loan Liability - Non Current							\$0			
356	FASB 5 Liabilities							\$0			
357	Accrued Pension and OPEB Liabilities			\$12,451,848			\$610,656	\$0	\$13,062,504		\$13,062,504
350	Total Non-Current Liabilities	\$0	\$0	\$12,852,225	\$0	\$0	\$611,163	\$0	\$13,463,388	\$0	\$13,463,388
300	Total Liabilities	\$107	\$0	\$15,001,829	\$21,482	\$547,297	\$6,208,433	\$43,333	\$21,822,481	-\$1,617,865	\$20,204,616
400	Deferred Inflow of Resources			\$1,013,125			\$57,755	\$0	\$1,070,880		\$1,070,880
508.4	Net Investment in Capital Assets					\$6,541,965	\$5,729,688	\$0	\$12,271,653		\$12,271,653
511.4	Restricted Net Position	\$12,901,116		\$1,479,094	\$706,826	\$2,915,408	\$83,985	\$0	\$18,086,429		\$18,086,429
512.4	Unrestricted Net Position	\$52,165	\$0	-\$9,248,015	\$0	\$7,007,439	\$4,289,090	\$0	\$2,100,679		\$2,100,679
513	Total Equity - Net Assets / Position	\$12,953,281	\$0	-\$7,768,921	\$706,826	\$16,464,812	\$10,102,763	\$0	\$32,458,761	\$0	\$32,458,761
600	Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$12,953,388	\$0	\$8,246,033	\$728,308	\$17,012,109	\$16,368,951	\$43,333	\$55,352,122	-\$1,617,865	\$53,734,257

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

FINANCIAL DATA SCHEDULE

FOR THE YEAR ENDED JUNE 30, 2019

Line Item Number	Account Description	Project Total	14.896 PIH Family Self-Sufficiency Program	14.871 Housing Choice Vouchers	14.879 Mainstream Vouchers	6.2 Component Unit - Blended	1 Business Activities	14.856 Lower Income Housing Assistance Program Section 8 Moderate	Subtotal	ELIM	Total
70300	Net Tenant Rental Revenue					\$5,014,794	\$398,729	\$0	\$5,413,523		\$5,413,523
70400	Tenant Revenue - Other					\$2,560	\$229	\$0	\$2,789		\$2,789
70500	Total Tenant Revenue	\$0	\$0	\$0	\$0	\$5,017,354	\$398,958	\$0	\$5,416,312	\$0	\$5,416,312
70600	HUD PHA Operating Grants		\$277,518	\$128,365,634	\$753,370			\$243,355	\$129,639,877		\$129,639,877
70610	Capital Grants							\$0			
70710	Management Fee							\$0			
70720	Asset Management Fee							\$0			
70730	Book Keeping Fee							\$0			
70740	Front Line Service Fee							\$0			
70750	Other Fees						\$138,329	\$0	\$138,329		\$138,329
70700	Total Fee Revenue							\$0	\$0	\$0	\$0
70800	Other Government Grants							\$0			
71100	Investment Income - Unrestricted			\$52		\$108,963	\$114,337	\$0	\$223,352		\$223,352
71200	Mortgage Interest Income							\$0			
71300	Proceeds from Disposition of Assets Held for Sale							\$0			
71310	Cost of Sale of Assets							\$0			
71400	Fraud Recovery			\$65,676				\$0	\$65,676		\$65,676
71500	Other Revenue			\$11,413,426		\$13,315	\$4,403,855	\$0	\$15,830,596		\$15,830,596
71600	Gain or Loss on Sale of Capital Assets							\$0			
72000	Investment Income - Restricted	\$330,000				\$37,969	\$89,001	\$0	\$456,970		\$456,970
70000	Total Revenue	\$330,000	\$277,518	\$139,844,788	\$753,370	\$5,177,601	\$5,144,480	\$243,355	\$151,771,112	\$0	\$151,771,112
91100	Administrative Salaries			\$3,376,439	\$2,665		\$531,683	\$8,810	\$3,919,597		\$3,919,597
91200	Auditing Fees			\$26,040		\$12,310		\$0	\$38,350		\$38,350
91300	Management Fee					\$1,113,600	\$52,878	\$0	\$1,166,478		\$1,166,478
91310	Book-keeping Fee							\$0			
91400	Advertising and Marketing							\$0			
91500	Employee Benefit contributions - Administrative			\$3,778,874			\$643,656	\$4,934	\$4,427,464		\$4,427,464
91600	Office Expenses	\$1,311		\$1,424,224		\$15,137	\$205,750	\$14,716	\$1,661,138		\$1,661,138
91700	Legal Expense			\$39,028		\$139,320	\$571	\$0	\$178,919		\$178,919
91800	Travel			\$26,615				\$0	\$26,615		\$26,615
91810	Allocated Overhead							\$0			
91900	Other			\$7,051		\$5,709	\$63,768	\$0	\$76,528		\$76,528
91000	Total Operating - Administrative	\$1,311	\$0	\$8,678,271	\$2,665	\$1,286,076	\$1,498,306	\$28,460	\$11,495,089	\$0	\$11,495,089
92000	Asset Management Fee							\$0			
92100	Tenant Services - Salaries		\$277,518			\$1,200		\$0	\$278,718		\$278,718
92200	Relocation Costs					\$6,310		\$0	\$6,310		\$6,310
92300	Employee Benefit Contributions - Tenant Services							\$0			
92400	Tenant Services - Other							\$0			
92500	Total Tenant Services	\$0	\$277,518	\$0	\$0	\$7,510	\$0	\$0	\$285,028	\$0	\$285,028
93100	Water					\$146,273	\$17,445	\$0	\$163,718		\$163,718
93200	Electricity					\$26,345	\$40,704	\$0	\$67,049		\$67,049
93300	Gas					\$3,210	\$4,927	\$0	\$8,137		\$8,137
93400	Fuel							\$0			
93500	Labor							\$0			
93600	Sewer					\$68,476		\$0	\$68,476		\$68,476

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

FINANCIAL DATA SCHEDULE

FOR THE YEAR ENDED JUNE 30, 2019

Line Item Number	Account Description	Project Total	14.896 PIH Family Self-Sufficiency Program	14.871 Housing Choice Vouchers	14.879 Mainstream Vouchers	6.2 Component Unit - Blended	1 Business Activities	14.856 Lower Income Housing Assistance Program, Section 8 Moderate	Subtotal	ELIM	Total
93700	Employee Benefit Contributions - Utilities							\$0			
93800	Other Utilities Expense							\$0			
93000	Total Utilities	\$0	\$0	\$0	\$0	\$244,304	\$63,076	\$0	\$307,380	\$0	\$307,380
94100	Ordinary Maintenance and Operations - Labor						\$241,817	\$0	\$241,817		\$241,817
94200	Ordinary Maintenance and Operations - Materials and Other					\$83,373	\$6,319	\$0	\$89,692		\$89,692
94300	Ordinary Maintenance and Operations Contracts					\$860,383	\$195,221	\$0	\$1,055,604		\$1,055,604
94500	Employee Benefit Contributions - Ordinary Maintenance							\$0			
94000	Total Maintenance	\$0	\$0	\$0	\$0	\$943,756	\$443,357	\$0	\$1,387,113	\$0	\$1,387,113
95100	Protective Services - Labor							\$0			
95200	Protective Services - Other Contract Costs							\$0			
95300	Protective Services - Other							\$0			
95500	Employee Benefit Contributions - Protective Services							\$0			
95000	Total Protective Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96110	Property Insurance			\$2,889		\$36,327	\$22,320	\$0	\$61,536		\$61,536
96120	Liability Insurance			\$13,927		\$15,011		\$0	\$28,938		\$28,938
96130	Workmen's Compensation			\$113,679			\$18,506	\$0	\$132,185		\$132,185
96140	All Other Insurance			\$8,592			\$1,399	\$0	\$9,991		\$9,991
96100	Total insurance Premiums	\$0	\$0	\$139,087	\$0	\$51,338	\$42,225	\$0	\$232,650	\$0	\$232,650
96200	Other General Expenses			\$122,580		\$1,051		\$0	\$123,631		\$123,631
96210	Compensated Absences			\$265,381			\$43,202	\$0	\$308,583		\$308,583
96300	Payments in Lieu of Taxes					\$3,131	\$522	\$0	\$3,653		\$3,653
96400	Bad debt - Tenant Rents					\$20,140		\$0	\$20,140		\$20,140
96500	Bad debt - Mortgages							\$0			
96600	Bad debt - Other							\$0			
96800	Severance Expense							\$0			
96000	Total Other General Expenses	\$0	\$0	\$387,961	\$0	\$24,322	\$43,724	\$0	\$456,007	\$0	\$456,007
96710	Interest of Mortgage (or Bonds) Payable							\$0			
96720	Interest on Notes Payable (Short and Long Term)							\$0			
96730	Amortization of Bond Issue Costs							\$0			
96700	Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96900	Total Operating Expenses	\$1,311	\$277,518	\$9,205,319	\$2,665	\$2,557,306	\$2,090,688	\$28,460	\$14,163,267	\$0	\$14,163,267
97000	Excess of Operating Revenue over Operating Expenses	\$328,689	\$0	\$130,639,469	\$750,705	\$2,620,295	\$3,053,792	\$214,895	\$137,607,845	\$0	\$137,607,845
97100	Extraordinary Maintenance							\$0			
97200	Casualty Losses - Non-capitalized							\$0			
97300	Housing Assistance Payments			\$120,322,924	\$43,879			\$214,895	\$120,581,698		\$120,581,698
97350	HAP Portability-In			\$10,866,887				\$0	\$10,866,887		\$10,866,887
97400	Depreciation Expense					\$830,554	\$1,135,203	\$0	\$1,965,757		\$1,965,757
97500	Fraud Losses							\$0			
97600	Capital Outlays - Governmental Funds							\$0			
97700	Debt Principal Payment - Governmental Funds							\$0			
97800	Dwelling Units Rent Expense						\$3,177,828	\$0	\$3,177,828		\$3,177,828
90000	Total Expenses	\$1,311	\$277,518	\$140,395,130	\$46,544	\$3,387,860	\$6,403,719	\$243,355	\$150,755,437	\$0	\$150,755,437

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
FINANCIAL DATA SCHEDULE
FOR THE YEAR ENDED JUNE 30, 2019

Line Item Number	Account Description	Project Total	14.896 PIH Family Self-Sufficiency Program	14.871 Housing Choice Vouchers	14.879 Mainstream Vouchers	6.2 Component Unit - Blended	1 Business Activities	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	Subtotal	ELIM	Total
10010	Operating Transfer In							\$0			
10020	Operating transfer Out							\$0			
10030	Operating Transfers from/to Primary Government							\$0			
10040	Operating Transfers from/to Component Unit							\$0			
10050	Proceeds from Notes, Loans and Bonds							\$0			
10060	Proceeds from Property Sales							\$0			
10070	Extraordinary Items, Net Gain/Loss							\$0			
10080	Special Items (Net Gain/Loss)							\$0			
10091	Inter Project Excess Cash Transfer In							\$0			
10092	Inter Project Excess Cash Transfer Out							\$0			
10093	Transfers between Program and Project - In							\$0			
10094	Transfers between Project and Program - Out							\$0			
10100	Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$328,689	\$0	-\$550,342	\$706,826	\$1,789,741	-\$1,259,239	\$0	\$1,015,675	\$0	\$1,015,675
11020	Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
11030	Beginning Equity	\$12,624,592	\$0	-\$7,218,579	\$0	\$14,675,071	\$11,362,002	\$0	\$31,443,086		\$31,443,086
11040	Prior Period Adjustments, Equity Transfers and Correction of Errors										
11050	Changes in Compensated Absence Balance							\$0			
11060	Changes in Contingent Liability Balance							\$0			
11070	Changes in Unrecognized Pension Transition Liability							\$0			
11080	Changes in Special Term/Severance Benefits Liability							\$0			
11090	Changes in Allowance for Doubtful Accounts - Dwelling Rents							\$0			
11100	Changes in Allowance for Doubtful Accounts - Other							\$0			
11170	Administrative Fee Equity			-\$9,248,015				\$0	-\$9,248,015		-\$9,248,015
11180	Housing Assistance Payments Equity			\$1,479,094				\$0	\$1,479,094		\$1,479,094
11190	Unit Months Available	0		78695	498			232	79425		79425
11210	Number of Unit Months Leased	0		72282	27			232	72541		72541
11270	Excess Cash	\$52,056						\$0	\$52,056		\$52,056
11610	Land Purchases	\$0						\$0	\$0		\$0
11620	Building Purchases	\$0						\$0	\$0		\$0
11630	Furniture & Equipment - Dwelling Purchases	\$0						\$0	\$0		\$0
11640	Furniture & Equipment - Administrative Purchases	\$0						\$0	\$0		\$0
11650	Leasehold Improvements Purchases	\$0						\$0	\$0		\$0
11660	Infrastructure Purchases	\$0						\$0	\$0		\$0
13510	CFFP Debt Service Payments	\$0						\$0	\$0		\$0
13901	Replacement Housing Factor Funds	\$0						\$0	\$0		\$0

COMPLIANCE SECTION

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH *GOVERNMENT AUDITING STANDARDS***

To the Board of Commissioners,
Housing Authority of the County of Alameda
Hayward, California

I have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the business-type activities and the aggregate remaining fund information of the Housing Authority of the County of Alameda (the Authority) as of and for the year ended June 30, 2019, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued my report thereon dated March 26, 2020.

Internal Control over Financial Reporting

In planning and performing my audit of the financial statements, I considered the Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing my opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, I do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

My consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during my audit I did not identify any deficiencies in internal control that I consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, I performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of my audit, and accordingly, I do not express such an opinion. The results of my tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of my testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Patel & Associates

Oakland, California
March 26, 2020

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH
MAJOR FEDERAL PROGRAM AND ON INTERNAL CONTROL OVER
COMPLIANCE REQUIRED BY UNIFORM GUIDANCE**

To the Board of Commissioners,
Housing Authority of the County of Alameda
Hayward, California

Report on Compliance for Each Major Federal Program

I have audited the Housing Authority of the County of Alameda's (the Authority) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended June 30, 2019. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility

My responsibility is to express an opinion on compliance for each of the Authority's major federal programs based on my audit of the types of compliance requirements referred to above. I conducted my audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that I plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as I considered necessary in the circumstances.

I believe that my audit provides a reasonable basis for my opinion on compliance for each major federal program. However, my audit does not provide a legal determination of the Authority's compliance.

Opinion on Each Major Federal Program

In my opinion, the Authority, complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2019.

Report on Internal Control over Compliance

Management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing my audit of compliance, I considered the Authority's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, I do not express an opinion on the effectiveness of the Authority's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

My consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. I did not identify any deficiencies in internal control over compliance that I consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of my testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Patel & Associates

Oakland, California
March 26, 2020

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2019**

<u>Federal Grantor / Pass-Through Grantor / Program or Cluster Title</u>	<u>Federal CFDA Number</u>	<u>Pass-Through Entity Identifying Number</u>	<u>Federal Expenditures</u>
Department of Housing and Urban Development:			
Section 8 - Moderate Rehabilitation	14.856		\$ 243,355
PIH Family Self-Sufficiency Program (Housing Choice Vouchers)	14.896		277,518
Housing Choice Vouchers	14.871		128,365,634
Mainstream Vouchers	14.879		<u>753,370</u>
Total Department of Housing and Urban Development			<u>129,639,877</u>
Total Expenditures of Federal Awards			<u><u>\$129,639,877</u></u>

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO SCHEDULE OF EXPENDITURE OF FEDERAL AWARDS
JUNE 30, 2019

NOTE 1 - BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the federal grant activity of the Housing Authority of the County of Alameda under programs of the federal government for the year ended June 30, 2019. The information in this schedule is presented in accordance with the requirements of *Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance)*. Because the schedule presents only a selected portion of the operations of Housing Authority of the County of Alameda, it is not intended to and does not present the financial position, changes in net position or cash flows of Housing Authority of the County of Alameda.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING

Summary of significant accounting refers to when revenues and expenditures or expenses are recognized in the accounts and reported in the financial statements, regardless of the measurement focus applied. All proprietary funds are accounted for using the accrual basis of accounting. Expenditures of federal awards reported on the schedule are recognized when incurred.

NOTE 3 - DIRECT AND INDIRECT (PASS-THROUGH) FEDERAL AWARDS

Federal awards may be granted directly to the Authority by a federal granting agency or may be granted to other government agencies which pass-through federal awards to the Authority. The schedule includes both of these types of federal award programs when they occur.

NOTE 4 - INDIRECT COST

The Authority neither had an indirect cost rate nor used the de minimis 10% of Modified Total Direct Costs (MTDC).

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2019**

SECTION I - SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of auditor's report issued:	Unmodified
Internal control over financial reporting:	
• Material weaknesses identified?	No
• Significant deficiencies identified?	None reported
Noncompliance material to financial statements noted?	No

Federal Awards

Internal control over major programs:	
• Material weaknesses identified?	No
• Significant deficiencies identified not considered being material weakness?	None reported
Type of auditor's report issued on compliance for major programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?	No

Identification of major programs:

<u>CFDA Number</u>	<u>Name of Federal Program or Cluster</u>
14.871	Housing Choice Voucher
14.879	Mainstream Voucher

Dollar threshold used to distinguish between type A and type B programs:	\$3,000,000
Auditee qualified as low-risk auditee?	Yes

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2019**

SECTION II - FINANCIAL STATEMENT FINDINGS

No matters were reported.

SECTION III - FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

No matters were reported.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
STATUS OF PRIOR YEAR FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2019**

No matters were reported.