



HOUSING COMMISSION AGENDA

Regular Meeting Date: June 14, 2023

Time: 8:00 a.m.

Location: HACA Board Room, 22941 Atherton Street, Hayward, CA 94541-6633

The meeting location is open to the public. Members of the public also have the option to observe and participate in the meeting remotely at the following link: <https://us02web.zoom.us/j/88460095724>

If attending in person and you wish to speak on a matter, please request a speaker slip from the Housing Commission Clerk, fill it out then return the speaker slip to her as soon as possible before the start of the meeting. Members of the public who are participating remotely should submit their written comment(s) to: melissat@haca.net.

For both in-person and remote attendees, if you wish to comment on a matter NOT on the Housing Commission’s agenda, please wait until the Chairperson calls for PUBLIC COMMENT. To comment a specific item on the meeting agenda, please wait for the Chairperson to call for public comments on that agenda item. There is a time limit of 3 minutes for each public speaker. The Chairperson has the discretion to further limit this time if warranted by the number of public speakers.

The Brown Act restricts the Housing Commission from discussing and/or taking action on any matters that are not on the meeting agenda. Therefore, matters that are raised during public comment will be referred to staff. We want to ensure everyone feels comfortable participating in Housing Commission meetings and is not intimidated by any public comments.

1. CALL TO ORDER / ROLL CALL

2. CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Pursuant to Government Code §54956.9 (Two Cases)

A. Name of Case: Rondash, et al. v. Housing Authority of the County of Alameda, et al., Superior Court of California, County of Alameda, Case No. 22CV012548

B. Name of Case: Tamberlyn Crayton, et al. v. Housing Authority of the County of Alameda, Superior Court of California, County of Alameda, Case No. 23CV029139

3. APPROVAL OF THE MINUTES OF THE MAY 22, 2023 HOUSING COMMISSION SPECIAL MEETING

ACTION

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4. PUBLIC COMMENT

5. EXECUTIVE DIRECTOR’S REPORT

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**HOUSING COMMISSION AGENDA
(CONTINUED)**

Regular Meeting Date: June 14, 2023

Time: 8:00 a.m.

Location: HACA Board Room, 22941 Atherton Street, Hayward, CA 94541-6633

MEETING AGENDA (CONTINUED)

6. NEW BUSINESS		<u>PAGE</u>
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6-2. Resolution No. 08-23 Approving a Cost of Living Adjustment for HACA’s Management Employees	ACTION	14
6-3. Resolution No. 09-23 Confirming and Certifying Completion of all Public Housing Program Closeout Requirements and Approving Termination of all Annual Contribution Contracts	ACTION	17
6-4. Resolution No. 10-23 Approving Contribution to the Alameda County Employees’ Retirement Association for the July 1, 2023 – June 30, 2024 Fiscal Year	ACTION	25
6-5. Accept the Audit for the July 1, 2021 – June 30, 2022 Fiscal Year	ACTION	28
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HOUSING COMMISSION
MEETING MINUTES
May 22, 2023



SUMMARY ACTION MINUTES

HOUSING COMMISSION

Special Meeting Date: May 22, 2023

Meeting Time: 8:00 a.m.

1. CALL TO ORDER / ROLL CALL

CALL TO ORDER:

Chairperson McQuaid called the meeting to order at 8:00 a.m.

ROLL CALL:

Commissioners Present:

Commissioner Pete Ballew
Commissioner Mark Gerry
Commissioner Daniel Goldstein
Commissioner Michael Hannon
Commissioner Michael McCorriston
Chairperson Peggy McQuaid
Vice Chairperson Yang Shao

Entered after Roll Call:

Commissioner Angela Finley

Excused:

Commissioner Scott Sakakihara
Commissioner Courtney Welch

2. CLOSED SESSION: CONTRACT NEGOTIATIONS WITH SEIU LOCAL 1021 AND THE HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

Pursuant to Government Code §54957.6

The Housing Commission entered into a closed session at 8:01 a.m. and reconvened at 8:53 a.m. Chairperson McQuaid reported that no reportable actions were taken in the closed session.

3. ACTION: APPROVAL OF THE MINUTES OF THE HOUSING COMMISSION’S REGULAR MEETING HELD ON MAY 10, 2023

Melissa Taesali, Executive Assistant, reported that Cmr. Sakakihara’s votes were inadvertently omitted from the meeting minutes and stated for the record that the meeting minutes should reflect that Cmr. Sakakihara voted “aye” on the action items on the agenda for the Housing Commission’s regular meeting on May 10, 2023.

Recommendation: Approve the minutes of the Housing Commission’s regular meeting held on May 10, 2023.

Motion/Second: Shao/Gerry.

Upon a roll call of the votes being taken the votes were:

Ayes: Cmr. Ballew, Finley, Gerry, Goldstein, Hannon, McCorriston, McQuaid, and Shao.

Motion passed. **APPROVED AS RECOMMENDED.**

Melissa Taesali, Executive Assistant, stated for the record that Cmr. Finley is present.

4. PUBLIC COMMENT - *On matters not on the meeting agenda*

None.

5. NEW BUSINESS

5-1. RESOLUTION NO. 05-23: APPROVING A MEMORANDUM OF UNDERSTANDING WITH SEIU LOCAL 1021

Kurt Wiest, Executive Director, introduced this item. Mr. Wiest thanked staff and counsel from Liebert Cassidy Whitmore (LCW) for their work and reported that HACA and SEIU Local 1021 (SEIU) have reached agreement on terms for a successor Memorandum of Understanding (MOU). Laura Broussard Rosen, Deputy Executive Director, presented the staff report. She went over the timeline for the labor contract negotiations, highlighted the key items that HACA and SEIU negotiated, and described the new terms of the ratified agreement.

Commission Discussion: Cmr. Hannon commented that the negotiations process was lengthy. He asked that staff consider what could have been done differently by both sides to expedite this process moving forward. Mr. Wiest described HACA's efforts to begin bargaining on time and move the process along. He indicated that during this process there was a change in the SEIU representative which created some challenges. Ms. Broussard Rosen commented that although the change in the SEIU representative had a significant impact on the negotiations timeline, this does not happen regularly so staff does not anticipate this to be an issue in the next round of negotiations. She reiterated that management was diligent in moving the process forward but also agreed with Cmr. Hannon and commented that there is always room for improvement. Ms. Broussard Rosen stated that management will think about what they can do differently in the next round to be more proactive and effective.

Cmr. Hannon asked that the Housing Commission make a formal statement on record for current and future members that this body does not support retroactivity and/or one-time payments in lieu of retroactive pay. Cmr. Ballew commented that the declaration should include a statement that the Commission is committed to starting negotiations early enough so that retroactivity is not an issue.

Motion/Second: Gerry/Goldstein

The Housing Commission discussed an amendment to Resolution No. 05-23 to include the statement. Ms. Taesali read back the suggested language and indicated that she understood the intent of the statements and would take the suggest verbiage and formalize it the Housing Commission's standard resolution format as follows:

NOW, THEREFORE, BE IT RESOLVED, that the Housing Commission of the Housing Authority of the County of Alameda does hereby approve and authorize the Executive Director to delegate the execution of the Memorandum of Understanding with SEIU Local 1021 for the fiscal years 2023-2025 as presented at this meeting.

BE IT FURTHER RESOLVED, that it is the goal of the Housing Commission of the Housing Authority of the County of Alameda to reach agreement in labor contract negotiations before the labor contract expiration date; and

BE IT FURTHER RESOLVED, that the Housing Commission of the Housing Authority of the County of Alameda is committed to ensuring that both parties begin labor contract negotiations early and negotiate in good faith hence will not support any labor contract provisions for retroactive pay, in any form, including but not limited to one-time lump sum payments.

Chairperson McQuaid asked Cmr's Gerry and Goldstein if they accept the change and they confirmed acceptance of the changes to the resolution.

Upon a roll call of the votes being taken the votes were:

Ayes: Cmr's. Ballew, Finley, Gerry, Goldstein, Hannon, McCorriston, McQuaid, and Shao.

Motion passed. **APPROVED AS RECOMMENDED.**

5-2. RESOLUTION NO. 06-23: APPROVING A SALARY ADJUSTMENT FOR NON-MANAGEMENT, NON-BARGAINING UNIT EMPLOYEES

Laura Broussard Rosen presented the staff report. Ms. Broussard Rosen reported that HACA has currently has 2 non-management, non-bargaining job classifications and that it has been HACA's practice to implement the same terms and conditions for the non-management, non-bargaining classifications as those that were negotiated for the bargaining unit. She explained that this action will apply to 1 employee since the other job classification is currently vacant.

Recommendation: Adopt Resolution No. 06-23 approving a salary adjustment for non-management, non-bargaining unit employees.

Commission Discussion: Chairperson McQuaid commented that the resolution was inadvertently omitted from the packet. Ms. Taesali indicated that she would bring the resolution back to the June meeting for Chairperson McQuaid's signature. Cmr. McCorriston and Mr. Wiest discussed the labor contract in relation to part-time employees at HACA.

Motion/Second: Goldstein/McCorriston.

Upon a roll call of the votes being taken the votes were:

Ayes: Cmr. Ballew, Finley, Gerry, Goldstein, Hannon, McCorriston, McQuaid, and Shao.

Motion passed. **APPROVED AS RECOMMENDED.**

6. ADJOURNMENT

There being no further business to discuss Chairperson McQuaid adjourned the meeting at 9:21 a.m.

Respectfully submitted,
Melissa Taesali
Executive Assistant

EXECUTIVE DIRECTOR'S
REPORT
June 14, 2023

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

EXECUTIVE DIRECTOR'S REPORT

Meeting Date: June 14, 2023

1. **Housing Commission Vacancy Status:** Seema Chawla, who was recently appointed by the City of Pleasanton to the Housing Commission, is awaiting final approval of her appointment from the Alameda County Board of Supervisors. Staff was informed that the appointment is planned for the Board's regular meeting scheduled for Tuesday, June 12. Ms. Chawla will attend the June Housing Commission meeting in a non-voting capacity. Once her appointment is approved by the Board and she completes her Oath of Office, she will be able to participate as a voting member. We anticipate that this will be done in time for your July Housing Commission meeting.

HACA senior staff recently met with Helen Mayfield. Ms. Mayfield has applied for the Senior Tenant Housing Commissioner vacancy. She has an extensive background working in the public and private sector and volunteering with a wide range of faith-based and community-based organizations. Staff believes that she is an excellent candidate for the Senior Tenant Commissioner seat and has submitted a recommendation to the Board to appoint Ms. Mayfield to the Housing Commission. We anticipate that Ms. Mayfield will also be confirmed by the Board of Supervisors in time to fully participate in the July Housing Commission meeting.

Once we receive final approval from the Board on these pending appointments, all HACA Housing Commission seats will be filled.

2. **July Housing Commission Meeting Change:** Staff is requesting a change to the meeting date for your Commission's July meeting and would like to set the date for Wednesday, July 26, in order to allow adequate time for staff to complete the required annual assessment for HUD's Section Eight Management Assessment Program (SEMAP). HACA has a standard practice of moving the Housing Commission's July meeting to later in the month for these SEMAP requirements. HACA's SEMAP submission to HUD is due 60 days after the end of HACA's fiscal year.
3. **Executive Director Recruitment Status Report:** Staff and our recruitment consultant, Paul Kimura with Avery Associates, are in the early stages of carrying out our recruitment plan. Over the last month we have refined the timeline, prepared the job posting for publication on June 19, and worked with both Alameda County Counsel and the Alameda County Administrator's office to understand the Board of Supervisor's process and the timing as they relates to our recruitment plan to ensure that we are staying on task with our recruitment schedule.

NEW BUSINESS

June 14, 2023

HOUSING AUTHORITY OF ALAMEDA COUNTY

AGENDA STATEMENT

Meeting Date: June 14, 2023

Subject: Adjustment to holidays for HACA employees

Exhibits Attached: - Revised Personnel Rules 18.1 and 18.2
- Resolution No. 07-23

Recommendation: Adopt Resolution approving changes to holidays for HACA employees

BACKGROUND

It has been HACA's standard practice to apply the holiday terms negotiated for represented employees to all HACA employees, including management and non-management unrepresented employees. A successor Memorandum of Understanding (MOU) for the term of July 1, 2023 through June 30, 2025 was approved by the Housing Commission at a Special Meeting on May 22, 2023. The following holiday terms were negotiated as part of the successor MOU and are being proposed to be applied to all HACA employees:

- Juneteenth (observed on June 19th) is added as a recurring holiday.
- The Columbus Day Holiday (observed on the Second Monday in October) is renamed as Indigenous Peoples' Day.
- Language has been modified to clarify the addition of one-time, non-recurring holidays.

The changes to Personnel Rules 18.1 and 18.2 regarding holidays for all HACA employees are shown in the attached exhibit.

RECOMMENDATION

Consistent with standard practice, staff recommends your Commission adopt a resolution approving the above-referenced provisions regarding holidays for all HACA employees and the recommended changes to the Personnel Rules.

Article 18 HOLIDAYS

Section 18.1 DESIGNATED HOLIDAYS

A. All Housing Authority employees are entitled to the following recurring, paid holidays:

January 1st - New Year's Day
Third Monday in January - Dr. Martin Luther King's Birthday
February 12th - Lincoln's Birthday
Third Monday in February - President's Day
March 31st - Cesar Chavez's Birthday
Last Monday in May - Memorial Day
June 19 – Juneteenth
July 4th - Independence Day
First Monday in September - Labor Day
Second Monday in October – Columbus-Indigenous Peoples' Day
November 11th - Veterans Day
Fourth Thursday in November - Thanksgiving Day
Day after Thanksgiving
December 25th - Christmas Day

Section 18.2. OTHER HOLIDAYS

A. When a holiday occurs on a Friday in which the office is closed, employees who are in a full-time paid status, the scheduled work day before and the scheduled work day after the holiday will receive an additional floating holiday in the pay period following the holiday.

B. In the event that any of the designated holidays fall on a Saturday, the paid holiday will be observed on the preceding Friday unless the office is closed that Friday. If the office is closed on a Friday when a holiday occurs, employees will receive one additional floating holiday and employee floating holiday balances will be credited in the next pay period.

C. In the event that the paid holiday falls on a Sunday, the paid holiday will be observed on the following Monday.

D. In the event that the date of observance of any designated holiday is changed by statute, the holiday will be observed on the date established instead of the date provided in Section 18.1, above.

E. All other-non-recurring days appointed by the President of the United States or the Governor of the State of California for a public fast, national day of mourning, thanksgiving or holiday and announced by the Executive Director shall be observed as one-time holidays. An Executive or Gubernatorial order designates a "holiday" applicable to this section only when it specifies that it applies to other government agencies specifically local government agencies such as HACA.

F. A day proclaimed a day of national mourning or celebration shall be granted only to those employees who are regularly scheduled to work on the day for which the holiday is proclaimed.

Revised and adopted by HC 11-18-2020

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

RESOLUTION NO.: 07-23

APPROVING REVISIONS TO THE PERSONNEL RULES TO REFLECT CHANGES IN HOLIDAY TERMS FOR THE HOUSING AUTHORITY OF THE COUNTY ALAMEDA EMPLOYEES

WHEREAS, the Housing Authority of the County of Alameda (“HACA”) has had a standard practice of applying the holiday terms negotiated for represented employees to all HACA employees, including management and non-management unrepresented employees; and

WHEREAS, it is the further recommendation that HACA Personnel Rule 18 be revised to reflect the changes in holiday terms applicable to all HACA employees.

NOW, THEREFORE, BE IT RESOLVED, by the Housing Commission of the Housing Authority of the County of Alameda that the Commission does hereby approve and authorize the recommended changes to the Personnel Rules as presented at this meeting.

PASSED, APPROVED AND ADOPTED by the Housing Commission of the Housing Authority of the County of Alameda on this 14th day of June 2023 by the following vote:

AYES:

NOES:

ABSTAIN:

EXCUSED:

ABSENT:

Attest:

Kurt Wiest
Executive Director
Housing Commission Secretary

Peggy McQuaid
Housing Commission Chairperson

Adopted: June 14, 2023

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: June 14, 2023

Subject: Management Class Annual Cost of Living Adjustment

Exhibits Attached: - Survey results
- Resolution No. 08-23

Recommendation: Approve recommended annual salary adjustment of 4.0% retroactive to June 25, 2022, the beginning of the first pay period of the fiscal year

Financial Statement: Approximately \$83,200 base salary cost

BACKGROUND

It has been HACA’s long-standing practice to conduct an annual survey of public agencies in HACA’s comparability pool to assess the Cost-of-Living Adjustments (COLA) that have been granted to the management employees at these agencies.

DISCUSSION and ANALYSIS

The management COLA comparability survey is usually conducted in the Fall of each year because public agencies adopt their annual budgets prior to granting management employee increases and often the increase is not known until July, August or even later. Although staff conducted the COLA comparability survey as scheduled, it has been HACA’s standard practice to complete labor contract negotiations for the bargaining unit before implementing a COLA for the management employees. The following public agencies in HACA’s comparability pool were surveyed:

CITIES & COUNTIES

City of Fremont
City of Hayward
City of San Leandro
County of Alameda

HOUSING AUTHORITIES

Alameda City Housing Authority
Contra Costa County Housing Authority
Marin Housing Authority
Oakland Housing Authority
Richmond Housing Authority
San Mateo County Housing Authority

Based on the survey conducted, the average COLA percentage among the agencies from HACA’s comparability pool that provided a known management COLA for the 2022 fiscal year is 4%:

	AGENCY	COLA PERCENTAGE EFFECTIVE FY22
1	City of Fremont	4.0%
2	City of Hayward	4.0%
3	City of San Leandro	5.0%
4	Alameda County	4.0%
5	Alameda City Housing Authority	4.0%
6	Contra Costa County Housing Authority	3.0%
7	Marin Housing Authority	4.0%
8	Richmond Housing Authority	5.0%
9	San Mateo County Housing Authority	3.0%

Average Cost of Living Adjustment: 4.0%

Staff recommends that your Commission approve a 4% COLA for HACA’s management employees, retroactive to June 25, 2022, the first pay period in the July 1, 2022 – June 30, 2023 fiscal year. The cost is approximately \$83,200 in base salaries.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

RESOLUTION NO.: 08-23

**APPROVING A COST OF LIVING ADJUSTMENT FOR THE HOUSING AUTHORITY OF
THE COUNTY OF ALAMEDA MANAGEMENT EMPLOYEES**

WHEREAS, the Housing Authority of the County of Alameda (“HACA”) has had a standard practice of conducting an annual management Cost of Living Adjustment (“COLA”) comparability survey; and

WHEREAS, based on the survey conducted, the average COLA percentage among the agencies from HACA’s comparability pool that provided a known management COLA for the 2022 fiscal year is 4%.

NOW, THEREFORE, BE IT RESOLVED, by the Housing Commission of the Housing Authority of the County of Alameda that the Commission does hereby approve and authorize the recommended changes to the salaries as presented at this meeting.

PASSED, APPROVED AND ADOPTED by the Housing Commission of the Housing Authority of the County of Alameda on this 14th day of June 2023 by the following vote:

AYES:

NOES:

ABSTAIN:

EXCUSED:

ABSENT:

Attest:

Kurt Wiest
Executive Director
Housing Commission Secretary

Peggy McQuaid
Housing Commission Chairperson

Adopted: June 14, 2023

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA**AGENDA STATEMENT**

Meeting Date: June 14, 2023

Subject: Revised Resolution Confirming and Certifying Completion of all Public Housing Program Closeout Requirements and Approving Termination of All Annual Contribution Contracts

Exhibits:

- Housing Commission Agenda Statement and Resolution No. 05-17 adopted on May 10, 2017
- Resolution No. 09-23

Recommendation: Adopt Resolution No. 09-23

BACKGROUND

Beginning in 2009, HACA executed multi-year strategies to convert all 230 of its public housing units to other, more viable, forms of assisted housing. HACA converted its public housing units and transferred them to Preserving Alameda County Housing, Inc., as follows:

PROJECT	LOCATION	NUMBER OF UNITS CONVERTED	PROGRAM CONVERTED TO	DATE(S) CONVERTED
Scattered Sites	Union City	58	Project-Based Voucher (PBV)	9/1/11 (24 units) 1/17/12 (24 units) 6/29/12 (10 units)
Nidus Court	Union City	50	PBV	9/1/12
Dyer Street	Union City	50	PBV	11/1/12
Emery Glen	Emeryville	36	Rental Assistance Demonstration (RAD)	4/1/16
Mission view	Union City	36	RAD	4/1/16

The Housing Commission adopted Resolution 05-17 on May 10, 2017, Confirming and Certifying Completion of all Public Housing Program Closeout Requirements and Approving Termination of All Annual Contribution Contracts. Resolution 05-17 was adopted so that HACA could terminate all of its Annual Contribution Contracts (ACCs) with HUD and close out its Public Housing program. The Resolution was in compliance with HUD Notice PIH 2016-23 (HA) and was submitted to HUD. The May 10, 2017, Agenda Statement and Resolution 05-17 are attached for your information.

DISCUSSION and ANALYSIS

In order for HACA to terminate all of its ACCs with HUD and close out its Public Housing program, HUD has requested that HACA provide HUD an updated resolution adopted by the Housing Commission that is in compliance with newer requirements in HUD Notice PIH 2019-13 (HA), which superseded HUD Notice PIH 2016-23 (HA).

Resolution No. 09-23 before you today includes the following additional or updated HUD requirements:

- Certification that HACA retains no real or personal public housing property;
- Certification that no outstanding litigation claims, audits, debt obligations, or civil rights matters exist in association with HACA's Public Housing program;
- Certification that there are adequate assurances in place to ensure compliance with prior HUD approvals; and
- Updated reference to Notice PIH 2019-13 (HA);

As HACA has disposed of all its Public Housing dwelling units and Non-dwelling Public Housing Real Property and has followed all Public Housing closeout requirements, staff recommends your Commission adopt the Resolution presented at this meeting and authorize the Executive Director to submit it to HUD as well as any other information or documentation that HUD may require to complete the close out.

HACA AGENDA ITEM NO.: 4-2.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting: May 10, 2017

Subject: Resolution Confirming and Certifying Completion of All Public Housing Program Closeout Requirements and Approving Termination of All Annual Contribution Contracts

Exhibits: Resolution No. 05-17

Recommendation: Adopt the Resolution

Financial Impact: None

BACKGROUND

Beginning in 2009, with the submission to HUD of an application to "dispose of" (i.e., remove from the Public Housing Program) HACA's scattered-site public housing units, all located in Union City, HACA has executed multi-year strategies to convert all 230 of its public housing units to other, more viable, forms of assisted housing. HACA, similar to other housing authorities across the nation, had found it impossible to consistently operate its public housing in the black and maintain the assets at the level necessary to preserve their long-term viability. The combination of tenant rents, HUD Operating Subsidy and HUD Capital Fund Program funding was simply inadequate to do so. In HACA's case, Public Housing Program Fiscal Years 2002, and 2006 through 2015 all ended in deficits and reserves were dwindling as they were used to fund the deficits.

In 2016, HACA converted the last of its public housing units (the 36-unit Emery Glen development in Emeryville and the 36-unit Mission View development in Union City) to HUD's Rental Assistance Demonstration Program (RAD). In February 2017, HACA removed from its Public Housing Program its non-dwelling assets-- HACA's maintenance facility and a currently vacant office building that HACA has been attempting to lease. Now that HACA has disposed of all its Public Housing dwelling units and Non-dwelling Public Housing Real Property to HACA's instrumentality, Preserving Alameda County Housing, Inc. (PACH), HACA may terminate all of its Annual Contribution Contracts (ACCs) with HUD and close out its Public Housing Program.

HACA AGENDA ITEM NO.: 4-2.

DISCUSSION and ANALYSIS

In order for HACA to terminate all of its ACCs with HUD and close out its Public Housing program, HACA must provide HUD with a resolution adopted by your Commission indicating HACA's desire to terminate the Public Housing ACCs and confirming that HACA has followed all closeout requirements of HUD Notice PIH 2016-23 (HA), the ACCs, the U.S. Housing Act of 1937, and 2 CFR part 200.

Below is a chart of the closeout requirements and their status:

	Closeout Requirement	Completed by HACA
1.	Quarterly Federal Financial Reports	X
2.	Disposition of Non-Dwelling Public Housing Real Property	X
3.	Public Housing Personal Property Statement <ul style="list-style-type: none"> All Public Housing Personal Property is being used by HACA for other housing activities supported by HUD 	X
4.	Determination of Impact on Cooperative Agreements and Local Government <ul style="list-style-type: none"> No Impact 	X
5.	Review of Outstanding Litigation, Claims, Audits and Civil Rights Matters <ul style="list-style-type: none"> None 	X
6.	Ensure Closeout of All Public Housing Grants and HUD Approvals	X
7.	Capital Fund Grant Closeout	X
8.	Final Public Housing Audit	X
9.	Legal Opinion indicating HACA retains no Public Housing Property; has no outstanding litigation, claims, audits, debt obligations or civil rights matters; has adequate assurances in place to ensure compliance with prior HUD approvals	X
10.	Reconciliation of Public Housing Funds	X

As HACA has disposed of all its Public Housing dwelling units and Non-dwelling Public Housing Real Property and has followed all Public Housing closeout requirements, staff recommends your Commission adopt the Resolution presented at this meeting and authorize the Executive Director to submit it to HUD as well as any other information or documentation that HUD may require to complete the close out.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

RESOLUTION NO. 05-17

CONFIRMING AND CERTIFYING COMPLETION OF ALL PUBLIC HOUSING PROGRAM CLOSEOUT REQUIREMENTS AND APPROVING TERMINATION OF ALL ANNUAL CONTRIBUTION CONTRACTS

WHEREAS, the U. S. Department of Housing and Urban Development (hereinafter "HUD") and the Housing Authority of the County of Alameda (hereinafter "HACA") have entered into the following Annual Contribution Contracts (hereinafter "the ACCs") to evidence the development and operation of HACA's Public Housing Program:

- CA39P067501-12
- CA39P067501-13
- CA39P067501-14
- CA39P067501-15
- CA39P067501-16; and

WHEREAS, HACA has, with HUD approval, disposed of all its Public Housing dwelling units and Non-dwelling Public Housing Real Property through either Section 18 of the United States Housing Act of 1937 (hereinafter the "1937 Act") or the Rental Assistance Demonstration (RAD) program; and

WHEREAS, HACA hereby confirms to the best of its knowledge that it has followed all closeout requirements of:

- Notice PIH 2016-23 (HA), issued December 7, 2016
- The ACCs
- The 1937 Act
- 2 CFR part 200; and

WHEREAS, HACA now desires to terminate all of the ACCs;

NOW, THEREFORE, BE IT RESOLVED, that the Housing Commission of the Housing Authority of the County of Alameda does hereby adopt Resolution 05-17 confirming and certifying, to the best of its knowledge, completion of all applicable closeout requirements and approving termination of all its Public Housing Annual Contribution Contracts.

Housing Authority of the County of Alameda

Resolution No: 05-17: Confirming and Certifying Completion of All Public Housing Program Closeout Requirements and Approving Termination of All Annual Contribution Contracts

May 10, 2017

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BE IT FURTHER RESOLVED, that the Executive Director of HACA, or her designee, is hereby authorized to submit this Resolution to HUD along with any and all other information, certifications or documentation that HUD may require to close out HACA's Public Housing Program.

PASSED, APPROVED AND ADOPTED by the Housing Commission of the Housing Authority of the County of Alameda on May 10, 2017, by the following vote:

AYES: Cmsr. Ballew, Biddle, Buckholz, Gacoscos, Gerry, Hannon, Maass, Patz, Peixoto, and Steiner.

NAYS: None.

ABSTAIN: None.

EXCUSED: Cmr. Bacon

ABSENT: None.


Pat Gacoscos
Housing Commission Chairperson

Attest:


Christine Souig
Executive Director/Housing Commission Secretary

Adopted: ___ May 10, 2017 _____

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

RESOLUTION NO.: 09-23

CONFIRMING AND CERTIFYING COMPLETION OF ALL PUBLIC HOUSING PROGRAM CLOSEOUT REQUIREMENTS AND APPROVING TERMINATION OF ALL ANNUAL CONTRIBUTION CONTRACTS

WHEREAS, the United States Department of Housing and Urban Development ("HUD"), and the Housing Authority of the County of Alameda, a public body, corporate and politic ("HACA"), have entered into the following Annual Contribution Contracts (collectively, the "ACCs"), to evidence the development and operation of HACA's Public Housing Program:

- CA39P067501-12.
- CA39P067501-13.
- CA39P067501-14.
- CA39P067501-15.
- CA39P067501-16.

WHEREAS, HACA has, with HUD approval, disposed of all its Public Housing dwelling units and Non-dwelling Public Housing Real Property through either Section 18 of the United States Housing Act of 1937 (hereinafter the "1937 Act"), or the Rental Assistance Demonstration ("RAD") program; and

WHEREAS, HACA hereby confirms to the best of its knowledge that it has followed all applicable closeout requirements of (collectively, the "Public Housing Closeout Requirements"):

- Notice PIH 2019-13 (HA), issued May 24, 2019 (the "Notice").
- The ACCs.
- The 1937 Act.
- 2 CFR Part 200.; and

WHEREAS, HACA hereby confirms that it no longer retains any real or personal public housing property; and

WHEREAS, HACA hereby confirms that there is no outstanding litigation, claims, compliance reviews, monitoring reviews, PHA or MTW Plan reviews, audits (including General Accountability Office, Office of the Inspector General, and program audits), debt obligations, and/or fair housing and civil rights matters, pending or threatened, that is associated with HACA's Public Housing Program; and

WHEREAS, HACA hereby confirms that it has adequate assurances in place to ensure compliance with any prior HUD approvals; and

Housing Authority of the County of Alameda

Resolution No.: 09-23: Confirming and Certifying Completion of all Public Housing Program Closeout Requirements and Approving Termination of all Annual Contributions Contracts

June 14, 2023

Page 2

WHEREAS, HACA hereby confirms that it has adequate assurances in place to ensure compliance with any prior HUD approvals; and

WHEREAS, HACA now desires to terminate all of the ACCs.

NOW, THEREFORE, BE IT RESOLVED: That the Housing Commission of the HACA does hereby adopt Resolution 09-23 confirming and certifying, to the best of its knowledge, completion of all applicable closeout requirements and approving termination of all its ACCs.

BE IT FURTHER RESOLVED: That the Executive Director of HACA, or his or her designee, is hereby authorized to submit this Resolution to HUD along with any and all other information, certifications, and/or documentation that HUD may require to terminate the ACCs and close out HACA's Public Housing Program.

PASSED, APPROVED AND ADOPTED by the Housing Commission of the Housing Authority of the County of Alameda on this 14th day of June 2023 by the following vote:

AYES:

NOES:

ABSTAIN:

EXCUSED:

ABSENT:

Attest:

Kurt Wiest
Executive Director
Housing Commission Secretary

Peggy McQuaid
Housing Commission Chairperson

Adopted: June 14, 2023

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: June 14, 2023

Subject: Contribution to Alameda County Employees' Retirement Association (ACERA) for Fiscal Year 2023-2024

Exhibits Attached: Resolution No. 10-23

Recommendation: Adopt Resolution No. 10-23

Financial Statement: \$306,399.56 to be included in FY 2023-2024 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, 2023 – June 30, 2024 is \$306,399.56. ACERA requires that your authorization to fund HACA's 401(h) sub-account be completed by June 30, 2023.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

RESOLUTION NO. 10-23

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 2007 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, 2023 – June 30, 2024, Housing Authority shall contribute to ACERA **\$306,399.56** 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.

Housing Authority of the County of Alameda

Resolution No.: 10-23: Approving 401(h) Account Pursuant to Section 3159 A

June 14, 2023

Page 2

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, 2023.
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 14th day of June 2023, by the following vote:

AYES:

NAYS:

ABSTAIN:

EXCUSED:

ABSENT:

Attest:

Kurt Wiest
Executive Director
Housing Commission Secretary

Peggy McQuaid
Housing Commission Chairperson

Adopted: June 14, 2023

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: June 14, 2023

Subject: Audit for the Fiscal Year Ending June 30, 2022
Exhibits Attached: Attachment A: Audit Report
Recommendation: Accept Report

BACKGROUND

The Housing Authority's (HACA) audit for the fiscal year ending June 30, 2022, was completed by the auditors, Harshwal & Company, LLP, on March 29, 2023.

Harshwal & Company, 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, Harshwal & Company, LLP opines that HACA's financial statements for the fiscal year ending June 30, 2022 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 \$69.09 million.
- ❖ Total liabilities and deferred inflow of resources was \$24.68 million.
- ❖ Total assets exceeded total liabilities by \$44.41 million (net position) and consist of the following:
 - \$9.32 million is invested in capital assets. This includes land, buildings and improvements, and furniture and equipment net of accumulated depreciation.
 - \$21.44 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, (2) PACH replacement (capital) reserves, and (3) Housing Assistance Payment Advances received from HUD.
 - \$13.65 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 \$10.08 M due to increases in cash, investments, and accounts receivable.

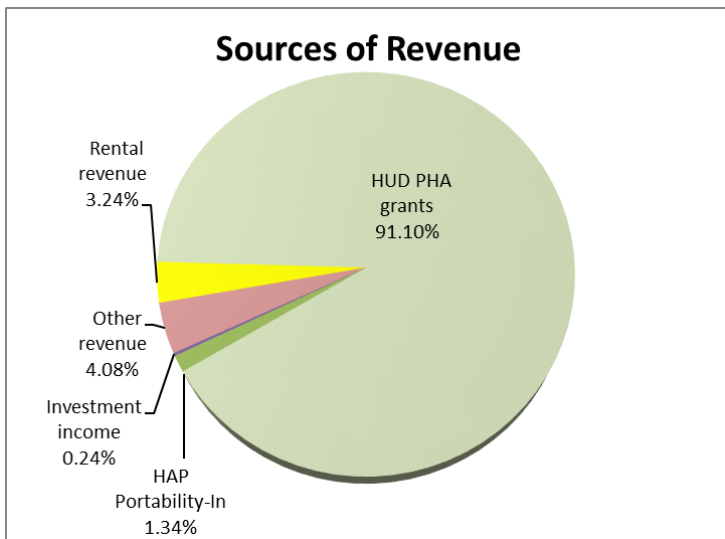
Total liabilities and deferred inflow of resources increased by approximately \$2.24 M, primarily due to deferred inflows related to pension liabilities. Net pension liability was \$5.94M and net other post-employment benefits (OPEB) asset was \$1.77 M. Please refer to Note 6 on pages 29-37, Note 7 on pages 38-44 and pages 54-58 for more information.

Total net position increased by \$7.84 million-- it was \$44.41 million in 2022 and \$36.57 million in 2021.

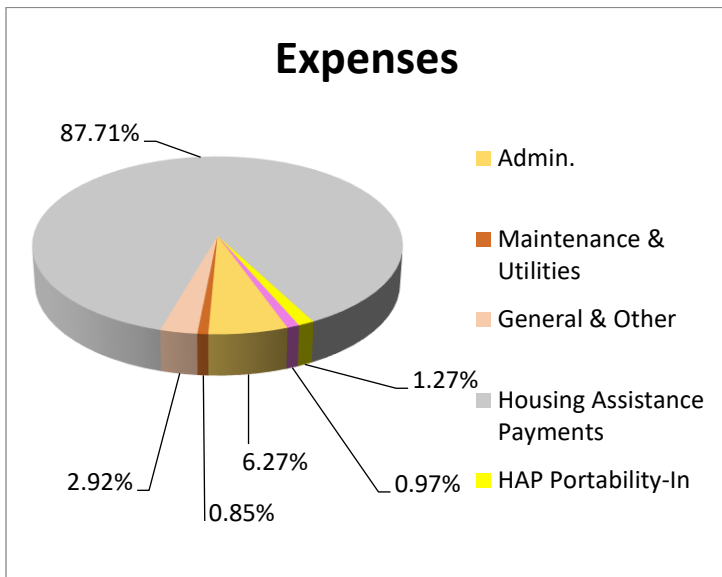
The *Statement of Revenues, Expenses and Changes in Net Position* reports HACA's revenues by source and type and its expenses by category to substantiate the change in net position (similar to net income or loss) for the fiscal year.

- ❖ Table 2 on page 8 shows total revenue (excluding Housing Assistance Payments-portability in) of \$166.58 million in 2022 compared to \$148.99 million in 2021,
- ❖ HUD provided the majority of HACA's total revenue (\$153.79 million or 91.%) so changes in HUD funding greatly impact operating results. The HCV program received \$147.96 million in funding, which was \$13.16 million more than the previous year's amount of \$134.80 million.

- Total Revenue was \$168.84 million compared to \$160.03 million in 2021. Rental revenue was relatively flat compared to the previous year.



- Total expenses were \$161.01 million compared to \$158.19 million in 2021, an increase of \$2.82 million (1.8%). The largest program expenditure, as reflected in the pie chart below, was for housing assistance payments (HAP).



Audited Financial Statements (pages 12-16 and 56-75)

Harshwal & Company, 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.

Pages 12-13 show the *Statement of Net Position* for all programs. Pages 56-59 show the individual funds that make up the total.

The Housing Choice Voucher program has total net position of -\$1.29 M. The

Housing Development Fund has a total net position balance of \$7.72 M.

Preserving Alameda County Housing, Inc. (PACH), which owns all 230 former public housing units, had total assets of \$33.05 M, total liabilities of \$0.35 M and net position of \$32.71 million. Included in the Assets and Net Position are Notes Receivable from Eden Housing in the amount of 13.89 million. It had total revenues of \$5.63million and expenses of \$4.88 million. See also Note 15 on pages 49 and 50.

Park Terrace had a net position balance of \$1.65 million and Ocean Avenue had \$1.0 million.

Pages 14 and 60-61 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.

The Housing Choice Voucher program had a net *income* of \$4.16 Million.

The Housing Development Fund had a net *income* of \$1.86 Million*.

PACH had a net income of \$1.53 million*.

Ocean Avenue had a net operating income of

\$21,974*.

Park Terrace had a net operating income of \$92,283*.

*Excluding depreciation

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 76-77)*, the following were reported:

- No material weaknesses 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 83)

Harshwal & Company, 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 84) – There were no financial statement findings or non-compliance issues identified in this and 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, 2022.

The Administrative Fee funding for CY 2023 is at approximately 89.5% of formula fee eligibility. It was set at 88% for CY 2022. The FY 2023-2024 budget presented today assumes 89.5% funding levels for Administrative Fees for the second half of the fiscal year. We will not know the *actual* funding levels until Congress adopts a budget for federal fiscal year 2024 (October 1, 2023 - September 30, 2024). 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 2023-2024 HCV budget projects an operating loss of \$261,014. The FY 2022-2023 HCV budget projected a loss of \$838,483. To fund the budget deficit, staff proposes a transfer of up to \$261,014 representing the budgeted deficit for FY 2023-2024 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 \$6,916,466 as of 06/30/2024.

Income

- Currently, HACA's Housing Assistance Payment (HAP) per unit cost (PUC) is \$1,796 per month. Staff anticipates that the increases in the PUC experienced in the current fiscal year will continue but at a slower pace. Higher rents and requested rent increases will exert upward pressure on the PUC. The proposed budget assumes an annual average 95% lease-up rate and an average HAP of \$1,823 PUC per month. 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 based on the number of units leased as of the first day of each month. Every housing authority's eligibility is pro-rated, 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 89.5% of formula eligibility for the first six months of the fiscal year (July to December 2023) and staff is assuming the same for the balance of the fiscal year (January to June 2024). This 89.5% 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 10 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 \$100.28 per portability unit per month, which is about \$25 less per unit than what we earn for our own voucher contracts. Staff projects an average of 12 contracts 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.
- Total overall income increased by 12%, primarily due to the combined effect of the increase in the administrative fee rate and the increased lease ups.

Expenses

Housing Choice Voucher Program

- 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.
- Total overall expenses increased by 4%, due to increases in salaries and benefits caused by the addition of 1 funded position (Housing Specialist) and wage inflation. This was offset by charging costs for direct support to PACH. Banking fees are based on experience and listed as a separate line item. They are offset by interest income and were included in Contract costs in previous years. Legal fees related to litigation are generally reimbursed by insurance and both reimbursements as well as expenses are accounted for on a gross basis.
- The budget assumes increases in health care premiums as well as HACA's employer retirement contributions to ACERA. Additional retirement expenses may be incurred due to ACERA's asset performance vs assumed rate of return depending on ACERA's actuarial study and the employer contribution rate set for HACA by the ACERA Board.
- The budget projects a deficit of \$261,014. A transfer of funds from the HDF-Local Fund to the HCV program in an amount not to exceed \$261,014 is proposed to address the deficit.

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.
- 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 are expected to be incurred based on the results of the actuarial valuation at end of the calendar year 2022 shared by ACERA with the employers.
- The HDF-Local Fund budget projects an income of \$1,098,158 as compared to \$840,750 FY2022-2023. The projected reserve balance at the beginning of the budget year is \$6.43 million. A transfer of funds from the HDF-Local Fund to the HCV program in an amount not to exceed \$261,014 is proposed.
- Park Terrace consists of nine units in the City of Hayward that are rented to low income families. Park Terrace's budget projects a net income of \$92,355. The projected reserve balance at the beginning of the budget year is \$1.53 million.
- 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 net income of \$5,525. The projected reserve balance at the beginning of the budget year is \$542,974.

RECOMMENDATION

The Budget/Audit/Negotiating Committee and staff recommend that your Commission adopt the Resolution No. 11-23 approving the proposed operating budget and budgeted positions for the fiscal year ending June 30, 2024 as presented.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

RESOLUTION NO.: 11-23

**APPROVING THE OPERATING BUDGET AND BUDGETED POSITIONS FOR THE
JULY 1, 2023 – JUNE 30, 2024 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, 2023 – June 30, 2024; 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 2023-2024 has continuing challenges, including 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 \$261,014.

PASSED, APPROVED AND ADOPTED by the Housing Commission of the Housing Authority of the County of Alameda on this 14th day of June 2023 by the following vote:

AYES:

NOES:

ABSTAIN:

EXCUSED:

ABSENT:

Attest:

Kurt Wiest
Executive Director/Housing Commission Secretary

Peggy McQuaid
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, 2024

	Housing Choice Voucher		Housing Development Fund		Park Terrace		Ocean Avenue		Totals	
	Approved 2023	Proposed 2024	Approved 2023	Proposed 2024	Approved 2023	Proposed 2024	Approved 2023	Proposed 2024	Approved 2023	Proposed 2024
Housing Assistance Payments (HAP)										
Est. HUD PHA grants-HAP	142,397,836	142,397,836							142,397,836	142,397,836
Less: Est. HAP expenses	142,397,836	142,397,836							142,397,836	142,397,836
									-	-
Operating Income										
Rental revenue - tenants	-	-	143,000	156,000	198,387	198,387	81,996	81,996	423,383	436,383
Other revenue -tenants	-	-	-	-	-	-	50	50	50	50
HUD PHA grants	8,899,168	10,038,998	-	-	-	-	-	-	8,899,168	10,038,998
Other revenue	327,518	280,518	42,500	42,500	-	-	1,000	1,000	371,018	324,018
Property management fees	-	-	1,762,440	1,780,440					1,762,440	1,780,440
Investment income	-	-	7,000	200,000	160	20,000	1,000	1,000	8,160	221,000
Total	9,226,686	10,319,516	1,954,940	2,178,940	198,547	218,387	84,046	84,046	11,464,219	12,800,889
		11%		10%		9%		0%		10%
Operating Expenses										
Administrative salaries	(4,986,596)	(5,327,155)	(508,402)	(345,427)	-	-	-	-	(5,494,998)	(5,672,582)
Administrative expenses	(2,057,080)	(2,040,080)	(85,148)	(153,840)	(55,600)	(66,550)	(40,000)	(46,200)	(2,237,828)	(2,306,670)
Utilities	-	-	(62,157)	(70,232)	(500)	(500)	(12,398)	(7,500)	(75,055)	(78,232)
Maintenance services	-	-	(160,360)	(196,926)	(71,497)	(53,882)	(48,600)	(21,250)	(280,457)	(272,058)
General expenses	(179,133)	(176,817)	(14,108)	(18,129)	(4,700)	(5,100)	(3,370)	(3,570)	(201,311)	(203,616)
Employee benefits	(2,842,360)	(3,036,478)	(284,015)	(296,228)	-	-	-	-	(3,126,375)	(3,332,706)
Total	(10,065,169)	(10,580,530)	(1,114,190)	(1,080,782)	(132,297)	(126,032)	(104,368)	(78,520)	(11,416,024)	(11,865,864)
		5%		-3%		-5%		-33%		4%
Budgeted Income (Loss)	(838,483)	(261,014)	840,750	1,098,158	66,250	92,355	(20,323)	5,525	48,195	935,025
Unrestricted Net Position (UNP) - est. balance at 7/1/2023	**	(3,367,757)		6,429,322		1,531,085		542,974		5,135,624
Unrestricted Net Position - budgeted bal. at 6/30/2024		(6,367,757)		6,916,466		1,579,940		468,399		2,597,048
Capital Expenditures per schedule		-		15,000		43,500		80,100		138,600
Est. UNP @ 7/1/22		(3,367,757)								
Est. UNP @ 7/1/23 (Excluding NPL)		848,643		6,429,322						
Budgeted income (loss) @ 6/30/24		(261,014)		1,098,158						
Proposed Transfer in/out from HDF		261,014		(261,014)						
Subtotal @ 6/30/24		848,643		7,266,466						
Estimated NPL & OPEB @ 06/30/2024		(7,216,400)		(350,000)						
Est. UNP @ 6/30/24		(6,367,757)		6,916,466						

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Schedule of Maintenance Expenses
FOR THE FISCAL YEAR ENDING JUNE 30, 2024**

Maintenance Expenses	Housing Choice Voucher		Housing Development Fund		Park Terrace		Ocean Avenue		Totals	
	Approved 2023	Proposed 2024	Approved 2023	Proposed 2024	Approved 2023	Proposed 2024	Approved 2023	Proposed 2024	Approved 2023	Proposed 2024
Materials										
Repair Parts	-	-		1,645	1,000	1,500	500	1,500	1,500	4,645
Appliances & Fixtures	-	-	-	-	2,388	2,000	1,500	2,000	3,888	4,000
Locks and Keys	-	-	-	-	-	-	600	-	600	-
Maintenance & Contracts										
Garbage Service	-	-	28,341	28,573	-	-	3,000	3,000	31,341	31,573
Repair Contractors	-	-	41,660	41,660	25,000	5,000	36,000	5,000	102,660	51,660
Other Maintenance	-	-	53,737	53,737	-	-	2,000	2,500	55,737	56,237
Equipment Repair/Rental	-	-	3,464	3,464	-	-	-	-	3,464	3,464
Window Coverings	-	-	-	-	1,200	1,200	-	750	1,200	1,950
Condo Fees	-	-	-	-	41,159	43,432	-	-	41,159	43,432
Landscape Services	-	-	8,158	8,158	-	-	-	6,000	8,158	14,158
Contract cost- 10th St.			25,000	20,000					25,000	20,000
Contract cost-Atherton Bldg.	-	-	-	43,000	-	-	-	-	-	43,000
Miscellaneous	-	-	-	-	750	750	5,000	500	5,750	1,250
TOTAL	-	-	160,360	200,237	71,497	53,882	48,600	21,250	280,457	275,369
				20%		-33%		-129%		-2%

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Schedule of General Expenses
FOR THE FISCAL YEAR ENDING JUNE 30, 2024**

General Expenses	Housing Choice Voucher		Housing Development Fund		Park Terrace		Ocean Avenue		Totals	
	Approved 2023	Proposed 2024	Approved 2023	Proposed 2024	Approved 2023	Proposed 2024	Approved 2023	Proposed 2024	Approved 2023	Proposed 2024
General Liability Insurance	30,000	30,000	-	-	-	-	-	-	30,000	30,000
Auto Insurance	5,000	5,000	-	-	-	-	-	-	5,000	5,000
Worker's Compensation	117,133	114,817	-	-	-	-	-	-	117,133	114,817
Unemployment	27,000	27,000	-	-	-	-	-	-	27,000	27,000
Property Insurance	-	-	14,108	18,129	3,700	4,100	2,500	2,700	20,308	24,929
Collection Loss	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	1,000	1,000	870	870	1,870	1,870
TOTAL	179,133	176,817	14,108	18,129	4,700	5,100	3,370	3,570	201,311	203,616
		-1%		22%		8%		6%		1%

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
 Schedule of Capital Expenditures
 FOR THE FISCAL YEAR ENDING JUNE 30, 2024**

Description	Housing	Park Terrace	Ocean	Totals
	Development		Avenue	
	Fund			
Gutters			3500	3,500
Fence			12,500	12,500
Windows			15,000	15,000
Unit Rehab		37,500	37,500	75,000
Roof Replacements				-
Appliance replacements		2,500	2,500	5,000
Kitchen cabinet replacements		3,500	3,500	7,000
Tree Trimming			5,600	5,600
HVAC	15,000	-		15,000
TOTAL	15,000	43,500	80,100	138,600

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Budgeted Positions
FOR THE FISCAL YEAR ENDING JUNE 30, 2024**

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	\$ 4,833	\$ 5,497	\$ 57,993	\$ 65,969	\$33,636	\$ 38,262	\$ 91,629	\$104,230
Accountant	1	\$ 6,816	\$10,122	\$ 81,792	\$ 121,464	\$47,439	\$ 70,449	\$129,231	\$191,913
Financial Accounting Manager	1	\$ 9,631	\$14,302	\$ 115,572	\$ 171,624	\$67,032	\$ 99,542	\$182,604	\$271,166
Administrative Analyst I/II	2	\$ 6,816	\$10,122	\$ 81,792	\$ 121,464	\$47,439	\$ 70,449	\$129,231	\$191,913
Administrative Clerk * ***	9	\$ 4,612	\$ 5,239	\$ 55,341	\$ 62,868	\$32,098	\$ 36,463	\$ 87,439	\$ 99,331
Deputy Executive Director	1	\$11,174	\$16,586	\$ 134,088	\$ 199,032	\$77,771	\$115,439	\$211,859	\$314,471
Eligibility Leadworker	2	\$ 5,701	\$ 6,544	\$ 68,406	\$ 78,527	\$39,675	\$ 45,545	\$108,081	\$124,072
Eligibility Technician	13	\$ 5,166	\$ 5,831	\$ 61,991	\$ 69,966	\$35,955	\$ 40,580	\$ 97,945	\$110,546
Executive Assistant	1	\$ 5,594	\$ 8,308	\$ 67,128	\$ 99,696	\$38,934	\$ 57,824	\$106,062	\$157,520
Executive Director	1	\$13,949	\$20,714	\$ 167,388	\$ 248,568	\$97,085	\$144,169	\$264,473	\$392,737
Facilities Manager	1	\$ 8,102	\$12,032	\$ 97,224	\$ 144,384	\$56,390	\$ 83,743	\$153,614	\$228,127
Finance Director	1	\$10,631	\$15,787	\$ 127,572	\$ 189,444	\$73,992	\$109,878	\$201,564	\$299,322
FSS Coordinator	3	\$ 5,458	\$ 6,258	\$ 65,501	\$ 75,095	\$37,990	\$ 43,555	\$103,491	\$118,649
FSS Leadworker	1	\$ 6,004	\$ 6,885	\$ 72,053	\$ 82,622	\$41,790	\$ 47,921	\$113,843	\$130,542
Housing Inspector	2	\$ 5,255	\$ 6,060	\$ 63,063	\$ 72,716	\$36,577	\$ 42,175	\$ 99,640	\$114,891
Housing Specialist**	10	\$ 6,061	\$ 6,955	\$ 72,735	\$ 83,460	\$42,186	\$ 48,407	\$114,921	\$131,867
Housing Technician	2	\$ 4,971	\$ 5,740	\$ 59,651	\$ 68,874	\$34,597	\$ 39,947	\$ 94,248	\$108,821
Human Resources Manager ***	1	\$ 8,725	\$12,957	\$ 104,700	\$ 155,484	\$60,726	\$ 90,181	\$165,426	\$245,665
Information Technology Manager	1	\$ 9,631	\$14,302	\$ 115,572	\$ 171,624	\$67,032	\$ 99,542	\$182,604	\$271,166
Leasing Services Leadworker	3	\$ 6,563	\$ 7,594	\$ 78,761	\$ 91,124	\$45,681	\$ 52,852	\$124,442	\$143,975
Maintenance Worker II	3	\$ 6,732	\$ 6,732	\$ 80,787	\$ 80,787	\$46,857	\$ 46,857	\$127,644	\$127,644
Procurement Manager***	1	\$ 7,340	\$10,900	\$ 88,080	\$ 130,800	\$51,086	\$ 75,864	\$139,166	\$206,664
Housing Programs Manager	2	\$ 9,631	\$14,302	\$ 115,572	\$ 171,624	\$67,032	\$ 99,542	\$182,604	\$271,166
Property Aide (Part Time)	4								
Property Management Administrator	1	\$ 6,488	\$ 9,634	\$ 69,849	\$ 103,726	\$40,512	\$ 60,161	\$110,361	\$163,887
Property Management Assistant	1	\$ 5,458	\$ 6,258	\$ 65,501	\$ 75,095	\$37,990	\$ 43,555	\$103,491	\$118,649
Secretary	1	\$ 4,760	\$ 5,519	\$ 57,116	\$ 66,222	\$33,127	\$ 38,409	\$ 90,243	\$104,631
Senior Administrative Analyst	1	\$ 7,905	\$11,738	\$ 94,860	\$ 140,856	\$55,019	\$ 81,696	\$149,879	\$222,552
Special Programs Manager	1	\$ 8,725	\$12,957	\$ 104,700	\$ 155,484	\$60,726	\$ 90,181	\$165,426	\$245,665
Total	76								
*One position is less than full-time.						Management position			
** One new position:				Housing Specialist					
*** Vacant positions:				Procurement Manager (1)					
Administrative Clerk (0.5)				Human Resources Manager (1)					

PROGRAM ACTIVITY
REPORT
June 14, 2023

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: June 14, 2023

Subject: Programs Activity Report

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

Recommendation: Receive Report

SECTION 8 HOUSING CHOICE VOUCHERS (HCV)

- **Lease-Up:** The below chart provides the number of Section 8 HCV program 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.

6/1/2023	6/1/2022	6/1/2021
6,837	6,715	6,305

- **HCV Program Utilization:** The below chart provides the average HAP subsidy, average tenant-paid portion, and average contract rent. These amounts include HACA vouchers, but do not include incoming and outgoing portability clients.

	6/1/2023	6/1/2022	6/1/2021
Average HAP Subsidy	\$1,772	\$1,771	\$1,729
Average Tenant-Paid Rent	\$614	\$563	\$561
Average Contract Rent	\$2,386	\$2,334	\$2,290

- ❖ The below chart provides the outgoing billed portability contracts (i.e., HACA voucher holders who are housed in another housing authority’s jurisdiction) and incoming portability contracts where HACA billed other housing authorities.

	6/1/2023	6/1/2022	6/1/2021
Outgoing Billed Portability Contracts	96	79	170
Incoming Portability Contracts	53	19	326

- ❖ PACH has 230 project-based voucher (PBV) units. The chart below provides the number of these units that are leased.

6/1/2023	6/1/2022	6/1/2021
219	223	223

- **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, 2023, there were 110 active properties listed.

	7/5/22	7/29/22	9/1/22	10/3/22	11/1/22	12/5/22
Units	49	41	44	42	44	56
	1/3/23	2/1/23	2/27/23	4/3/23	5/1/23	6/1/23
Units	54	58	73	82	90	110

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Section 8 Contract and HAP Report for the Month of May 2023

City	Certificates		Vouchers		MAY 2023 TOTAL		MAY 2022	MAY 2021
	Number	HAP*	Number	HAP**	Number	HAP		
		based on avg \$2,089		based on avg \$1,774				
Albany	0	\$0	11	\$19,514	11	\$19,514	12	12
Castro Valley	3	\$6,249	239	\$423,986	242	\$430,235	233	228
Dublin	3	\$6,249	421	\$746,854	424	\$753,103	421	413
Emeryville	6	\$12,498	163	\$289,162	169	\$301,660	156	158
Fremont	20	\$41,660	1,257	\$2,229,918	1,277	\$2,271,578	1,240	1,154
Hayward	39	\$81,237	1,896	\$3,363,504	1,935	\$3,444,741	1,888	1,881
Newark	6	\$12,498	227	\$402,698	233	\$415,196	231	232
Pleasanton	3	\$6,249	301	\$533,974	304	\$540,223	298	277
San Leandro	18	\$37,494	1,403	\$2,488,922	1,421	\$2,526,416	1,349	1,308
San Lorenzo	2	\$4,166	178	\$315,772	180	\$319,938	181	178
Union City	12	\$24,996	714	\$1,266,636	726	\$1,291,632	723	697
TOTALS	112	233,296	6,810	12,080,940	6,922	12,314,236	6,732	6,538

* Based on an average May Housing Assistance Payment (HAP) of \$2,083 per certificate contract

**Based on an average May Housing Assistance Payment (HAP) of \$1,774 per voucher contract

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Section 8 Average Contract Rent Report for the Month of May 2023

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	\$1,709	\$1,362	\$347	20%
Castro Valley	239	\$2,411	\$1,805	\$605	25%
Dublin	421	\$2,412	\$1,823	\$591	25%
Emeryville	162	\$1,938	\$1,421	\$517	27%
Fremont	1,257	\$2,501	\$1,909	\$592	24%
Hayward	1,896	\$2,300	\$1,700	\$600	26%
Newark	227	\$2,685	\$1,972	\$713	27%
Pleasanton	301	\$2,216	\$1,708	\$507	23%
San Leandro	1,398	\$2,291	\$1,687	\$602	26%
San Lorenzo	178	\$2,558	\$1,862	\$696	27%
Union City	714	\$2,558	\$1,896	\$662	26%

*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.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: June 14, 2023

Subject: Family Self-Sufficiency (FSS) Program Summary

Exhibits Attached: None

Recommendation: Receive Report



FAMILY SELF-SUFFICIENCY (FSS) PROGRAM NEWS

FSS PROGRAM ACTIVITIES

Habitat for Humanity Workshop

On Saturday, May 20, 2023, the FSS team hosted a workshop through Zoom, presented by Habitat for Humanity’s Housing Counseling Program. The workshop is entitled *Creating a Working Budget*. Participants learned how to create and manage an organized, realistic household budget that provides participants with the opportunity to reach financial goals. Thirty-two (32) FSS participants attended. Presentation topics included:

- Money values and personalities
- Creating and managing a budget
- Budgeting tools and strategies
- Developing SMART financial goals

Participant Spotlight

When Ms. Nelson joined FSS in 2018, one of her primary goals was to earn a high school diploma. She left high school after the 11th grade and always wanted to go back and finish. Ms. Nelson received her high school equivalency and went on to earn her Associate of Arts (AA) in Liberal Studies with an emphasis in Social and Behavioral Sciences. She was working in the social services field when she first joined the FSS program. While in the program, Ms. Nelson was promoted to a supervisor position and increased her income, more than doubling it over 5 years. Ms. Nelson’s additional goals included eliminating debt and saving for homeownership. She was able to pay off \$9,000 in credit card debt and save \$3,000 toward a downpayment. She also increased her credit score 143 points. Ms. Nelson is currently focused on her dream of homeownership through HACA’s homeownership program.

FSS PROGRAM SUMMARY

Program Summary	May 2023
Total Clients Under Contract:	208
Graduates:	2
Escrow Disbursed:	\$16,800.12
Ports In:	0
Ports Out:	1
Terminations:	0
New Contracts:	12
Case Management Referrals:	26
Job Referrals:	50

ATTACHMENT A

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
HAYWARD, CALIFORNIA

AUDITED FINANCIAL STATEMENTS

JUNE 30, 2022



HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
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JUNE 30, 2022

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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 Audit of the Financial Statements

Opinions

We 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, 2022, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities, and the aggregate remaining fund information of the Authority as of June 30, 2022, and 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.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management 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, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards* we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

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 11, and required supplementary information related to Pension and OPEB on pages 51 through 58 as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We 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 our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our 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 our 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*, we have also issued our report dated March 29, 2023, on our consideration of the Authority's internal control over financial reporting and on our 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 our 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.

Harshmal & Company LLP

Oakland, California
March 29, 2023

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2022**

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 \$69.09 million and total liabilities and deferred inflow of resources was \$24.68 million.

The assets of the Authority exceeded its liabilities at the close of the fiscal year (FY) by \$44.41 million (net position). Of that amount, \$9.32 million was invested in capital assets; \$21.44 million was considered restricted and \$13.65 million was considered unrestricted and may be used to meet the Authority's ongoing obligations. The Authority's FY 2022 total net position increased by \$7.84 million compared to the FY 2021 balance of \$36.57 million.

Total revenues, excluding Housing Assistance Payments-Portability in, increased by approximately \$17.59 million (12%) during 2022, and were \$166.58 million and \$148.99 million for 2022 and 2021, respectively. The increase was due to funding provided by HUD.

Total expenses, excluding Housing Assistance Payments-Portability in, increased by approximately \$11.48 million (8%). Total expenses were \$158.95 million and \$147.47 million for 2022 and 2021, 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 2022, PACH had total assets of \$33.05 million, total liabilities of \$0.35 million and net position of \$32.71 million. It had total revenues of \$5.63 million and expenses of \$4.88 million. PACH's total net position increased by \$0.75 million.

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.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2022**

Authority-Wide Financial Statements - Cont'd

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.

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 (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2022**

FINANCIAL ANALYSIS

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

**TABLE 1
Statement of Net Position**

	The Authority		PACH		Total		Change	%
	June 30, 2022	June 30, 2021	June 30, 2022	June 30, 2021	June 30, 2022	June 30, 2021		
Current and other assets	\$ 17,271,072	\$ 12,647,331	\$ 13,015,735	\$ 11,995,301	\$ 30,286,807	\$ 24,642,632	\$ 5,644,175	23 %
Non-current assets	13,597,254	20,735,427	14,027,408	380,489	27,624,662	21,115,916	6,508,746	31 %
Capital assets	3,304,130	4,031,672	6,011,620	6,414,109	9,315,750	10,445,781	(1,130,031)	(11)%
Deferred outflows of resources	<u>1,859,312</u>	<u>2,801,778</u>	<u>-</u>	<u>-</u>	<u>1,859,312</u>	<u>2,801,778</u>	<u>(942,466)</u>	<u>(34)%</u>
Total assets and deferred outflows of resources	<u>36,031,768</u>	<u>40,216,208</u>	<u>33,054,763</u>	<u>18,789,899</u>	<u>69,086,531</u>	<u>59,006,107</u>	<u>10,080,424</u>	<u>17 %</u>
Current liabilities	11,440,084	8,554,244	349,402	399,442	11,789,486	8,953,686	2,835,800	32 %
Noncurrent liabilities	6,461,250	9,184,180	-	-	6,461,250	9,184,180	(2,722,930)	(30)%
Deferred inflows of resources	<u>6,428,687</u>	<u>4,299,047</u>	<u>-</u>	<u>-</u>	<u>6,428,687</u>	<u>4,299,047</u>	<u>2,129,640</u>	<u>50 %</u>
Total liabilities and deferred inflows of resources	<u>24,330,021</u>	<u>22,037,471</u>	<u>349,402</u>	<u>399,442</u>	<u>24,679,423</u>	<u>22,436,913</u>	<u>2,242,510</u>	<u>10 %</u>
Net position:								
Net investment in capital assets	3,304,130	4,031,672	6,011,620	6,414,109	9,315,750	10,445,781	(1,130,031)	(11)%
Restricted	4,537,178	14,994,887	16,901,642	2,973,568	21,438,820	17,968,455	3,470,365	19 %
Unrestricted	<u>3,860,439</u>	<u>(847,822)</u>	<u>9,792,099</u>	<u>9,002,780</u>	<u>13,652,538</u>	<u>8,154,958</u>	<u>5,497,580</u>	<u>67 %</u>
Total net position	<u>\$ 11,701,747</u>	<u>\$ 18,178,737</u>	<u>\$ 32,705,361</u>	<u>\$ 18,390,457</u>	<u>\$ 44,407,108</u>	<u>\$ 36,569,194</u>	<u>\$ 7,837,914</u>	<u>21 %</u>

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2022**

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

Total assets increased by approximately \$10.08 million because of the increase in restricted cash and cash equivalents, short term investments, and accounts receivables.

Total liabilities increased by approximately \$2.24 million primarily due accounts payable and unearned revenues and deferred inflow of resources.

Total net position increased by \$7.84 million and was \$44.41 million and \$36.57 million in 2022 and 2021, respectively.

Net investment in Capital Assets (e.g., land, buildings and improvements, furniture and equipment) decreased by approximately \$1.13 million, net of depreciation, and was \$9.32 million and \$10.45 million in 2022 and 2021, respectively.

Restricted Net Position balance increased by approximately \$3.47 million and was \$21.44 million and \$17.97 million in 2022 and 2021, respectively primarily due to Housing Assistance Payments (HAP) made in excess of HAP grants.

Unrestricted Net Position increased by \$5.50 million and was \$13.65 million and \$8.15 million in 2022 and 2021, respectively.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2022**

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

	The Authority		PACH		Total		Change	%
	June 30, 2022	June 30, 2021	June 30, 2022	June 30, 2021	June 30, 2022	June 30, 2021		
Revenues								
Rental revenue - tenants	\$ 284,921	\$ 276,930	\$ 5,180,458	\$ 5,167,786	\$ 5,465,379	\$ 5,444,716	\$ 20,663	- %
HUD PHA grants	153,786,566	136,766,925	-	-	153,786,566	136,766,925	17,019,641	12 %
Fraud recovery	37,740	-	-	-	37,740	-	37,740	100 %
Other operating revenue	6,811,870	6,344,221	80,891	19,637	6,892,761	6,363,858	528,903	8 %
Investment income	23,862	358,068	372,014	60,872	395,876	418,940	(23,064)	(6)%
Sub-Total	<u>160,944,959</u>	<u>143,746,144</u>	<u>5,633,363</u>	<u>5,248,295</u>	<u>166,578,322</u>	<u>148,994,439</u>	<u>17,583,883</u>	<u>12 %</u>
Housing assistance payments- Portability-in	<u>2,265,093</u>	<u>11,032,617</u>	<u>-</u>	<u>-</u>	<u>2,265,093</u>	<u>11,032,617</u>	<u>(8,767,524)</u>	<u>(79)%</u>
Total revenues	<u>163,210,052</u>	<u>154,778,761</u>	<u>5,633,363</u>	<u>5,248,295</u>	<u>168,843,415</u>	<u>160,027,056</u>	<u>8,816,359</u>	<u>6 %</u>
Expenses								
Administrative	7,118,029	6,515,020	2,882,013	2,301,374	10,000,042	8,816,394	1,183,648	13 %
Tenant service	480	329,503	10,017	1,732	10,497	331,235	(320,738)	(97)%
Utilities	85,635	61,723	283,960	234,299	369,595	296,022	73,573	25 %
Ordinary maintenance and operations	191,664	338,095	830,465	1,267,605	1,022,129	1,605,700	(583,571)	(36)%
General expenses	716,762	534,690	99,438	76,855	816,200	611,545	204,655	33 %
Depreciation	793,964	857,113	773,682	862,641	1,567,646	1,719,754	(152,108)	(9)%
Housing assistance payments	141,277,564	130,419,007	-	-	141,277,564	130,419,007	10,858,557	8 %
Other expenses	3,888,480	3,667,049	-	-	3,888,480	3,667,049	221,431	6 %
Sub-Total	<u>154,072,578</u>	<u>142,722,200</u>	<u>4,879,575</u>	<u>4,744,506</u>	<u>158,952,153</u>	<u>147,466,706</u>	<u>11,485,447</u>	<u>8 %</u>
Housing assistance payments- Portability in	<u>2,053,347</u>	<u>10,723,690</u>	<u>-</u>	<u>-</u>	<u>2,053,347</u>	<u>10,723,690</u>	<u>(8,670,343)</u>	<u>(81)%</u>
Total expenses	<u>156,125,925</u>	<u>153,445,890</u>	<u>4,879,575</u>	<u>4,744,506</u>	<u>161,005,500</u>	<u>158,190,396</u>	<u>2,815,104</u>	<u>2 %</u>
Net Income (Loss) - Change in Net Position	<u>\$ 7,084,127</u>	<u>\$ 1,332,871</u>	<u>\$ 753,788</u>	<u>\$ 503,789</u>	<u>\$ 7,837,915</u>	<u>\$ 1,836,660</u>	<u>\$ 6,001,255</u>	<u>327 %</u>

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2022**

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 \$17.58 million (12%) and total expenses excluding Housing assistance payments - Portability-in increased by approximately \$11.49 million from a year ago.

HUD provided 96% of the Authority's revenue in 2022. 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.

Total expenses increased by (8)% due to higher housing assistance payments (HAP) made to landlords. Expenses also include administration (management fees and contracted services), utilities, maintenance, and general expenses.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

As of fiscal year ended June 30, 2022, the Authority had \$9.32 million invested in a variety of capital assets as reflected in the following table, which represents a net decrease of approximately \$1.13 million or 11% 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 (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2022**

**TABLE 3
Capital Assets**

	The Authority		PACH		Total		Change	%
	June 30, 2022	June 30, 2021	June 30, 2022	June 30, 2021	June 30, 2022	June 30, 2021		
Land and land rights	\$ 1,342,253	\$ 1,342,253	\$ 2,246,244	\$ 2,246,244	\$ 3,588,497	\$ 3,588,497	\$ -	-
Buildings and improvements	10,391,886	10,391,886	21,605,423	21,234,231	31,997,309	31,626,117	371,192	1 %
Furniture and equipment	2,862,975	2,796,554	606,166	606,166	3,469,141	3,402,720	66,421	2 %
Less: Accumulated depreciation	<u>11,292,986</u>	<u>10,499,021</u>	<u>18,446,213</u>	<u>17,672,532</u>	<u>29,739,199</u>	<u>28,171,553</u>	<u>1,567,646</u>	<u>6 %</u>
Total	<u>\$ 3,304,128</u>	<u>\$ 4,031,672</u>	<u>\$ 6,011,620</u>	<u>\$ 6,414,109</u>	<u>\$ 9,315,748</u>	<u>\$ 10,445,781</u>	<u>\$ (1,130,033)</u>	<u>(11)%</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**

	The Authority	PACH	Total
Beginning balance	\$ 4,031,672	\$ 6,414,109	\$ 10,445,781
Additions	66,421	371,192	437,613
Depreciation	<u>(793,964)</u>	<u>(773,682)</u>	<u>(1,567,646)</u>
Total	<u>\$ 3,304,129</u>	<u>\$ 6,011,619</u>	<u>\$ 9,315,748</u>

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2022**

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 provides 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 Mansoorali (Ali) Hudda, 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, 2022

Assets:

Current Assets:

Cash and cash equivalent	\$ 10,762,501
Short term investments	17,322,182
Accounts receivable- HUD	801,723
Accounts receivable- other	1,206,636
Prepaid and other assets	<u>193,765</u>
Total current assets	<u>30,286,807</u>

Restricted assets:

Cash and cash equivalents	10,673,147
Investments	1,290,073
Notes receivable	<u>13,891,116</u>
Total restricted assets	<u>25,854,336</u>

Noncurrent assets:

Net OPEB assets	1,770,326
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Capital assets:

Capital assets	39,054,948
Less: accumulated depreciation	<u>(29,739,198)</u>
Capital assets, net	<u>9,315,750</u>
Total noncurrent assets	<u>11,086,076</u>
Total assets	<u>67,227,219</u>

Deferred outflow of resources:

Deferred outflow of resources - Pension	1,569,471
Deferred outflow of resources - OPEB	<u>289,841</u>
Total deferred outflow of resources	<u>1,859,312</u>
Total assets and deferred outflow of resources	<u>\$ 69,086,531</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, 2022

Liabilities:

Current liabilities:

Accounts payable	\$ 2,136,649
Accounts payable - HUD	496,422
Accrued compensated absences - current	324,632
Unearned revenue	7,636,238
Tenant security deposits	149,224
Family self-sufficiency escrow - current	483,192
Accrued liabilities	105,061
Other liabilities	<u>458,068</u>
Total current liabilities	<u>11,789,486</u>

Noncurrent liabilities:

Net pension liability	5,940,077
Family self-sufficiency escrow - noncurrent	480,824
Accrued compensated absences - noncurrent	<u>40,349</u>
Total noncurrent liabilities	<u>6,461,250</u>

Total liabilities	<u>18,250,736</u>
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Deferred inflow of resources:

Deferred inflow of resources - Pension	4,022,162
Deferred inflow of resources - OPEB	<u>2,406,525</u>
Total deferred inflow of resources	<u>6,428,687</u>

Total liabilities and deferred inflow of resources	<u>24,679,423</u>
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Net position:

Net investment in capital assets	9,315,750
Restricted	21,438,820
Unrestricted	<u>13,652,538</u>
Total net position	<u>44,407,108</u>

Total liabilities, deferred inflow of resources and net position	<u>\$ 69,086,531</u>
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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, 2022

Operating Revenues:

Rental revenue - tenant	\$ 5,465,379
Other revenue	14,766
HUD PHA grants	153,786,566
Housing assistance payments-Portability-in	2,265,093
Fraud recovery	37,740
Other operating revenue	<u>6,877,995</u>
Total operating revenues	<u>168,447,539</u>

Operating Expenses:

Administration	10,000,042
Tenant services	10,497
Utilities	369,595
Ordinary maintenance and operations	1,022,129
General expenses	816,200
Depreciation	1,567,646
Housing assistance payments - Portability-in	2,053,347
Housing assistance payments	141,277,564
Other expenses	<u>3,888,480</u>
Total operating expenses	<u>161,005,500</u>

Operating income	<u>7,442,039</u>
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Nonoperating Revenues and Expenses:

Investment income	<u>395,876</u>
Total nonoperating revenues & expenses	<u>395,876</u>

Change in net position	7,837,915
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Net position, beginning of year	<u>36,569,194</u>
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Net position, end of year	<u><u>\$ 44,407,108</u></u>
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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, 2022

Cash flows from operating activities:

Cash collected from:	
Dwelling rental	\$ 5,465,379
Other operating revenue	9,725,147
HUD PHA grants received	152,820,117
Housing assistance payments-Portability-in	2,265,093
Cash paid for:	
Housing assistance payments	(141,124,698)
Housing assistance payments-Portability-in	(2,053,347)
Administrative expenses	(11,454,987)
Tenant services	(10,497)
Utility expenses	(369,595)
Maintenance expenses	(1,022,129)
General expenses	(82,931)
Other expenses	<u>(4,493,977)</u>
Net cash provided by operating activities	<u>9,663,575</u>
Cash flows from capital and related financing activities:	
Acquisition of capital assets	<u>(437,613)</u>
Net cash used by capital and related financing activities	<u>(437,613)</u>
Cash flows from investing activities:	
Sale of investments	974,256
Interest received on investments	<u>395,876</u>
Net cash provided by investing activities	<u>1,370,132</u>
Net change in cash and cash equivalents	10,596,094
Cash and cash equivalents, beginning of year	<u>10,839,554</u>
Cash and cash equivalents, end of year	<u><u>\$ 21,435,648</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, 2022

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

Operating income	\$ 7,442,039
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation expense	1,567,646
Change in operating assets and liabilities:	
Accounts receivable - HUD	(694,364)
Accounts receivable - other	20,153
Prepaid expenses	(86,548)
Deferred outflow of resources	942,466
Deferred inflow of resources	2,129,641
Accounts payable	814,191
Accounts payable - HUD	152,866
Accrued compensated absences	(36,341)
Unearned revenue	1,728,018
Family self-sufficiency escrow	58,424
Other liabilities	161,384
Accrued liabilities	15,296
Net pension liability	(2,753,203)
Net OPEB liability	(1,798,896)
Tenant security deposit	<u>803</u>
Net cash provided by operating activities	<u>\$ 9,663,575</u>

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, 2022

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.

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.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2022

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

(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.

(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.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2022**

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

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.
- 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.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2022

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

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.

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.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2022

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

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.

(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.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2022

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

Accumulated vacation benefits are recorded as liabilities on the books of the Authority. The total liability for the Authority is \$364,981 based on year-end hourly rates, of which \$324,632 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.

(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, 2022, are classified on the Statement of Net Position as follows:

Unrestricted - cash, cash equivalents and investments:	
Deposits and placements with financial institution	\$ 10,762,151
Short term investments	17,322,182
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	10,673,147
Investments	<u>1,290,073</u>
Total cash, cash equivalents and investments	<u><u>\$ 40,047,903</u></u>

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2022

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

The Authority had the following cash, cash equivalents and investments at June 30, 2022:

Cash and cash equivalents:	
Cash on hand and demand deposits with financial institution	\$ 13,252,475
Money market accounts	<u>8,183,173</u>
Total cash and cash equivalents	<u>21,435,648</u>
Investments:	
State of California Local Agency Investment Fund (LAIF)	16,143,610
Certificate of deposits	<u>2,468,645</u>
Total investments	<u>18,612,255</u>
Total cash, cash equivalents and investments	<u>\$ 40,047,903</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, 2022, the GASB fair market value factor for the LAIF portfolio was 0.987125414.

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, 2022, 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.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2022

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

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, 2022, an account was maintained in the name of the Authority for \$16,143,610, 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 laddered 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.

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

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2022

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

Authorized Investment Type	Maximum Maturity	Maximum Specified Percentage of Portfolio	Minimum Credit Quality
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:

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.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2022

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

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:		
Certificate of deposits	\$ 2,468,645	\$ 2,468,645
Total investments subject to fair value hierarchy	<u>2,468,645</u>	<u>\$ 2,468,645</u>
Investments not subject to fair value hierarchy:		
Money market	8,183,173	
LAIF	<u>16,143,610</u>	
Total investments and cash equivalent not subject to fair value hierarchy	<u>24,326,783</u>	
Total	<u>\$ 26,795,428</u>	

NOTE 3 - ACCOUNTS RECEIVABLE

As of June 30, 2022, accounts receivable balance consisted of following:

Receivables from HUD:		
Admin fees receivable		\$ 801,723
Receivables from Other Government:		
Shelter Plus Care contract receivables		<u>1,921</u>
Total receivables from HUD and other government		<u>803,644</u>
Other receivables:		
Portability program receivables from other housing authorities		844,375
Other receivables		350,208
Interest receivable		<u>10,132</u>
Total other receivables		<u>1,204,715</u>
Total		<u>\$ 2,008,359</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, 2022, the Authority had a balance of \$1,921 receivables for invoices submitted for the Fiscal year 2021-22.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2022

NOTE 3 - ACCOUNTS RECEIVABLE (CONT'D)

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, 2022, the Authority had a receivable balance of \$844,375 from other housing authorities for their approved portability applicants. Management on a regular basis communicates with those authorities to collect the receivables.

NOTE 4 - INTERFUND BALANCES

As of June 30, 2022, Interfund balances consisted of following:

	<u>Due From</u>	<u>Due To</u>
Housing Choice Voucher	\$ 1,096,859	\$ 30,155
Housing Development Fund	-	436,391
Continuum of Care	57	-
Moderate Rehabilitation	29,712	678
PACH	-	39,230
Ocean Avenue	-	120
Facts & Choices	38,905	-
Park Terrace	-	1,295,142
Mainstream	-	481,987
Business Activities	<u>1,306,850</u>	<u>188,680</u>
	<u>\$ 2,472,383</u>	<u>\$ 2,472,383</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 position and not shown in the basic financial statements.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2022

NOTE 5 - CAPITAL ASSETS

A summary of enterprise funds capital assets at June 30, 2022, is shown below:

<u>Capital Assets</u>		
Land and land rights		\$ 3,588,497
Buildings and improvements		31,997,309
Furniture and equipment		<u>3,469,141</u>
Total capital assets		39,054,947
Less: Accumulated depreciation		<u>(29,739,199)</u>
Capital asset, net		<u><u>\$ 9,315,748</u></u>

Capital asset activities for the year ended June 30, 2022, were as follows:

	<u>Balance at June 30, 2021</u>	<u>Increases</u>	<u>Balance at June 30, 2022</u>
Capital assets not being depreciated:			
Land and land rights	\$ 3,588,497	\$ -	\$ 3,588,497
Total capital assets not being depreciated	<u>3,588,497</u>	<u>-</u>	<u>3,588,497</u>
Capital assets being depreciated:			
Buildings and improvements	31,626,117	371,192	31,997,309
Furniture and equipment	<u>3,402,720</u>	<u>66,421</u>	<u>3,469,141</u>
Total capital assets being depreciated	<u>35,028,837</u>	<u>437,613</u>	<u>35,466,450</u>
Less: Accumulated depreciation for:			
Buildings and improvements	(24,795,025)	(1,534,429)	(26,329,454)
Furniture and equipment	<u>(3,376,528)</u>	<u>(33,217)</u>	<u>(3,409,745)</u>
Total accumulated depreciation	<u>(28,171,553)</u>	<u>(1,567,646)</u>	<u>(29,739,199)</u>
Total capital assets being depreciated, net	<u>6,857,284</u>	<u>(1,130,033)</u>	<u>5,727,251</u>
Total capital assets, net	<u><u>\$ 10,445,781</u></u>	<u><u>\$ (1,130,033)</u></u>	<u><u>\$ 9,315,748</u></u>

Depreciation expense for the year ended June 30, 2022, was \$1,567,646.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2022

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 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 (ACOE).

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, 2021 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, 2021, pension plan membership consisted of the following:

Retired members or beneficiaries currently receiving benefits	10,536
Vested terminated members entitled to, but not yet receiving benefits*	3,265
Active members	<u>11,326</u>
Total	<u><u>25,127</u></u>

* Includes terminated members due to a refund of member contributions.

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 Counselor, Probation Officer, etc.). All other employees are classified as General members.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2022

NOTE 6 - PENSION PLAN (CONT'D)

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 4	§7522.20(a)	January 1, 2013	2.5% at 67; maximum 2% COLA	Highest 3- years

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

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 at 2.0% for General Tiers 2 and 4.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2022

NOTE 6 - PENSION PLAN (CONT'D)

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, 2021 for 2021 (based on the December 31, 2019 valuation for the second half of 2020/2021 and on the December 31, 2020 valuation for the first half of 2021/2022) was 26.34% of compensation.

Members are 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, 2021 for 2021 (based on the December 31, 2019 valuation for the second half of 2020/2021 and on the December 31, 2020 valuation for the first half of 2021/2022) was 9.63% 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:

2021 (measurement period)	\$ 1,398,011
2020	\$ 1,323,493

For the year ended June 30, 2022, the Authority made contributions of \$1,398,011 to ACERA.

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

As of June 30, 2022, the Authority reported net pension liabilities of \$5,940,077 for its proportionate shares of the net pension liability of the Plan.

Reporting Date for Employer under GASB 68 Measurement Date for Employer under GASB 68	June 30, 2022 December 31, 2021
Beginning net pension liability	\$ 8,693,280
Pension expense	399,913
Employer contributions	(1,398,011)
New net deferred inflows / outflows	(2,004,050)
Change in Allocation of Prior Deferred Inflows/Outflows	6,488
New Net Deferred Flows Due to Change in Proportion	(107,771)
Recognition of Prior Deferred Inflows/Outflows	213,087
Recognition of Prior Deferred Flows Due to Change in Proportion	137,141
Ending net pension liability	\$ 5,940,077

The Net Pension Liability (NPL) for each membership class is the Total Pension Liability (TPL) minus the Plan's Fiduciary Net Position (plan assets). The Total Pension Liability for each membership class is obtained from internal valuation results. The Plan's Fiduciary Net Position for each membership class is obtained by allocating the total Plan's Fiduciary Net Position for Pension proportionally based on the valuation value of assets for each membership class relative to the total valuation value of assets for all membership classes.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2022

NOTE 6 - PENSION PLAN (CONT'D)

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, 2022. Consistent with the provisions of GASB 68, the assets and liabilities measured as of December 31, 2020 are not adjusted or "rolled forward" to the June 30, 2022, 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, 2022 and 2021 was as follows:

	<u>Amount</u>
Proportion - June 30, 2022	\$ 5,940,077
Proportion - June 30, 2021	8,693,280
Change in net pension liability	<u>\$ (2,753,203)</u>

For the year ended June 30, 2022, the Authority recognized pension expense of \$399,913.

At June 30, 2022, 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	\$ -	\$ 3,041,386
Changes in proportion and differences between employer's contributions and proportionate share of contributions	326,368	551,220
Change of assumptions or other inputs	1,091,345	275,273
Differences between expected and actual experience in the total pension liability	<u>151,758</u>	<u>154,283</u>
	<u>\$ 1,569,471</u>	<u>\$ 4,022,162</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, 2021.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
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NOTE 6 - PENSION PLAN (CONT'D)

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>
2023	\$ (400,246)
2024	(1,189,554)
2025	(422,980)
2026	(436,838)
2027	(3,073)
Total	<u>\$ (2,452,691)</u>

There are changes in each employer's proportionate share of the total NPL during the measurement period ended December 31, 2021. The net effect of the change on the employer's proportionate share of the collective NPL and collective deferred outflows of resources and deferred inflows of resources for the current period (i.e., 2021) is recognized over the average of the expected remaining service lives of all employees that are provided with pensions through ACERA which is 5.05 years determined as of December 31, 2020 (the beginning of the measurement period ended December 31, 2021). This is described in Paragraph 33a. of GASB 68.

In addition, the difference between the actual employer contributions and the proportionate share of the employer contributions during the measurement period ended December 31, 2021 is recognized over the same period.

The net effects of the change on the employer's proportionate share of the collective NPL and collective deferred outflows of resources and deferred inflows of resources for prior periods are continued to be recognized based on the expected remaining service lives of all employees calculated as of those prior measurement dates.

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

- Calculating each active employees' 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.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2022

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, 2022</u>
Measurement Date for Employer under GASB 68	<u>December 31, 2021</u>
Component of Pension Expense:	
Service cost	\$ 1,119,512
Interest on the Total Pension Liability	3,465,723
Expensed portion of current-period changes in proportion and differences between employer's contributions and proportionate share of contributions	(26,610)
Expensed portion of current-period difference between expected and actual experience in the Total Pension Liability	(34,836)
Member contributions	(528,602)
Projected earnings on plan investments	(2,852,644)
Expensed portion of current-period differences between actual and projected earnings on plan investments	(465,740)
Administrative expense	73,337
Recognition of beginning of year deferred outflows of resources as pension expense	1,420,568
Recognition of beginning of year deferred inflows of resources as pension expense	(1,633,654)
Net amortization of deferred amounts from changes in proportion and differences between employer's contributions and proportionate share of contributions	<u>(137,141)</u>
Pension Expense	<u><u>\$ 399,913</u></u>

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, 2021 and December 31, 2020 are as follows:

	<u>2021</u>	<u>2020</u>
Total Pension Liability	\$ 11,009,508,484	\$ 10,639,300,371
Less: Plan's Fiduciary Net Position	<u>10,217,221,404</u>	<u>8,444,884,496</u>
Net Pension Liability	<u><u>\$ 792,287,080</u></u>	<u><u>\$ 2,194,415,875</u></u>
Plan's Fiduciary Net Position as a percentage of the Total Pension Liability	<u>92.80 %</u>	<u>79.37 %</u>

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
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NOTE 6 - PENSION PLAN (CONT'D)

The Net Pension Liability (NPL) was measured as of December 31, 2021 and 2020. The Plan's Fiduciary Net Position (plan assets) was valued as of the measurement date and the Total Pension Liability (TPL) was determined based upon rolling forward the TPL from actuarial valuations as of December 31, 2020 and 2019, respectively.

The TPLs as of December 31, 2021 and 2020 that were measured by actuarial valuations as of December 31, 2020 and 2019, respectively, used the same actuarial assumptions as the December 31, 2021 and 2020 funding valuations, respectively. The actuarial assumptions used in the December 31, 2021 and 2020 funding valuations were based on the results of an experience study for the period December 1, 2016 through November 30, 2019. In particular, the following actuarial assumptions were applied to all periods included in the measurement:

<u>Valuation Date</u>	<u>December 31, 2021</u>	<u>December 31, 2020</u>
Inflation	2.75%	2.75%
Salary Increases	8.35% to 3.65%, vary by service, including inflation	8.35% to 3.65%, vary by service, including inflation
Investment Rate of Return	7.00%, net of pension plan investment expense, including inflation	7.00%, net of pension plan investment expense, including inflation
Other assumptions	Refer to analysis of actuarial experience during the period December 1, 2016 through November 30, 2019	Refer to analysis of actuarial experience during the period December 1, 2016 through November 30, 2019

G. Discount Rate

The discount rate used to measure the Total Pension Liability (TPL) was 7.00% as of December 31, 2021 and December 31, 2020. 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 0.65% of assets over time, based on the results of our stochastic modeling of the 50% allocation of future excess earnings to the SRBR.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2022

NOTE 6 - PENSION PLAN (CONT'D)

The projection of cash flows used to determine the discount rate assumes plan member contributions will be made at the current contribution rates and that employer contributions will be made at rates equal to the actuarially determined contribution rates¹ 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, 2021 and December 31, 2020.

H. Additional Financial and Actuarial Information

Additional financial and actuarial information supporting the schedule 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, 2021, and ACERA's GASB 68 Actuarial Valuation Based on December 31, 2021 Measurement Date for Employer Reporting as of June 30, 2022.

I. Target Asset Allocation

The long-term expected rate of return on pension plan investments was determined in 2020 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. These 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, adding expected inflation and subtracting expected investment expenses and a risk margin. The target allocation (approved by the Board) and projected arithmetic real rates of return for each major asset class, after deducting inflation, but before investment expenses are shown in the following table. This information was used in the derivation of the long-term expected investment rate of return assumption for the December 31, 2021 actuarial valuation. This information will be subject to change every three years based on the results of an actuarial experience study.

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Arithmetic Real Rate of Return</u>
US Large Cap Equity	22.40 %	5.43 %
US Small Cap Equity	2.50 %	6.21 %
International Developed Equity	17.00 %	6.67 %
International Small Cap Equity	3.00 %	7.36 %
Emerging Market Equity	5.00 %	8.58 %
Core Plus Fixed Income	11.50 %	1.10 %
High Yield Bonds	1.60 %	2.91 %
Global Fixed Income	3.00 %	(0.63)%
Private Equity	10.50 %	10.00 %
Core Real Estate	8.00 %	4.58 %
Commodities	0.75 %	3.46 %
Infrastructure	1.75 %	7.80 %
Private Credit	4.00 %	8.50 %
Absolute Return	9.00 %	3.70 %
Total	<u>100.00 %</u>	

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
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NOTE 6 - PENSION PLAN (CONT'D)**J. Sensitivity of the Net Pension Liability to Changes in the Discount Rate**

The following presents the NPL as of December 31, 2021, calculated using the discount rate of 7.00%, as well as what the NPL would be if it were calculated using a discount rate that is 1-percentage-point lower (6.00%) or 1-percentage-point higher (8.00%) than the current rate:

	1% Decrease (6.00%)	Current Discount Rate (7.00%)	1% Increase (8.00%)
Plan's Net Pension Liability/ (Asset) \$	12,483,864	\$ 5,940,077	\$ 531,177

NOTE 7 - OTHER POST EMPLOYMENT BENEFITS (OPEB)

At June 30, 2022, net OPEB liability/(asset) and related deferred outflows/ inflows of resources are as follows:

	2022	2021
Deferred outflows of resources	\$ 289,841	\$ 383,894
Deferred inflows of resources	\$ 2,406,525	\$ 1,183,577
Net OPEB liability/(assets)	\$ (1,770,325)	\$ 28,570

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.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2022**

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

C. Plan Membership

At December 31, 2021, OPEB plan membership consisted of the following:

Retired members or beneficiaries currently receiving medical benefit	6,763
Retired members or beneficiaries currently receiving dental and vision benefits	8,058
Vested terminated members entitled to, but not yet receiving benefits	478
Participating Active Employees	<u>11,326</u>
Total Number of Participants	<u><u>26,625</u></u>

Benefits Provided

ACERA provides benefits to eligible employees under the following terms and conditions:

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.

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 \$578.65 per month is provided, effective January 1, 2021. For the period January 1, 2022 through December 31, 2022, the maximum allowance will increase to \$596.73 per month.

For those purchasing insurance through the Individual Medicare Exchange, the Monthly Medical Allowance was \$443.28 per month for 2021 and will increase to \$457.13 per month in 2022.

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.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2022**

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

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: <ul style="list-style-type: none"> - 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 is \$48.12 in 2021 and 2022. The eligibility for these premiums is as follows:
Service Retirees:	Retired with at least 10 years of service.
Disabled Retirees:	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. For duty disabled retirees, there is no minimum service requirement.
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/(Asset)

The Net OPEB Liability/(Asset) was measured as of December 31, 2021 and 2020. The Plan's Fiduciary Net Position (plan assets) was valued as of the measurement date, while the Total OPEB Liability/(Asset) was determined by rolling forward the Total OPEB Liability/(Asset) as of December 31, 2020 and 2019, respectively.

The plan provisions used in the measurement of the NOL as of December 31, 2021 and 2020 are the same as those used in ACERA's SRBR sufficiency valuation as of December 31, 2020 and 2019, respectively.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2022

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

E. Actuarial Assumptions

The actuarial assumptions used for the December 31, 2021 valuation were based on the results of the experience study for the period from December 1, 2016 through November 30, 2019 that were approved by the Board effective with the December 31, 2020 valuation and the health care trend assumptions recommended for the upcoming sufficiency study for the SRBR as of December 31, 2021. The assumptions used in the December 31, 2021 SRBR OPEB actuarial valuation for ACERA were applied to all periods included in the measurement:

December 31, 2021

Investment rate of return	7.00%, net of OPEB plan investment expense, including inflation
Inflation	2.75%
Health care premium trend rates (used to project health care costs after calendar year 2022)	
Non-Medicare medical plan	Graded from 7.50% in 2022 to ultimate 4.50% over 12 years
Medicare medical plan	Graded from 6.50% in 2022 to ultimate 4.50% over 8 years
Dental	0.00% for the first year to reflect a three-year rate guarantee (premiums fixed at 2021 level for 2022 and 2023) and 4.00% thereafter.
Vision	0.00% for the first three years to reflect a five-year rate guarantee (premiums fixed at 2021 level for 2022, 2023, 2024 and 2025) and 4.00% thereafter.
Medicare Part B*	4.50%
Other assumptions	Same as those proposed in the experience study for the period December 1, 2016 through November 30, 2019

The actuarial assumptions used for the December 31, 2020 valuation were based on the results of the experience study for the period from December 1, 2016 through November 30, 2019 that were approved by the Board effective with the December 31, 2020 valuation and the health care trend assumptions recommended for the sufficiency study for the SRBR as of December 31, 2020 (reference: our letter dated March 22, 2021). The assumptions used in the December 31, 2020 SRBR OPEB actuarial valuation for ACERA were applied to all periods included in the measurement:

December 31, 2020

Investment rate of return	7.00%, net of OPEB plan investment expense, including inflation
Inflation	2.75%
Health care premium trend rates (used to project health care costs after calendar year 2021)	
Non-Medicare medical plan**	Graded from 6.75% in 2021 to ultimate 4.50% over 9 years
Medicare medical plan**	Graded from 6.25% in 2021 to ultimate 4.50% over 7 years
Dental	0.00% for the first two years to reflect a three-year rate guarantee (premiums fixed at 2021 level for 2022 and 2023) and 4.00% thereafter.
Vision	0.00% for the first four years to reflect a five-year rate guarantee (premiums fixed at 2021 level for 2022, 2023, 2024 and 2025) and 4.00% thereafter.
Medicare Part B**	4.50%
Other assumptions	Same as those proposed in the experience study for the period December 1, 2016 through November 30, 2019

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2022

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

* The actual calendar year 2021 trend of 14.55% reflecting the standard 2022 calendar year premium of \$170.10 per month, consistent with Segal's Medicare Part B memo dated November 19, 2021 was reflected in the current year GASB 74 valuation with December 31, 2021 measurement date.

** The actual calendar year 2020 trend of 2.70% reflecting the standard 2021 calendar year premium of \$148.50 per month, consistent with Segal's Medicare Part B memo dated November 12, 2020 was reflected in the GAS 74 valuation with December 31, 2020 measurement date.

F. Discount Rate

The discount rates used to measure the Total OPEB Liability (TOL) were 7.00% as of December 31, 2021 and December 31, 2020. The projection of cash flows used to determine the discount rate assumed benefits are paid out of current SRBR OPEB 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, 2021 and December 31, 2020.

G. Target Asset Allocation

The long-term expected rate of return on OPEB plan investments was determined in 2020 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. These 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, adding expected inflation and subtracting expected investment expenses and a risk margin. The target allocation (approved by the Board) and projected arithmetic real rates of return for each major asset class, after deducting inflation, but before investment expenses are shown in the following table. This information was used in the derivation of the long-term expected investment rate of return assumption for the December 31, 2021 actuarial valuation. This information will be subject to change every three years based on the results of an actuarial experience study.

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term (Arithmetic) Expected Real Rate of Return</u>
US Large Cap Equity	22.40 %	5.43 %
US Small Cap Equity	2.50 %	6.21 %
International Developed Equity	17.00 %	6.67 %
International Small Cap Equity	3.00 %	7.36 %
Emerging Market Equity	5.00 %	8.58 %
Core Plus Fixed Income	11.50 %	1.10 %
High Yield Bonds	1.60 %	2.91 %
Global Fixed Income	3.00 %	(0.63)%
Private Equity	10.50 %	10.00 %
Core Real Estate	8.00 %	4.58 %
Commodities	0.75 %	3.46 %
Infrastructure	1.75 %	7.80 %
Private Credit	4.00 %	8.50 %
Absolute Return	9.00 %	3.70 %
Total	<u>100.00 %</u>	<u>5.56 %</u>

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2022

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

H. OPEB Liability/(Asset), OPEB Expenses and Deferred Outflows/Inflows of Resources Related to OPEB

Reporting Date for Employer under GASB 75	<u>June 30, 2022</u>	<u>June 30, 2021</u>
Measurement Date for Employer under GASB 75	December 31, 2021	December 31, 2020
OPEB Expense:		
Service Cost	\$ 140,762	\$ 134,607
Interest on Total OPEB Liability	354,196	338,080
Expensed portion of current-period changes in proportion and differences between employer's contributions and proportionate share of contributions	(1,834)	6,652
Expensed portion of current-period difference between actual and expected experience in the Total OPEB Liability	(16,060)	(9,075)
Expensed portion of current-period changes of assumptions or other inputs	(24,009)	37,744
Projected earnings on plan investments	(342,145)	(293,126)
Expensed portion of current-period differences between actual and projected earnings on plan investments	(340,905)	(165,337)
Administrative Expense	6,472	6,049
Recognition of beginning of year deferred outflows of resources as OPEB expense	258,657	224,747
Recognition of beginning of year deferred inflows of resources as OPEB expense	(505,965)	(339,054)
Net amortization of deferred amounts from changes in proportion and differences between employer's contributions and proportionate share of contributions	<u>(11,061)</u>	<u>(17,713)</u>
OPEB Expense	<u>\$ (481,892)</u>	<u>\$ (76,426)</u>

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2022

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

Reporting Date for Employer under GASB 75	<u>June 30, 2022</u>	<u>June 30, 2021</u>
	December 31,	December 31,
Measurement Date for Employer under GASB 75	<u>2021</u>	<u>2020</u>

Reconciliation of Net OPEB Liability:

Beginning Net OPEB Liability	\$ <u>28,570</u>	\$ <u>458,037</u>
OPEB Expense	(481,892)	(76,426)
New Net Deferred Inflows/Outflows	(1,576,790)	(502,806)
Change in Allocation of Prior Deferred Inflows/Outflows	11,174	(19,040)
New Net Deferred Flows Due to Change in Proportion	(9,757)	36,785
Recognition of Prior Deferred Inflows/Outflows	247,308	114,307
Recognition of Prior Deferred Flows Due to Change in Proportion	<u>11,061</u>	<u>17,713</u>
Net changes	<u>(1,798,896)</u>	<u>(429,467)</u>
Ending Net OPEB Liability/(Asset)	<u>\$ (1,770,326)</u>	<u>\$ 28,570</u>

At June 30, 2022, the Authority reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Net excess of actual over projected earnings on OPEB plan investments	\$ -	\$ 1,904,599
Changes in proportion and differences between employer's contributions and proportionate share of contributions	30,133	63,518
Change of assumptions or other inputs	259,708	146,989
Differences between expected and actual experience in the total OPEB Liability/(Asset)	<u>-</u>	<u>291,419</u>
	<u>\$ 289,841</u>	<u>\$ 2,406,525</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>	<u>Deferred Outflows/ (Inflows) of Resources</u>
2023	\$ (486,237)
2024	(668,458)
2025	(558,454)
2026	(366,721)
2027	(23,405)
2028	<u>(13,409)</u>
Total	<u>\$ (2,116,684)</u>

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2022

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, 2021. 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 6.32 years determined as of December 31, 2020 (the beginning of the measurement period ended December 31, 2021). 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/(Asset) to Changes in the Discount Rate

The following presents the Net OPEB Liability/(Asset) of ACERA as of December 31, 2021, calculated using the discount rate of 7.00%, as well as what ACERA's Net OPEB Liability/(Asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (6.00%) or 1-percentage-point higher (8.00%) than the current rate:

Discount Rate - 1%	Current Discount Rate	Discount Rate +1%
\$ (1,091,160)	\$ (1,770,326)	\$ (2,331,191)

J. Sensitivity of the Net OPEB Liability/(Asset) to Changes in the Healthcare Cost Trend Rates

The following presents the Net OPEB Liability/(Asset) of ACERA as of December 31, 2021, calculated using the current trend rate, as well as what ACERA's Net OPEB Liability/(Asset) 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.

Trend Rate - 1%	Current Trend Rate*	Trend Rate +1%
\$ (2,390,637)	\$ (1,770,326)	\$ (1,002,272)

* Current trend rates: 7.50% graded down to 4.50% over 12 years for Non-Medicare medical plan costs; 6.50% graded down to 4.50% over 8 years for Medicare medical plan costs, 4.00% for all years after the first years and three years for Dental and Vision costs, respectively; and 4.50% for all years for Medicare Part B costs. The first year of trend for dental were 0.00% to reflect three-year rate guarantee (premiums fixed at 2021 levels for 2022 and 2023). The first three years of trend for vision were 0.00% to reflect five-year rate guarantee (premiums fixed at 2021 levels for 2022, 2023, 2024 and 2025).

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2022

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, 2022.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2022

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, 2022 was \$112,224.

Condensed audited financial information for the year ended December 31, 2021, is as follows:

Total assets and deferred outflows of resources	<u>\$ 45,333,164</u>
Total liabilities and deferred inflows of resources	19,922,797
Net position (Member's equity)	<u>25,410,367</u>
Total liabilities, deferred inflows of resources, and net position	<u>\$ 45,333,164</u>
Total revenues	\$ 16,998,778
Total expenses	<u>15,963,970</u>
Change in member's equity	1,034,808
Net Position, beginning of year	<u>24,375,559</u>
Net Position, end of year	<u>\$ 25,410,367</u>

NOTE 11 - UNEARNED REVENUE

The changes in the Authority's unearned revenue account for the year ended June 30, 2022, were as follows:

Balance at the beginning of year	\$ 5,908,220
Changes during the year	<u>1,728,018</u>
Balance at the end of the year	<u>\$ 7,636,238</u>

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2022

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 power 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, 2021, 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, 2021, is as follows:

Total assets	<u>\$ 31,854,836</u>
Total liabilities	16,175,772
Net position	<u>15,679,064</u>
Total liabilities and net position	<u>\$ 31,854,836</u>
Operating revenues and non-operating revenues	\$ 5,027,130
Operating expenses	<u>4,636,233</u>
Change in net position	390,897
Net position, beginning of year	<u>15,288,167</u>
Net position, end of year	<u>\$ 15,679,064</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, 2022 was \$113,996. 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, 2022

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, 2022, the Authority had note receivable and accrued interest receivable from the Borrower in the amount of \$11,000,000 and \$2,891,116, 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, 2022.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2022

NOTE 15 - BLENDED COMPONENT UNIT (CONT'D)

BLENDED COMPONENT UNIT - STATEMENT OF NET POSITION

ASSETS

Current Assets:

Cash and cash equivalents	\$ 1,148,745
Restricted cash and cash equivalents	136,292
Short term investments	11,550,421
Accounts receivable, net	134,015
Prepaid expenses and other current assets	<u>182,554</u>
Total current assets	<u>13,152,027</u>

Noncurrent Assets:

Capital assets, net of accumulated depreciation	6,011,620
Notes receivable	<u>13,891,116</u>
Total noncurrent assets	<u>19,902,736</u>
Total assets	<u>33,054,763</u>

LIABILITIES

Current Liabilities:

Accounts payable and accrued liabilities	127,828
Tenant security deposits	136,292
Other liabilities	46,052
Due to other funds	<u>39,230</u>
Total current liabilities	<u>349,402</u>
Total liabilities	<u>349,402</u>

NET POSITION

Net investment in capital assets	6,011,620
Restricted	16,901,642
Unrestricted	<u>9,792,099</u>
Total net position	<u>\$ 32,705,361</u>

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2022

NOTE 15 - BLENDED COMPONENT UNIT (CONT'D)

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

OPERATING REVENUES

Tenant rental income	\$ 5,180,458
Other revenues	<u>80,891</u>
Total operating revenue	<u>5,261,349</u>

OPERATING EXPENSES

Administration	2,882,013
Tenant services	10,017
Utilities	283,960
Repairs and maintenance	830,465
General expenses	99,438
Depreciation expense	<u>773,682</u>
Total operating expenses	<u>4,879,575</u>

OPERATING INCOME

381,774

NONOPERATING REVENUES (EXPENSES)

Interest and investment revenue (net)	<u>372,014</u>
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Total non-operating revenues	<u>372,014</u>
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Change in net position	<u>753,788</u>
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Total net position - beginning of year	18,390,457
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<i>Restatement</i>	<u>13,561,116</u>
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Total net position - beginning of year, restated	<u>31,951,573</u>
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Total net position - end of year	<u><u>\$ 32,705,361</u></u>
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NOTE 16 - EVALUATION OF SUBSEQUENT EVENTS

The Authority has evaluated subsequent events through March 29, 2023, the date on which the financial statements were available to be issued. the date at which the financial statements were available to be issued, and have determined that no adjustments are necessary to the amounts reported in the accompanying financial statements.

REQUIRED SUPPLEMENTARY INFORMATION - (UNAUDITED)

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY AND
RELATED RATIOS
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 %
2020	0.370 %	\$ 7,919,662	\$ 4,347,895	182.15 %	82.22 %
2021	0.396 %	\$ 8,693,280	\$ 4,675,355	185.94 %	82.77 %
2022	0.750 %	\$ 5,940,077	\$ 4,748,361	125.10 %	88.38 %

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
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 %
2020	\$ 1,208,258	\$ 1,208,258	\$ -	\$ 4,347,895	27.79 %
2021	\$ 1,323,493	\$ 1,323,493	\$ -	\$ 4,675,355	28.31 %
2022	\$ 1,398,011	\$ 1,398,011	\$ -	\$ 4,748,361	29.44 %

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/(ASSET) AND RELATED RATIOS
FOR THE LAST TEN FISCAL YEARS

Reporting Date for Employer under GASB 75	<u>June 30, 2022</u>	<u>June 30, 2021</u>	<u>June 30, 2020</u>	<u>June 30, 2019</u>	<u>June 30, 2018</u>
Measurement Date for Employer under GASB 75	<u>December 31,</u> <u>2021</u>	<u>December 31,</u> <u>2020</u>	<u>December 31,</u> <u>2019</u>	<u>December 31,</u> <u>2018</u>	<u>December 31,</u> <u>2017</u>
OPEB Expense:					
Service Cost	\$ 140,762	\$ 134,607	\$ 112,257	\$ 142,064	\$ 121,869
Interest on Total OPEB Liability	354,196	338,080	299,492	330,345	315,510
Changes in proportion and differences between employer's contributions and proportionate share of contributions	(1,834)	6,652	(12,262)	(346)	(5,105)
Difference between actual and expected experience in the Total OPEB Liability	(16,060)	(9,075)	(25,590)	(18,692)	(14,619)
Changes of assumptions or other inputs	(24,009)	37,744	7,685	(7,710)	39,861
Projected earnings on plan investments	(342,145)	(293,126)	(234,936)	(319,922)	(267,053)
Differences between actual and projected earnings on plan investments	(340,905)	(165,337)	(110,099)	188,456	(166,194)
Administrative Expense	6,472	6,049	5,494	5,509	5,434
Recognition of beginning of year deferred outflows of resources as OPEB expense	258,657	224,747	205,696	39,719	-
Recognition of beginning of year deferred inflows of resources as OPEB expense	(505,965)	(339,054)	(186,219)	(180,166)	-
Net amortization of deferred amounts from changes in proportion and differences between employer's contributions and proportionate share of contributions	<u>(11,061)</u>	<u>(17,713)</u>	<u>(5,451)</u>	<u>(5,105)</u>	<u>-</u>
OPEB Expense	<u>\$ (481,892)</u>	<u>\$ (76,426)</u>	<u>\$ 56,067</u>	<u>\$ 174,152</u>	<u>\$ 29,703</u>

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
SCHEDULE OF CHANGES IN THE NET OPEB LIABILITY/(ASSET) AND RELATED RATIOS
FOR THE LAST TEN FISCAL YEARS

Reconciliation of Net OPEB Liability:

Beginning Net OPEB Liability	\$ 28,570	\$ 458,037	\$ 1,047,799	\$ 124,068	\$ 644,757
OPEB Expense	(481,892)	(76,426)	56,067	174,152	29,703
New Net Deferred Inflows/Outflows	(1,576,790)	(502,806)	(540,845)	604,124	(521,398)
Change in Allocation of Prior Deferred Inflows/Outflows	11,174	(19,040)	(22,169)	1,863	-
New Net Deferred Flows Due to Change in Proportion	(9,757)	36,785	(68,789)	(1,960)	(28,994)
Recognition of Prior Deferred Inflows/Outflows	247,308	114,307	(19,477)	140,447	-
Recognition of Prior Deferred Flows Due to Change in Proportion	<u>11,061</u>	<u>17,713</u>	<u>5,451</u>	<u>5,105</u>	<u>-</u>
Net changes	<u>(1,798,896)</u>	<u>(429,467)</u>	<u>(589,762)</u>	<u>923,731</u>	<u>(520,689)</u>
Ending Net OPEB Liability/(Asset)	<u>\$ (1,770,326)</u>	<u>\$ 28,570</u>	<u>\$ 458,037</u>	<u>\$ 1,047,799</u>	<u>\$ 124,068</u>

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 as of June 30,	Proportion of the Net OPEB Liability	Proportionate share of Net OPEB Liability	Covered employee payroll*	Proportionate share of the Net OPEB Liability as a percentage of its covered- employee payroll	Plan's Fiduciary Net Position as a percentage of the Total OPEB Liability
2017	0.477 %	\$ 644,757	\$ 4,354,275	14.81 %	85.50 %
2018	0.452 %	\$ 124,068	\$ 4,299,288	2.89 %	97.33 %
2019	0.450 %	\$ 1,047,799	\$ 4,512,036	23.22 %	77.91 %
2020	0.406 %	\$ 458,037	\$ 4,347,895	10.53 %	89.57 %
2021	0.427 %	\$ 28,570	\$ 4,675,355	0.61 %	99.44 %
2022	0.421 %	\$ (1,770,326)	\$ 4,748,361	(37.28)%	134.96 %

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

* Covered-employee payroll shown represents Compensation Earnable and Pensionable Compensation and is defined as the payroll of employees that are provided with OPEB through the OPEB plan.

SUPPLEMENTARY INFORMATION

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
COMBINING STATEMENT OF NET POSITION
JUNE 30, 2022

	Low Rent Public Housing	Housing Choice Vouchers	Housing Development Fund	Continuum of Care	Mod Rehab	PACH	Ocean Avenue
Assets:							
Current assets:							
Cash and cash equivalents	\$ -	\$ 5,814,034	\$ 1,772,564	\$ -	\$ -	\$ 1,148,745	\$ 509,735
Short term investments	-	-	4,613,171	-	-	11,550,421	-
Accounts receivable - HUD	-	282,707	-	-	678	-	-
Accounts receivable - other	-	844,375	-	1,921	-	134,015	9,006
Prepaid and other assets	-	10,236	975	-	-	182,554	-
Due from other funds	-	1,096,859	-	57	29,712	-	-
Total current assets	-	8,048,211	6,386,710	1,978	30,390	13,015,735	518,741
Restricted assets:							
Cash and cash equivalents	-	3,070,006	-	-	-	136,292	4,762
Restricted investments	-	-	-	-	-	-	-
Notes receivable	-	-	-	-	-	13,891,116	-
Total restricted assets	-	3,070,006	-	-	-	14,027,408	4,762
Noncurrent assets:							
Net OPEB assets	-	1,473,435	296,891	-	-	-	-
Capital assets:							
Capital assets	-	86,431	11,837,137	-	-	24,457,833	1,491,655
Less accumulated depreciation	-	(86,431)	(9,432,489)	-	-	(18,446,213)	(1,010,660)
Total capital assets, net	-	-	2,404,648	-	-	6,011,620	480,995
Total noncurrent assets	-	1,473,435	2,701,539	-	-	6,011,620	480,995
Total assets	-	12,591,652	9,088,249	1,978	30,390	33,054,763	1,004,498
Deferred outflow of resources:							
Deferred outflow of resources - Pension	-	1,398,291	171,180	-	-	-	-
Deferred outflow of resources - OPEB	-	289,841	-	-	-	-	-
Total deferred outflow of resources	-	1,688,132	171,180	-	-	-	-
Total assets and deferred outflow of resources	\$ -	\$ 14,279,784	\$ 9,259,429	\$ 1,978	\$ 30,390	\$ 33,054,763	\$ 1,004,498

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, 2022

	Facts & Choices	Park Terrace	Mainstream	Emergency Housing Vouchers	Business Activities	Interfund Elimination	Total
Assets:							
Current assets:							
Cash and cash equivalents	\$ -	\$ 1,517,423	\$ -	\$ -	\$ -	\$ -	\$ 10,762,501
Short term investments	-	1,158,590	-	-	-	-	17,322,182
Accounts receivable - HUD	-	-	518,338	-	-	-	801,723
Accounts receivable - other	-	19,582	-	-	197,737	-	1,206,636
Prepaid and other assets	-	-	-	-	-	-	193,765
Due from other funds	<u>38,905</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,306,850</u>	<u>(2,472,383)</u>	<u>-</u>
Total current assets	<u>38,905</u>	<u>2,695,595</u>	<u>518,338</u>	<u>-</u>	<u>1,504,587</u>	<u>(2,472,383)</u>	<u>30,286,807</u>
Restricted assets:							
Cash and cash equivalents	-	6,070	-	2,271,762	5,184,255	-	10,673,147
Restricted investments	-	-	-	-	1,290,073	-	1,290,073
Notes receivable	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>13,891,116</u>
Total restricted assets	<u>-</u>	<u>6,070</u>	<u>-</u>	<u>2,271,762</u>	<u>6,474,328</u>	<u>-</u>	<u>25,854,336</u>
Noncurrent assets:							
Net OPEB assets	-	-	-	-	-	-	1,770,326
Capital assets:							
Capital assets	-	1,011,892	-	-	170,000	-	39,054,948
Less accumulated depreciation	<u>-</u>	<u>(763,405)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(29,739,198)</u>
Total capital assets, net	<u>-</u>	<u>248,487</u>	<u>-</u>	<u>-</u>	<u>170,000</u>	<u>-</u>	<u>9,315,750</u>
Total noncurrent assets	<u>-</u>	<u>248,487</u>	<u>-</u>	<u>-</u>	<u>170,000</u>	<u>-</u>	<u>11,086,076</u>
Total assets	<u>38,905</u>	<u>2,950,152</u>	<u>518,338</u>	<u>2,271,762</u>	<u>8,148,915</u>	<u>(2,472,383)</u>	<u>67,227,219</u>
Deferred outflow of resources:							
Deferred outflow of resources - Pension	-	-	-	-	-	-	1,569,471
Deferred outflow of resources - OPEB	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>289,841</u>
Total deferred outflow of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,859,312</u>
Total assets and deferred outflow of resources	<u>\$ 38,905</u>	<u>\$ 2,950,152</u>	<u>\$ 518,338</u>	<u>\$ 2,271,762</u>	<u>\$ 8,148,915</u>	<u>\$ (2,472,383)</u>	<u>\$ 69,086,531</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, 2022

	Low Rent Public Housing	Housing Choice Vouchers	Housing Development Fund	Continuum of Care	Mod Rehab	PACH	Ocean Avenue
Liabilities:							
Current Liabilities:							
Accounts payable	\$ -	\$ 2,012,429	\$ 20,884	\$ 1,978	\$ -	\$ 55,357	\$ 1,337
Accounts payable - HUD	-	466,710	-	-	29,712	-	-
Accrued compensated absences - current	-	273,535	51,097	-	-	-	-
Unearned revenue	-	-	-	-	-	-	-
Tenant security deposits	-	-	-	-	-	136,292	4,762
Family self-sufficiency escrow- current	-	480,823	2,369	-	-	-	-
Accrued liabilities	-	31,305	1,016	-	-	72,471	269
Other liabilities	-	389,142	22,874	-	-	46,052	-
Due to other funds	-	30,155	436,391	-	678	39,230	120
Total current liabilities	-	<u>3,684,099</u>	<u>534,631</u>	<u>1,978</u>	<u>30,390</u>	<u>349,402</u>	<u>6,488</u>
Noncurrent liabilities:							
Net pension liability	-	5,689,835	250,242	-	-	-	-
Family self-sufficiency escrow- noncurrent	-	480,824	-	-	-	-	-
Accrued compensated absences - noncurrent	-	40,349	-	-	-	-	-
Total noncurrent liabilities	-	<u>6,211,008</u>	<u>250,242</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total liabilities	-	<u>9,895,107</u>	<u>784,873</u>	<u>1,978</u>	<u>30,390</u>	<u>349,402</u>	<u>6,488</u>
Deferred inflow of resources:							
Deferred inflow of resources - Pension	-	3,263,223	758,939	-	-	-	-
Deferred inflow of resources - OPEB	-	2,406,525	-	-	-	-	-
Total deferred inflow of resources	-	<u>5,669,748</u>	<u>758,939</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total liabilities and deferred inflow of resources	-	<u>15,564,855</u>	<u>1,543,812</u>	<u>1,978</u>	<u>30,390</u>	<u>349,402</u>	<u>6,488</u>
Net position:							
Net investment in capital assets	-	-	2,404,648	-	-	6,011,620	480,995
Restricted	-	2,108,360	-	-	-	16,901,642	-
Unrestricted	-	(3,393,431)	5,310,969	-	-	9,792,099	517,015
Total net position	-	<u>(1,285,071)</u>	<u>7,715,617</u>	<u>-</u>	<u>-</u>	<u>32,705,361</u>	<u>998,010</u>
Total liabilities, deferred inflow of resources, net position	<u>\$ -</u>	<u>\$ 14,279,784</u>	<u>\$ 9,259,429</u>	<u>\$ 1,978</u>	<u>\$ 30,390</u>	<u>\$ 33,054,763</u>	<u>\$ 1,004,498</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, 2022

	Facts & Choices	Park Terrace	Mainstream	Emergency Housing Vouchers	Business Activities	Interfund Elimination	Total
Liabilities:							
Current Liabilities:							
Accounts payable	\$ 18,071	\$ 241	\$ 10,677	\$ 3,771	\$ 11,904	\$ -	\$ 2,136,649
Accounts payable - HUD	-	-	-	-	-	-	496,422
Accrued compensated absences - current	-	-	-	-	-	-	324,632
Unearned revenue	20,834	-	-	-	7,615,404	-	7,636,238
Tenant security deposits	-	6,070	-	-	2,100	-	149,224
Family self-sufficiency escrow- current	-	-	-	-	-	-	483,192
Accrued liabilities	-	-	-	-	-	-	105,061
Other liabilities	-	-	-	-	-	-	458,068
Due to other funds	-	1,295,142	481,987	-	188,680	(2,472,383)	-
Total current liabilities	<u>38,905</u>	<u>1,301,453</u>	<u>492,664</u>	<u>3,771</u>	<u>7,818,088</u>	<u>(2,472,383)</u>	<u>11,789,486</u>
Noncurrent liabilities:							
Net pension liability	-	-	-	-	-	-	5,940,077
Family self-sufficiency escrow- noncurrent	-	-	-	-	-	-	480,824
Accrued compensated absences - noncurrent	-	-	-	-	-	-	40,349
Total noncurrent liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>6,461,250</u>
Total liabilities	<u>38,905</u>	<u>1,301,453</u>	<u>492,664</u>	<u>3,771</u>	<u>7,818,088</u>	<u>(2,472,383)</u>	<u>18,250,736</u>
Deferred inflow of resources:							
Deferred inflow of resources - Pension	-	-	-	-	-	-	4,022,162
Deferred inflow of resources - OPEB	-	-	-	-	-	-	2,406,525
Total deferred inflow of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>6,428,687</u>
Total liabilities and deferred inflow of resources	<u>38,905</u>	<u>1,301,453</u>	<u>492,664</u>	<u>3,771</u>	<u>7,818,088</u>	<u>(2,472,383)</u>	<u>24,679,423</u>
Net position:							
Net investment in capital assets	-	248,487	-	-	170,000	-	9,315,750
Restricted	-	-	-	2,267,991	160,827	-	21,438,820
Unrestricted	-	1,400,212	25,674	-	-	-	13,652,538
Total net position	<u>-</u>	<u>1,648,699</u>	<u>25,674</u>	<u>2,267,991</u>	<u>330,827</u>	<u>-</u>	<u>44,407,108</u>
Total liabilities, deferred inflow of resources, net position	<u>\$ 38,905</u>	<u>\$ 2,950,152</u>	<u>\$ 518,338</u>	<u>\$ 2,271,762</u>	<u>\$ 8,148,915</u>	<u>\$ (2,472,383)</u>	<u>\$ 69,086,531</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, 2022

	Low Rent Public Housing	Housing Choice Vouchers	Housing Development Fund	Continuum of Care	Mod Rehab	PACH	Ocean Avenue
Operating Revenues							
Rental revenue - tenant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,180,458	\$ 81,996
Other revenue	-	-	-	-	-	14,003	625
HUD PHA grants	-	147,955,852	-	-	106,028	-	-
Housing assistance payments-Portability-in	-	2,112,940	-	-	-	-	-
Fraud recovery	-	37,740	-	-	-	-	-
Other operating revenue	-	95,833	2,761,757	2,849,492	-	66,888	-
Total operating revenues	-	150,202,365	2,761,757	2,849,492	106,028	5,261,349	82,621
Operating Expenses							
Administration	-	5,837,010	682,395	148,564	18,220	2,882,013	38,000
Tenant services	-	-	-	-	-	10,017	-
Utilities	-	-	73,337	-	-	283,960	12,298
Ordinary maintenance and operations	-	-	133,181	-	-	830,465	8,272
General expenses	-	681,222	28,510	-	-	99,438	2,077
Depreciation	-	-	710,090	-	-	773,682	47,335
Housing assistance payments-Portability-in	-	1,886,393	-	-	-	-	-
Housing assistance payments	-	137,640,773	-	-	87,808	-	-
Other expenses	-	-	-	2,700,928	-	-	-
Total operating expenses	-	146,045,398	1,627,513	2,849,492	106,028	4,879,575	107,982
Operating income (loss)	-	4,156,967	1,134,244	-	-	381,774	(25,361)
Nonoperating Revenues and Expenses							
Investment income	-	-	16,327	-	-	372,014	-
Total nonoperating revenues & expenses	-	-	16,327	-	-	372,014	-
Change in net position	-	4,156,967	1,150,571	-	-	753,788	(25,361)
Net position, beginning of year	13,561,116	(5,442,038)	6,565,046	-	-	18,390,457	1,023,371
<i>Restatement</i>	(13,561,116)	-	-	-	-	13,561,116	-
Net position, beginning of the year, as <i>restated</i>	-	(5,442,038)	6,565,046	-	-	31,951,573	1,023,371
Net position, end of year	\$ -	\$ (1,285,071)	\$ 7,715,617	\$ -	\$ -	\$ 32,705,361	\$ 998,010

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, 2022

	<u>Facts & Choices</u>	<u>Park Terrace</u>	<u>Mainstream</u>	<u>Emergency Housing Vouchers</u>	<u>Business Activities</u>	<u>Interfund Elimination</u>	<u>Total</u>
Operating Revenues							
Rental revenue - tenant	\$ -	\$ 198,840	\$ -	\$ -	\$ 4,085	\$ -	\$ 5,465,379
Other revenue	-	118	-	-	20	-	14,766
HUD PHA grants	-	-	2,747,229	2,977,457	-	-	153,786,566
Housing assistance payments-Portability-in	-	-	-	152,153	-	-	2,265,093
Fraud recovery	-	-	-	-	-	-	37,740
Other operating revenue	<u>387,077</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>890,664</u>	<u>(173,716)</u>	<u>6,877,995</u>
Total operating revenues	<u>387,077</u>	<u>198,958</u>	<u>2,747,229</u>	<u>3,129,610</u>	<u>894,769</u>	<u>(173,716)</u>	<u>168,447,539</u>
Operating Expenses							
Administration	41,252	56,128	178,193	235,388	56,595	(173,716)	10,000,042
Tenant services	-	480	-	-	-	-	10,497
Utilities	-	-	-	-	-	-	369,595
Ordinary maintenance and operations	-	49,850	-	-	361	-	1,022,129
General expenses	-	2,279	740	1,934	-	-	816,200
Depreciation	-	36,539	-	-	-	-	1,567,646
Housing assistance payments-Portability-in	-	-	14,801	152,153	-	-	2,053,347
Housing assistance payments	-	-	3,076,839	472,144	-	-	141,277,564
Other expenses	<u>345,825</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>841,727</u>	<u>-</u>	<u>3,888,480</u>
Total operating expenses	<u>387,077</u>	<u>145,276</u>	<u>3,270,573</u>	<u>861,619</u>	<u>898,683</u>	<u>(173,716)</u>	<u>161,005,500</u>
Operating income (loss)	<u>-</u>	<u>53,682</u>	<u>(523,344)</u>	<u>2,267,991</u>	<u>(3,914)</u>	<u>-</u>	<u>7,442,039</u>
Nonoperating Revenues and Expenses							
Investment income	<u>-</u>	<u>2,062</u>	<u>-</u>	<u>-</u>	<u>5,473</u>	<u>-</u>	<u>395,876</u>
Total nonoperating revenues & expenses	<u>-</u>	<u>2,062</u>	<u>-</u>	<u>-</u>	<u>5,473</u>	<u>-</u>	<u>395,876</u>
Change in net position	<u>-</u>	<u>55,744</u>	<u>(523,344)</u>	<u>2,267,991</u>	<u>1,559</u>	<u>-</u>	<u>7,837,915</u>
Net position, beginning of year	<u>-</u>	<u>1,592,955</u>	<u>549,018</u>	<u>-</u>	<u>329,269</u>	<u>-</u>	<u>36,569,194</u>
<i>Restatement</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net position, beginning of the year, as <i>restated</i>	<u>-</u>	<u>1,592,955</u>	<u>549,018</u>	<u>-</u>	<u>329,269</u>	<u>-</u>	<u>36,569,194</u>
Net position, end of year	<u>\$ -</u>	<u>\$ 1,648,699</u>	<u>\$ 25,674</u>	<u>\$ 2,267,991</u>	<u>\$ 330,827</u>	<u>\$ -</u>	<u>\$ 44,407,108</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, 2022

	Low Rent Public Housing	Housing Choice Vouchers	Housing Development Fund	Continuum of Care	Mod Rehab	PACH	Ocean Avenue
Cash flows from operating activities:							
Cash Collected from:							
Dwelling rental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,180,458	\$ 81,996
Other operating revenue	-	(610,779)	2,761,757	3,944,431	(278)	81,694	625
HUD PHA grants received	-	147,111,820	-	-	106,028	(106,548)	-
Housing assistance payments- Portability-in	-	2,112,940	-	-	-	-	-
Cash paid for:							
Housing assistance payments	-	(137,504,408)	-	-	(71,307)	-	-
Housing assistance payments- Portability-in	-	(1,886,393)	-	-	-	-	-
Administrative expenses	-	(7,181,640)	(713,208)	(148,564)	(18,220)	(2,788,068)	(37,731)
Tenant services	-	-	-	-	-	(10,017)	-
Utility expenses	-	-	(73,337)	-	-	(283,960)	(12,298)
Maintenance expenses	-	-	(133,181)	-	-	(830,465)	(8,272)
General expenses	-	179,468	(51,621)	-	-	(234,025)	(796)
Other expenses	-	-	-	(2,706,554)	-	-	(3,871)
Net cash provided (used) by operating activities	<u>-</u>	<u>2,221,008</u>	<u>1,790,410</u>	<u>1,089,313</u>	<u>16,223</u>	<u>1,009,069</u>	<u>19,653</u>
Cash flows from noncapital & related financing activities:							
Interfund payments	-	-	255,114	-	(16,223)	-	-
Interfund receipts	-	(107,810)	-	(1,089,313)	-	(103,117)	(2,718)
Net cash provided (used) by noncapital & related financing activities	<u>-</u>	<u>(107,810)</u>	<u>255,114</u>	<u>(1,089,313)</u>	<u>(16,223)</u>	<u>(103,117)</u>	<u>(2,718)</u>
Cash flows from capital and related financing activities:							
Acquisition of capital assets	-	-	(66,421)	-	-	(371,192)	-
Net cash provided (used) by capital and related financing activities	<u>-</u>	<u>-</u>	<u>(66,421)</u>	<u>-</u>	<u>-</u>	<u>(371,192)</u>	<u>-</u>
Cash flows from investing activities:							
Proceeds from investment maturities	-	-	-	-	-	-	-
Purchase of investments	-	-	(1,106,212)	-	-	(2,127,015)	-
Interest received on investments	-	-	16,327	-	-	372,014	-
Net cash provided (used) by investing activities	<u>-</u>	<u>-</u>	<u>(1,089,885)</u>	<u>-</u>	<u>-</u>	<u>(1,755,001)</u>	<u>-</u>
Net change in cash & cash equivalents	-	2,113,198	889,218	-	-	(1,220,241)	16,935
Cash & cash equivalents, beginning of year	-	6,770,842	883,346	-	-	2,505,278	497,562
Cash & cash equivalents, end of year	<u>\$ -</u>	<u>\$ 8,884,040</u>	<u>\$ 1,772,564</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,285,037</u>	<u>\$ 514,497</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, 2022

	Facts & Choices	Park Terrace	Mainstream	Emergency Housing Vouchers	Business Activities	Total
Cash flows from operating activities:						
Cash Collected from:						
Dwelling rental	\$ -	\$ 198,840	\$ -	\$ -	\$ 4,085	\$ 5,465,379
Other operating revenue	405,001	118	-	-	3,142,578	9,725,147
HUD PHA grants received	-	(15,869)	2,747,229	2,977,457	-	152,820,117
Housing assistance payments- Portability-in	-	-	-	152,153	-	2,265,093
Cash paid for:						
Housing assistance payments	-	-	(3,076,839)	(472,144)	-	(141,124,698)
Housing assistance payments- Portability-in	-	-	(14,801)	(152,153)	-	(2,053,347)
Administrative expenses	(41,252)	(56,128)	(178,193)	(235,388)	(56,595)	(11,454,987)
Tenant services	-	(480)	-	-	-	(10,497)
Utility expenses	-	-	-	-	-	(369,595)
Maintenance expenses	-	(49,850)	-	-	(361)	(1,022,129)
General expenses	18,071	(2,270)	9,937	1,837	(3,532)	(82,931)
Other expenses	(345,825)	-	(491,534)	-	(946,193)	(4,493,977)
Net cash provided (used) by operating activities	<u>35,995</u>	<u>74,361</u>	<u>(1,004,201)</u>	<u>2,271,762</u>	<u>2,139,982</u>	<u>9,663,575</u>
Cash flows from noncapital & related financing activities:						
Interfund payments	-	-	522,214	-	(1,194,655)	(433,550)
Interfund receipts	(35,995)	1,290,516	481,987	-	-	433,550
Net cash provided (used) by noncapital & related financing activities	<u>(35,995)</u>	<u>1,290,516</u>	<u>1,004,201</u>	<u>-</u>	<u>(1,194,655)</u>	<u>-</u>
Cash flows from capital and related financing activities:						
Acquisition of capital assets	-	-	-	-	-	(437,613)
Net cash provided (used) by capital and related financing activities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(437,613)</u>
Cash flows from investing activities:						
Proceeds from investment maturities	-	-	-	-	-	-
Purchase of investments	-	2,996	-	-	4,204,487	974,256
Interest received on investments	-	2,062	-	-	5,473	395,876
Net cash provided (used) by investing activities	<u>-</u>	<u>5,058</u>	<u>-</u>	<u>-</u>	<u>4,209,960</u>	<u>1,370,132</u>
Net change in cash & cash equivalents	-	1,369,935	-	2,271,762	5,155,287	10,596,094
Cash & cash equivalents, beginning of year	-	153,558	-	-	28,968	10,839,554
Cash & cash equivalents, end of year	<u>\$ -</u>	<u>\$ 1,523,493</u>	<u>\$ -</u>	<u>\$ 2,271,762</u>	<u>\$ 5,184,255</u>	<u>\$ 21,435,648</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, 2022

	<u>Low Rent Public Housing</u>	<u>Housing Choice Vouchers</u>	<u>Housing Development Fund</u>	<u>Continuum of Care</u>	<u>Mod Rehab</u>	<u>PACH</u>	<u>Ocean Avenue</u>
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:							
Operating income (loss)	\$ -	\$ 4,156,967	\$ 1,134,244	\$ -	\$ -	\$ 381,774	\$ (25,361)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:							
Depreciation expense	-	-	710,090	-	-	773,682	47,335
Change in operating assets and liabilities:							
Accounts receivable - HUD	-	(202,552)	-	-	(278)	-	-
Accounts receivable - other	-	(844,032)	-	1,094,939	-	(106,548)	(3,871)
Prepaid expenses	-	3,363	3,005	-	-	(92,916)	-
Deferred outflow of resources	-	926,693	15,773	-	-	-	-
Deferred inflow of resources	-	1,889,907	239,734	-	-	-	-
Accounts payable	-	857,327	(26,116)	(5,626)	-	(41,671)	1,281
Accounts payable - HUD	-	136,365	-	-	16,501	-	-
Accrued compensated absences	-	(31,253)	(5,088)	-	-	-	-
Unearned revenue	-	(541,800)	-	-	-	-	-
Family self-sufficiency escrow	-	57,205	1,219	-	-	-	-
Other liabilities	-	126,486	13,424	-	-	21,474	-
Accrued liabilities	-	(58,460)	1,016	-	-	72,471	269
Net pension liability	-	(2,753,203)	-	-	-	-	-
Net OPEB liability	-	(1,502,005)	(296,891)	-	-	-	-
Tenant security deposit	-	-	-	-	-	803	-
Net cash provided (used) by operating activities	<u>\$ -</u>	<u>\$ 2,221,008</u>	<u>\$ 1,790,410</u>	<u>\$ 1,089,313</u>	<u>\$ 16,223</u>	<u>\$ 1,009,069</u>	<u>\$ 19,653</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, 2022

	<u>Facts & Choices</u>	<u>Park Terrace</u>	<u>Mainstream</u>	<u>Emergency Housing Vouchers</u>	<u>Business Activities</u>	<u>Total</u>
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:						
Operating income (loss)	\$ -	\$ 53,682	\$ (523,344)	\$ 2,267,991	\$ (3,914)	\$ 7,442,039
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:						
Depreciation expense	-	36,539	-	-	-	1,567,646
Change in operating assets and liabilities:						
Accounts receivable - HUD	-	-	(491,534)	-	-	(694,364)
Accounts receivable - other	-	(15,869)	-	-	(104,466)	20,153
Prepaid expenses	-	-	-	-	-	(86,548)
Deferred outflow of resources	-	-	-	-	-	942,466
Deferred inflow of resources	-	-	-	-	-	2,129,641
Accounts payable	18,071	9	10,677	3,771	(3,532)	814,191
Accounts payable - HUD	-	-	-	-	-	152,866
Accrued compensated absences	-	-	-	-	-	(36,341)
Unearned revenue	17,924	-	-	-	2,251,894	1,728,018
Family self-sufficiency escrow	-	-	-	-	-	58,424
Other liabilities	-	-	-	-	-	161,384
Accrued liabilities	-	-	-	-	-	15,296
Net pension liability	-	-	-	-	-	(2,753,203)
Net OPEB liability	-	-	-	-	-	(1,798,896)
Tenant security deposit	-	-	-	-	-	803
Net cash provided (used) by operating activities	<u>\$ 35,995</u>	<u>\$ 74,361</u>	<u>\$ (1,004,201)</u>	<u>\$ 2,271,762</u>	<u>\$ 2,139,982</u>	<u>\$ 9,663,575</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, 2022**

Line Item	Account Description	Low Rent Public Housing	PACH	Housing Choice Vouchers Combined	EHV	Mainstream	Mod Rehab 1	Mod Rehab 4	SHELTER PLUS CARE	H4W	HDF	Ocean Avenue	Union City Property	Park Terrace	Union City Managed	FUND 600 CHOICES	FUND 603 HCSA	Interfund Elimination	Total
111	Cash-unrestricted	-	1,148,746	5,814,034	-	-	-	-	-	-	1,772,564	509,735	-	1,517,423	-	-	-	-	10,762,501
112	Cash-restricted-modernization and development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
113	Cash-other restricted	-	-	2,589,183	2,271,762	-	-	-	-	-	-	-	-	-	-	-	5,184,255	-	10,045,200
114	Cash-tenant security deposits	-	136,292	-	-	-	-	-	-	-	-	4,762	-	6,070	-	-	-	-	147,124
115	Cash - Restricted for payment of current liability	-	-	480,823	-	-	-	-	-	-	-	-	-	-	-	-	-	-	480,823
100	Total Cash	-	1,285,037	8,884,041	2,271,762	-	-	-	-	-	1,772,564	514,497	-	1,523,493	-	-	5,184,255	-	21,435,649
121	Accounts receivable - PHA projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
122-010	Accounts receivable - HUD other projects - Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
122-020	Accounts receivable - HUD other projects - Capital fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
122-030	Accounts receivable - HUD other projects - Other	-	-	282,707	-	518,338	678	-	-	-	-	-	-	-	-	-	-	-	801,723
122	Accounts receivable - HUD other projects	-	-	282,707	-	518,338	678	-	-	-	-	-	-	-	-	-	-	-	801,723
124	Account receivable - other government	-	-	844,375	-	-	-	-	1,921	190,529	-	-	-	-	-	-	-	-	1,036,824
125-010	Account receivable - miscellaneous - Not For Profit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
125-020	Account receivable - miscellaneous - Partnership	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
125-030	Account receivable - miscellaneous - Joint Venture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
125-040	Account receivable - miscellaneous - Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
125-050	Account receivable - miscellaneous - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
125-060	Other - Comment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
125	Account receivable - miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
126	Accounts receivable - tenants	-	134,015	-	-	-	-	-	-	-	-	9,006	-	16,659	-	-	-	-	159,680
126.1	Allowance for doubtful accounts - tenants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
127	Notes, Loans, & Mortgages Receivable - Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
128	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	-	-	-	-	-	-	-	-	2,923	-	-	7,208	-	10,132
120	Total receivables, net of allowance for doubtful accounts	-	134,015	1,127,082	-	518,338	678	-	1,921	190,529	-	9,006	-	19,582	-	-	7,208	-	2,008,359
131	Investments - unrestricted	-	11,550,421	-	-	-	-	-	-	-	4,613,171	-	-	1,158,590	-	-	-	-	17,322,182
132	Investments - restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,290,073	-	1,290,073
135	Investments - Restricted for payment of current liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
142	Prepaid expenses and other assets	-	182,554	10,236	-	-	-	-	-	-	975	-	-	-	-	-	-	-	193,764
143	Inventories	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
143.1	Allowance for obsolete inventories	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
144	Inter program - due from	-	-	1,096,859	-	-	-	29,712	57	386	-	-	-	-	11,491	38,905	1,294,973	(2,472,383)	-
145	Assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
150	Total Current Assets	-	13,152,027	11,118,217	2,271,762	518,338	678	29,712	1,978	190,915	6,386,710	523,503	-	2,701,665	11,491	38,905	7,776,510	-	44,722,410
161	Land	-	2,246,244	-	-	-	-	-	-	-	661,253	331,000	170,000	180,000	-	-	-	-	3,588,497
162	Buildings	-	21,605,423	-	-	-	-	-	-	-	8,423,771	1,160,655	-	807,462	-	-	-	-	31,997,311

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
FINANCIAL DATA SCHEDULE
FOR THE YEAR ENDED JUNE 30, 2022**

Line Item	Account Description	Low Rent Public Housing	PACH	Housing Choice Vouchers Combined	EHV	Mainstream	Mod Rehab 1	Mod Rehab 4	SHELTER PLUS CARE	H4W	HDF	Ocean Avenue	Union City Property	Park Terrace	Union City Managed	FUND 600 CHOICES	FUND 603 HCSA	Interfund Elimination	Total
163	Furniture, equipment and machinery - dwellings	-	606,165	-	-	-	-	-	-	-	-	-	-	24,430	-	-	-	-	630,595
164	Furniture, equipment and machinery - administration	-	-	86,431	-	-	-	-	-	-	2,752,113	-	-	-	-	-	-	-	2,838,544
165	Leasehold improvements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
166	Accumulated depreciation	-	(18,446,213)	(86,431)	-	-	-	-	-	-	(9,432,489)	(1,010,660)	-	(763,405)	-	-	-	-	(29,739,198)
167	Construction in progress	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
168	Infrastructure	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
160	Total capital assets, net of accumulated depreciation	-	6,011,620	-	-	-	-	-	-	-	2,404,648	480,995	170,000	248,487	-	-	-	-	9,315,750
																			-
171-010	Notes, Loans, & mortgages receivable - Non-current - Not For Profit	-	13,891,116	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13,891,116
171-020	Notes, Loans, & mortgages receivable - Non-current - Partnership	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
171-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
171-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
171-050	Notes, Loans, & mortgages receivable - Non-current - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
171-060	Other - Comment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
171	Notes, Loans, & mortgages receivable - Non-current	-	13,891,116	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13,891,116
172-010	Notes, Loans, & mortgages receivable - Non-current - past due - Not For Profit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
172-020	Notes, Loans, & mortgages receivable - Non-current - Partnership	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
172-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
172-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
172-050	Notes, Loans, & mortgages receivable - Non-current - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
172-060	Other - Comment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
172	Notes, Loans, & mortgages receivable - Non-current - past due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
173	Grants receivable - Non-current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
174-010	Other assets - Not For Profit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
174-020	Other assets - Partnership	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
174-030	Other assets - Joint Venture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
174-040	Other assets - Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
174-050	Other assets - Other	-	-	1,473,435	-	-	-	-	-	-	296,891	-	-	-	-	-	-	-	1,770,326
174-060	Other - Comment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
174	Other assets	-	-	1,473,435	-	-	-	-	-	-	296,891	-	-	-	-	-	-	-	1,770,326

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

FINANCIAL DATA SCHEDULE

FOR THE YEAR ENDED JUNE 30, 2022

Line Item	Account Description	Low Rent Public Housing	PACH	Housing Choice Vouchers Combined	EHV	Mainstream	Mod Rehab 1	Mod Rehab 4	SHELTER PLUS CARE	H4W	HDF	Ocean Avenue	Union City Property	Park Terrace	Union City Managed	FUND 600 CHOICES	FUND 603 HCSA	Interfund Elimination	Total
176-010	Investment in Joint venture - Not For Profit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
176-020	Investment in Joint venture - Partnership	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
176-030	Investment in Joint venture - Joint Venture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
176-040	Investment in Joint venture - Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
176-050	Investment in Joint venture - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
176-060	Other - Comment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
176	Investment in joint venture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
180	Total Non-current Assets	-	19,902,736	1,473,435	-	-	-	-	-	2,701,540	480,995	170,000	248,487	-	-	-	-	-	24,977,193
200	Deferred Outflow of Resources	-	-	1,688,132	-	-	-	-	-	171,180	-	-	-	-	-	-	-	-	1,859,312
290	Total Assets and Deferred Outflow of Resources	-	33,054,763	14,279,783	2,271,762	518,338	678	29,712	1,978	190,915	9,259,430	1,004,498	170,000	2,950,152	11,491	38,905	7,776,510	-	71,558,915
311	Bank overdraft	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
312	Accounts payable <= 90 days	-	55,357	2,012,428	3,771	10,677	-	-	1,978	2,513	20,884	1,337	-	241	-	18,071	-	-	2,127,256
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	31,305	-	-	-	-	-	-	-	-	-	-	-	-	-	-	31,305
322	Accrued compensated absences - current portion	-	-	273,535	-	-	-	-	-	-	51,097	-	-	-	-	-	-	-	324,633
324	Accrued contingency liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
325	Accrued interest payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
331-010	Accounts payable - HUD PHA Programs - Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
331-020	Accounts payable - HUD PHA Programs - Capital fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
331-030	Accounts payable - HUD PHA Programs - Other	-	-	-	-	-	-	29,712	-	-	-	-	-	-	-	-	-	-	29,712
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-	29,712	-	-	-	-	-	-	-	-	-	-	29,712
332	Accounts payable - PHA Projects	-	-	466,710	-	-	-	-	-	-	-	-	-	-	-	-	-	-	466,710
333	Accounts payable - other government	-	-	-	-	-	-	-	-	-	-	-	-	-	9,391	-	-	-	9,391
341	Tenant security deposits	-	136,292	-	-	-	-	-	-	-	4,762	6,070	2,100	-	-	-	-	-	149,224
342-010	Unearned revenue - Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
342-020	Unearned revenue - Capital fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
342-030	Unearned revenue - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20,834	7,615,405	-	7,636,238
342	Unearned revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20,834	7,615,405	-	7,636,238
343-010	CFFP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
343-020	Capital Projects/ Mortgage Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
343	Current portion of long-term debt - capital projects/mortgage revenue bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
344	Current portion of long-term debt - operating borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
345	Other current liabilities	-	-	480,823	-	-	-	-	-	2,369	-	-	-	-	-	-	-	-	483,193
346	Accrued liabilities - other	-	118,523	389,142	-	-	-	-	-	23,890	270	-	-	-	-	-	-	-	531,825
347	Inter program - due to	-	39,230	30,155	-	481,987	678	-	-	188,402	436,391	120	1,295,142	-	-	-	278	(2,472,383)	-
348-010	Loan liability - current - Not For Profit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
348-020	Loan liability - current - Partnership	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
348-030	Loan liability - current - Joint Venture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
FINANCIAL DATA SCHEDULE
FOR THE YEAR ENDED JUNE 30, 2022**

Line Item	Account Description	Low Rent Public Housing	PACH	Housing Choice Vouchers Combined	EHV	Mainstream	Mod Rehab 1	Mod Rehab 4	SHELTER PLUS CARE	H4W	HDF	Ocean Avenue	Union City Property	Park Terrace	Union City Managed	FUND 600 CHOICES	FUND 603 HCSA	Interfund Elimination	Total
348-040	Loan liability - current - Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
348-050	Loan liability - current - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
348-060	Other - Comment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
348	Loan liability - current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
310	Total Current Liabilities	-	349,402	3,684,100	3,771	492,664	678	29,712	1,978	190,915	534,632	6,488	-	1,301,452	11,491	38,905	7,615,683	-	14,261,870
351-010	Long-term debt - CFFP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
351-020	Long-term - Capital Projects/ Mortgage Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
351	Capital Projects/ Mortgage Revenue Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
353	Non-current liabilities - other	-	-	480,823	-	-	-	-	-	-	-	-	-	-	-	-	-	-	480,823
354	Accrued compensated absences- Non-current	-	-	40,348	-	-	-	-	-	-	-	-	-	-	-	-	-	-	40,348
355-010	Loan liability - Non-current - Not For Profit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
355-020	Loan liability - Non-current - Partnership	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
355-030	Loan liability - Non-current - Joint Venture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
355-040	Loan liability - Non-current - Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
355-050	Loan liability - Non-current - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
355-060	Other - Comment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
355	Loan liability - Non-current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
357-01	Accrued Pension	-	-	5,689,835	-	-	-	-	-	-	250,242	-	-	-	-	-	-	-	5,940,077
357-02	Accrued OPEB Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
350	Total Non-current liabilities	-	-	6,211,007	-	-	-	-	-	-	250,242	-	-	-	-	-	-	-	6,461,249
300	Total Liabilities	-	349,402	9,895,107	3,771	492,664	678	29,712	1,978	190,915	784,873	6,488	-	1,301,452	11,491	38,905	7,615,683	-	20,723,119
400	Deferred Inflow of Resources	-	-	5,669,748	-	-	-	-	-	-	758,939	-	-	-	-	-	-	-	6,428,687
508.4	Invested in capital assets, net of related debt	-	6,011,619	-	-	-	-	-	-	-	2,404,648	480,995	170,000	248,487	-	-	-	-	9,315,749
511.4	Restricted Net Position	-	16,901,642	2,108,360	2,267,991	-	-	-	-	-	-	-	-	-	-	-	160,827	-	21,438,820
512.4	Unrestricted Net Position	-	9,792,100	(3,393,431)	(0)	25,674	-	-	-	-	5,310,969	517,015	-	1,400,212	-	-	-	-	13,652,539
513	Total Equity-Net Assets/Position	-	32,705,361	(1,285,071)	2,267,991	25,674	-	-	-	-	7,715,617	998,010	170,000	1,648,699	-	-	160,827	-	44,407,109
600	Total Liabilities, Deferred Inflows of Resources and Equity-Net assets/position	-	33,054,763	14,279,783	2,271,762	518,338	678	29,712	1,978	190,915	9,259,429	1,004,498	170,000	2,950,152	11,491	38,905	7,776,510	-	71,558,914
Income Statement																			
70300	Net tenant rental revenue	-	5,180,458	-	-	-	-	-	-	-	-	81,996	-	198,840	4,085	-	-	-	5,465,379
70400	Tenant revenue - other	-	14,003	-	-	-	-	-	-	-	-	625	-	118	20	-	-	-	14,766
70500	Total Tenant Revenue	-	5,194,461	-	-	-	-	-	-	-	-	82,621	-	198,958	4,105	-	-	-	5,480,145

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
FINANCIAL DATA SCHEDULE
FOR THE YEAR ENDED JUNE 30, 2022**

Line Item	Account Description	Low Rent Public Housing	PACH	Housing Choice Vouchers Combined	EHV	Mainstream	Mod Rehab 1	Mod Rehab 4	SHELTER PLUS CARE	H4W	HDF	Ocean Avenue	Union City Property	Park Terrace	Union City Managed	FUND 600 CHOICES	FUND 603 HCSA	Interfund Elimination	Total
70600-010	Housing assistance payments	-	-	138,982,028	2,740,135	2,542,622	-	-	-	-	-	-	-	-	-	-	-	-	144,264,785
70600-020	Ongoing administrative fees earned	-	-	8,596,351	237,322	204,607	-	-	-	-	-	-	-	-	-	-	-	-	9,038,280
70600-030	Hard to house fee revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70600-031	FSS Coordinator	-	-	375,473	-	-	-	-	-	-	-	-	-	-	-	-	-	-	375,473
70600-040	Actual independent public accountant audit costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70600-050	Total preliminary fees earned	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70600-060	All other fees	-	-	2,000	-	-	27,499	78,529	-	-	-	-	-	-	-	-	-	-	108,028
70600-070	Admin fee calculation description	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70600	HUD PHA operating grants	-	-	147,955,852	2,977,457	2,747,229	27,499	78,529	-	-	-	-	-	-	-	-	-	-	153,786,565
70610	Capital grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70710	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70720	Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70730	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70740	Front Line Service Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70750	Other Fees	-	-	-	-	-	-	-	148,564	25,151	-	-	-	-	-	-	-	-	(173,716)
70700	Total Fee Revenue	-	-	-	-	-	-	-	148,564	25,151	-	-	-	-	-	-	-	-	(173,716)
70800	Other government grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71100-000	Interest	-	42,014	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	42,014
71100-010	Housing Assistance Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71100-020	Administrative Fee	-	-	0	-	-	-	-	-	-	16,327	-	-	2,062	-	-	-	-	18,390
71100	Investment income - unrestricted	-	42,014	0	-	-	-	-	-	-	16,327	-	-	2,062	-	-	-	-	60,404
71200	Mortgage interest income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71310	Cost of sale of assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71400-010	Housing Assistance Payment	-	-	18,870	-	-	-	-	-	-	-	-	-	-	-	-	-	-	18,870
71400-020	Administrative Fee	-	-	18,870	-	-	-	-	-	-	-	-	-	-	-	-	-	-	18,870

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
FINANCIAL DATA SCHEDULE
FOR THE YEAR ENDED JUNE 30, 2022**

Line Item	Account Description	Low Rent Public Housing	PACH	Housing Choice Vouchers Combined	EHV	Mainstream	Mod Rehab 1	Mod Rehab 4	SHELTER PLUS CARE	H4W	HDF	Ocean Avenue	Union City Property	Park Terrace	Union City Managed	FUND 600 CHOICES	FUND 603 HCSA	Interfund Elimination	Total
71400	Fraud recovery	-	-	37,740	-	-	-	-	-	-	-	-	-	-	-	-	-	-	37,740
71500	Other revenue	-	66,888	2,208,773	152,153	-	-	-	2,700,928	369,752	2,761,757	-	-	-	-	387,077	495,761	-	8,990,935
71600	Gain or loss on sale of capital assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
72000-010	Housing Assistance Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
72000-020	Administrative Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
72000	Investment income - restricted	-	330,000	-	-	-	-	-	-	-	-	-	-	-	-	-	5,473	-	335,473
70000	Total Revenue	-	5,633,363	150,202,365	3,129,610	2,747,229	27,499	78,529	2,849,492	394,903	2,778,084	82,621	-	201,020	4,105	387,077	501,234	(173,716)	168,843,415
91100	Administrative salaries	-	678,044	2,810,419	150,944	178,193	4,222	4,069	95,234	16,123	329,664	-	-	-	-	-	-	-	4,115,968
91200	Auditing fees	-	10,296	22,800	-	-	-	-	-	-	4,954	-	-	-	-	-	-	-	38,050
91300	Management Fee	-	1,670,400	-	-	-	-	-	-	-	-	36,000	-	-	3,744	41,252	23,786	(173,716)	1,601,466
91310	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91400	Advertising and Marketing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91500	Employee benefit contributions - administrative	-	269,126	796,839	77,789	-	2,365	2,278	53,331	9,029	213,297	-	-	-	-	-	-	-	1,346,265
91600	Office Expenses	-	94,748	1,638,528	6,655	-	1,695	3,591	-	-	111,142	1,708	-	56,128	-	-	3,915	-	1,911,455
91700	Legal Expense	-	123,344	92,433	-	-	-	-	-	-	-	292	-	-	-	-	-	-	216,069
91800	Travel	-	-	418	-	-	-	-	-	-	-	-	-	-	-	-	-	-	418
91810	Allocated Overhead	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91900	Other	-	36,055	100,099	-	-	-	-	-	-	23,338	-	-	-	-	-	-	-	159,491
91000	Total Operating-Administrative	-	2,882,013	5,461,537	235,388	178,193	8,282	9,938	148,564	25,151	682,395	38,000	-	56,128	3,744	41,252	27,700	(173,716)	9,624,569
92000	Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92100	Tenant services - salaries	-	1,196	375,473	-	-	-	-	-	-	-	-	-	-	-	-	-	-	376,669
92200	Relocation Costs	-	8,821	-	-	-	-	-	-	-	-	-	-	480	-	-	-	-	9,302
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92400	Tenant services - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92500	Total Tenant Services	-	10,017	375,473	-	-	-	-	-	-	-	-	-	480	-	-	-	-	385,970
93100	Water	-	153,440	-	-	-	-	-	-	-	23,760	10,285	-	-	-	-	-	-	187,486
93200	Electricity	-	29,309	-	-	-	-	-	-	-	42,084	1,858	-	-	-	-	-	-	73,251
93300	Gas	-	10,440	-	-	-	-	-	-	-	7,492	155	-	-	-	-	-	-	18,087
93400	Fuel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93600	Sewer	-	90,771	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	90,771
93700	Employee benefit contributions - utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93000	Total Utilities	-	283,960	-	-	-	-	-	-	-	73,337	12,298	-	-	-	-	-	-	369,595
94100	Ordinary maintenance and operations - labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
FINANCIAL DATA SCHEDULE
FOR THE YEAR ENDED JUNE 30, 2022**

Line Item	Account Description	Low Rent Public Housing	PACH	Housing Choice Vouchers Combined	EHV	Mainstream	Mod Rehab 1	Mod Rehab 4	SHELTER PLUS CARE	H4W	HDF	Ocean Avenue	Union City Property	Park Terrace	Union City Managed	FUND 600 CHOICES	FUND 603 HCSA	Interfund Elimination	Total
94200	Ordinary maintenance and operations - materials and other	-	90,867	-	-	-	-	-	-	-	1,423	259	-	368	-	-	-	-	92,917
94300-010	Ordinary Maintenance and Operations Contracts - Garbage and Trash Removal Contracts	-	142,896	-	-	-	-	-	-	-	29,536	2,757	-	60	361	-	-	-	175,610
94300-020	Ordinary Maintenance and Operations Contracts - Heating & Cooling Contracts	-	9,644	-	-	-	-	-	-	-	5,679	-	-	-	-	-	-	-	15,323
94300-030	Ordinary Maintenance and Operations Contracts - Snow Removal Contracts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94300-040	Ordinary Maintenance and Operations Contracts - Elevator Maintenance Contracts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94300-050	Ordinary Maintenance and Operations Contracts - Landscape & Grounds Contracts	-	94,783	-	-	-	-	-	-	-	7,216	-	-	-	-	-	-	-	101,999
94300-060	Ordinary Maintenance and Operations Contracts - Unit Turnaround Contracts	-	218,903	-	-	-	-	-	-	-	-	1,904	-	6,650	-	-	-	-	227,457
94300-070	Ordinary Maintenance and Operations Contracts - Electrical Contracts	-	4,830	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,830
94300-080	Ordinary Maintenance and Operations Contracts - Plumbing Contracts	-	65,850	-	-	-	-	-	-	-	-	885	-	2,615	-	-	-	-	69,349
94300-090	Ordinary Maintenance and Operations Contracts - Extermination Contracts	-	9,664	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,664
94300-100	Ordinary Maintenance and Operations Contracts - Janitorial Contracts	-	22,500	-	-	-	-	-	-	-	59,166	-	-	-	-	-	-	-	81,666
94300-110	Ordinary Maintenance and Operations Contracts - Routine Maintenance Contracts	-	12,703	-	-	-	-	-	-	-	-	2,434	-	-	-	-	-	-	15,137
94300-120	Ordinary Maintenance and Operations Contracts - Misc Contracts	-	157,827	-	-	-	-	-	-	-	30,160	33	-	40,158	-	-	-	-	228,178
94300	Ordinary Maintenance and Operations Contracts	-	739,599	-	-	-	-	-	-	-	131,758	8,013	-	49,482	361	-	-	-	929,212
94500	Employee benefit contribution - ordinary maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94000	Total Maintenance	-	830,465	-	-	-	-	-	-	-	133,181	8,272	-	49,850	361	-	-	-	1,022,129
95100	Protective services - labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95200	Protective services - other contract costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95300	Protective services - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95500	Employee benefit contributions - protective services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95000	Total Protective Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96110	Property Insurance	-	68,816	3,250	-	-	-	-	-	-	9,131	1,513	-	2,279	-	-	-	-	84,989
96120	Liability Insurance	-	27,236	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	27,236
96130	Workmen's Compensation	-	-	94,617	-	-	-	-	-	-	19,379	-	-	-	-	-	-	-	113,996
96140	All other Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96100	Total Insurance Premiums	-	96,051	97,867	-	-	-	-	-	-	28,510	1,513	-	2,279	-	-	-	-	226,220

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
FINANCIAL DATA SCHEDULE
FOR THE YEAR ENDED JUNE 30, 2022**

Line Item	Account Description	Low Rent Public Housing	PACH	Housing Choice Vouchers Combined	EHV	Mainstream	Mod Rehab 1	Mod Rehab 4	SHELTER PLUS CARE	H4W	HDF	Ocean Avenue	Union City Property	Park Terrace	Union City Managed	FUND 600 CHOICES	FUND 603 HCSA	Interfund Elimination	Total	
																				-
96200	Other general expenses	-	-	65,607	1,934	740	-	-	-	-	-	-	-	-	-	-	-	-	-	68,281
96210	Compensated absences	-	-	517,749	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	517,749
96300	Payments in lieu of taxes	-	3,387	-	-	-	-	-	-	-	-	564	-	-	-	-	-	-	-	3,951
96400	Bad debt - tenant rents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96600	Bad debt - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96800	Severance expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96000	Total Other General Expenses	-	3,387	583,356	1,934	740	-	-	-	-	-	564	-	-	-	-	-	-	-	589,982
																				-
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96700	Total Interest Expense and Amortization Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
																				-
96900	Total Operating Expenses	-	4,105,893	6,518,232	237,322	178,933	8,282	9,938	148,564	25,151	917,423	60,647	-	108,737	4,105	41,252	27,700	(173,716)		12,218,464
																				-
97000	Excess Revenue Over Operating Expenses	-	1,527,470	143,684,133	2,892,288	2,568,295	19,217	68,591	2,700,928	369,752	1,860,661	21,974	-	92,283	-	345,825	473,533	-		156,624,951
																				-
97100	Extraordinary maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97200	Casualty losses- Non-capitalized	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
																				-
97300-010	Mainstream 1 & 5 year	-	-	-	472,144	3,076,839	-	-	-	-	-	-	-	-	-	-	-	-	-	3,548,983
97300-020	Home-Ownership	-	-	104,523	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	104,523
97300-049	All Other "special" vouchers	-	-	12,385,761	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,385,761
97300-045	FSS Escrow deposit	-	-	335,518	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	335,518
97300-040	Tenant Protection	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97300-041	Portability our	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97300-050	All Other	-	-	124,814,971	-	-	19,217	68,591	-	-	-	-	-	-	-	-	-	-	-	124,902,779
97300	Housing assistance payments	-	-	137,640,773	472,144	3,076,839	19,217	68,591	-	-	-	-	-	-	-	-	-	-	-	141,277,564
97350	HAP Portability-in	-	-	1,886,393	152,153	14,801	-	-	-	-	-	-	-	-	-	-	-	-	-	2,053,347
97400	Depreciation expense	-	773,682	-	-	-	-	-	-	-	710,090	47,335	-	36,539	-	-	-	-	-	1,567,645
97500	Fraud losses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-	-	2,700,928	369,752	-	-	-	-	-	345,825	471,975	-		3,888,480
90000	Total Expenses	-	4,879,575	146,045,398	861,619	3,270,574	27,499	78,529	2,849,492	394,903	1,627,513	107,982	-	145,276	4,105	387,077	499,675			161,179,217
																				-

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
FINANCIAL DATA SCHEDULE
FOR THE YEAR ENDED JUNE 30, 2022**

Line Item	Account Description	Low Rent Public Housing	PACH	Housing Choice Vouchers Combined	EHV	Mainstream	Mod Rehab 1	Mod Rehab 4	SHELTER PLUS CARE	H4W	HDF	Ocean Avenue	Union City Property	Park Terrace	Union City Managed	FUND 600 CHOICES	FUND 603 HCSA	Interfund Elimination	Total
10010	Operating transfer in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10020	Operating transfer out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10030-010	Not For Profit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10030-020	Partnership	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10030-030	Joint Venture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10030-040	Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10030-050	Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10030-060	Other - Comment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10030	Operating transfers from / to primary government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10040	Operating transfers from / to component unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10091	Inter Project Excess Cash Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10092	Inter Project Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10093	Transfers between Programs and Projects - in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10094	Transfers between Programs and Projects - out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (uses)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	-	753,788	4,156,967	2,267,991	(523,345)	-	-	-	(0)	1,150,571	(25,361)	-	55,744	-	-	1,558	-	7,837,914
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11030	Beginning equity	13,561,116	18,390,457	(5,442,038)	-	549,019	-	-	-	-	6,565,046	1,023,371	170,000	1,592,955	-	-	159,269	-	36,569,194
11040-010	Prior period adjustments and correction of errors - Editable	(13,561,116)	13,561,116	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-020	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-030	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-040	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-050	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
FINANCIAL DATA SCHEDULE
FOR THE YEAR ENDED JUNE 30, 2022**

Line Item	Account Description	Low Rent Public Housing	PACH	Housing Choice Vouchers Combined	EHV	Mainstream	Mod Rehab 1	Mod Rehab 4	SHELTER PLUS CARE	H4W	HDF	Ocean Avenue	Union City Property	Park Terrace	Union City Managed	FUND 600 CHOICES	FUND 603 HCSA	Interfund Elimination	Total
11040-060	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-070	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-080	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-090	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-100	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-110	Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040	Prior period adjustments, equity transfers, and correction of errors	(13,561,116)	13,561,116	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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

We 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, 2022, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated March 29, 2023.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we 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 Authority'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.

Our 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 our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we 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 financial statement. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our 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 our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority'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 Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Harshmal & Company LLP

Oakland, California
March 29, 2023



**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

Opinion on Each Major Federal Program

We 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, 2022. 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.

In our 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, 2022.

Basis for Opinion on Each Major Federal Program

We conducted our 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). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of Authority's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to Authority's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about Authority's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances 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 Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on 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.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our 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.

Harshmal & Company LLP

Oakland, California

March 29, 2023

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2022**

<u>Federal Grantor / Pass-Through Grantor / Program or Cluster Title</u>	<u>Federal Assistance Listing Number</u>	<u>Federal Expenditures</u>
Department of Housing and Urban Development:		
Section 8 - Moderate Rehabilitation	14.856	\$ 106,028
Housing Choice Vouchers	14.871	147,580,379
Emergency Housing Vouchers	14.871	2,977,457
Mainstream Vouchers	14.879	2,747,229
PIH Family Self-Sufficiency Program (Housing Choice Vouchers)	14.896	<u>375,473</u>
Total Department of Housing and Urban Development		<u>153,786,566</u>
Total Expenditures of Federal Awards		<u>\$ 153,786,566</u>

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO SCHEDULE OF EXPENDITURE OF FEDERAL AWARDS
JUNE 30, 2022**

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, 2022. 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, 2022**

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 Vouchers
14.879	Mainstream Vouchers (MP)

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, 2022**

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, 2022**

No matters were reported.