



HOUSING COMMISSION AGENDA
Regular Meeting Date: June 8, 2022
Time: 8:00 a.m.

Due to the COVID-19 public health emergency and in accordance with guidance from local and public health officers, the Housing Commission has made several changes to its meetings to protect the public’s health and prevent the disease and its variants from spreading in our communities. At this time, the Housing Commission meetings are teleconferenced, and the public may observe and/or participate through the Zoom video conferencing platform and/or by phone:

JOIN BY ZOOM:

<https://us02web.zoom.us/j/88460095724>

Meeting ID: 884 6009 5724

JOIN BY PHONE:

Dial: 1-888-788-0099

Meeting ID: 884 6009 5724

MEETING AGENDA

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4. PUBLIC COMMENT - On matters not on the agenda		
The public may share their comments during the “Public Comment” period on the meeting agenda. The public may also submit written comment(s) to: melissat@haca.net . If the comment is on an item on the meeting agenda, please wait for the Chair to call for public comment on that agenda item. If submitting a written comment on an item on the meeting agenda, please include your full name and the agenda item number in your email. 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.		
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HOUSING COMMISSION AGENDA (CONTINUED)

Regular Meeting Date: June 8, 2022

Time: 8:00 a.m.

MEETING AGENDA (CONTINUED)

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TELECONFERENCING REQUIREMENTS

RESOLUTION NO. 06-22

**APPROVING THE IMPLEMENTATION OF TELECONFERENCING
REQUIREMENTS UNDER GOVERNMENT CODE 54953(e) (AB361)**

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting: June 8, 2022

Subject: Consideration to Approve Resolution to Implement
Teleconferencing Requirements Pursuant to Government Code
section 54953 (e) (AB 361)

Exhibits Attached: Resolution No. 06-22

Recommendation: Adopt Resolution

BACKGROUND

On March 17, 2020, to address the need for public meetings during the present public health emergency caused by the COVID-19 virus, Governor Newsom issued Executive Order No. N-29-20, suspending the existing requirements and criteria under the Brown Act, enabling public agencies to conduct their public agenda meetings by teleconference.

On June 11, 2021, Governor Newsom issued Executive Order No. N-8-21, continuing the suspension of the Brown Act's teleconferencing requirements through September 30, 2021. Both these Executive Orders allowed public agencies to meet virtually without providing members of the public the right to access the locations from which members of the public agency's elected officials participated in meetings, thereby eliminating the access requirements under the standard Brown Act teleconference requirements.

On September 16, 2021, Governor Newsom signed into law, Assembly Bill ("AB") 361, amending Government Code section 54953 to provide authority and specific requirements for public agencies to continue to hold virtual meetings after September 30, 2021, during a proclaimed state of emergency and remain in compliance with the Brown Act (Gov. Code §§ 54950, *et seq.*).

DISCUSSION

The new law enacted by AB 361 requires a notice requirement which provides members of the public instructions on how to access the public agency's virtual meetings enabling members of the public to communicate directly with the agency's elected body during

the allotted public comment time. In contrast, the prior Executive Orders issued by Governor Newsom limited public comments to only comments submitted in advance of the meeting.

AB 361 also adds a procedural requirement requiring public agencies to adopt a resolution in advance of conducting any further virtual public meetings. Government Code section 54953(e) permits legislative bodies and public agencies to make decisions whether to hold virtual meetings at the time of the meeting and does not restrict it to one-time use.

At your April meeting, your Commission adopted Resolution No. 04-22 to approve the implementation of teleconferencing requirements pursuant to AB361. AB 361 requires public agencies to adopt subsequent resolutions every 30 days to continue the use of virtual meetings. Staff is recommending that your Commission approve a resolution implementing the teleconferencing requirements pursuant to Government Code section 54953(e) as amended by AB 361.

Upon approval of the resolution your Commission may proceed with the rest of the regular agenda.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

RESOLUTION NO. 06-22

**APPROVING THE IMPLEMENTATION OF TELECONFERENCING REQUIREMENTS UNDER
GOVERNMENT CODE SECTION 54953 (e) (AB 361)**

WHEREAS, on March 17, 2020, Governor Newsom issued Executive Order N-29-20 that suspended the teleconference rules set forth in the California Open Meeting law, Government Code section 54950, *et seq.* (the “Brown Act”), which provided certain requirements were met and followed; and

WHEREAS, on June 11, 2021, Governor Newsom issued Executive Order N-08-21 that clarified the suspension of the teleconferencing rules set forth in the Brown Act, and further provided that those provisions would remain suspended through September 30, 2021; and

WHEREAS, a further required condition of Government Code section 54953(e) is that state or local officials have imposed or recommended measures to promote social distancing, and;

WHEREAS, due to the seriousness of the current pandemic situation, the Housing Authority of the County of Alameda has implemented several safety measures including a requirement that all employees to wear facial coverings when not alone in a private office or meeting room and remain socially distanced; and

WHEREAS, Government Code section 54953(e) requires that the public agency make additional findings every thirty (30) days to continue virtual meetings.

NOW, THEREFORE, BE IT RESOLVED:

1. All the above recitals are true and correct and are incorporated into this Resolution by this reference.
2. The Commission finds that state and local officials have imposed or recommended measures to promote social distancing.
3. The Commission therefore determines that it and its legislative body shall conduct their meetings virtually by teleconferencing in accordance with Government Code section 54953(e)
4. This Resolution expires thirty (30) days after the date of its adoption only to the extent required by law. Otherwise, this Resolution shall remain in effect until repealed by the Commission or pursuant to action by the Commission.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
RESOLUTION NO.: 06-22: APPROVING THE IMPLEMENTATION OF TELECONFERENCING REQUIREMENTS UNDER GOVERNMENT
CODE SECTION 54953 (e) (AB 361)
JUNE 8, 2022

PASSED, APPROVED AND ADOPTED by the Housing Commission of the Housing Authority of the County of Alameda on this 8th day of June 2022 by the following vote:

AYES:

NOES:

ABSTAIN:

EXCUSED:

ABSENT:

Attest:

Peggy McQuaid
Housing Commission Chairperson

Kurt Wiest
Executive Director/Housing Commission Secretary

Adopted: June 8, 2022

HOUSING COMMISSION
MEETING MINUTES
April 13, 2022



SUMMARY ACTION MINUTES

HOUSING COMMISSION

Regular Meeting: April 13, 2022

Meeting Time: 8:00 a.m.

Due to the COVID-19 public health emergency and in accordance with guidance from local and public health officers, this meeting was conducted via the Zoom video conference platform and by phone.

1. CALL TO ORDER / ROLL CALL

CALL TO ORDER:

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

ROLL CALL:

Present:

Commissioner Angela Finley	Commissioner Sara Lamnin
Commissioner Pat Gacoscos	Chairperson Peggy McQuaid
Commissioner Mark Gerry	Vice Chairperson Yang Shao
Commissioner Michael Hannon	
Commissioner Shawn Kumagai	

Excused:

Commissioner Pete Ballew
Commissioner Monith Ilvarasan

Absent:

Commissioner Andrew Serna

2. RESOLUTION NO. 04-22 APPROVING THE IMPLEMENTATION OF TELECONFERENCING REQUIREMENTS UNDER GOVERNMENT CODE SECTION 54953(e) (AB361)

Melissa Taesali, Executive Assistant, presented the staff report. Report received with no questions or comments from the Housing Commission.

Recommendation: Adopt Resolution No. 04-22 approving the implementation of teleconferencing requirements under Government Code Section 54953(e) (AB361).

Motion/Second: Shao/Finley.

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

Ayes: Cmr. Finley, Gacoscos, Gerry, Hannon, Kumagai, Lamnin, McQuaid, and Shao.

Motion passed. **APPROVED AS RECOMMENDED.**

3. CLOSED SESSION: CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

*Pursuant to Government Code §54956.9 (One Case)
Philadelphia Indemnity Insurance Company vs. Housing Authority of the County of Alameda,
San Francisco County Superior Court No. CGC-16-555946*

The Housing Commission entered into a closed session at 8:04 a.m. and reconvened in open session at 8:11 a.m. Chairperson McQuaid reported that there were no reportable actions taken in the closed session.

4. CLOSED SESSION: LABOR NEGOTIATIONS

*Pursuant to Government Code §54957.6
Contract Negotiations with SEIU Local 1021 and the Housing Authority of the County of Alameda*

The Housing Commission entered into closed session at 8:13 a.m. and reconvened in open session at 9:37 a.m. Chairperson McQuaid reported that there were no reportable actions taken in the closed session.

In the interest of time, the following agenda items were heard out of agenda order.

8. NEW BUSINESS

8-2. ACTION: AMENDMENT TO CONTRACT WITH NAN MCKAY AND ASSOCIATES

Laura Broussard Rosen, Deputy Executive Director, presented the staff report. Ms. Broussard Rosen reported that a recommendation to amend the contract with Nan McKay and Associates was presented to the Commission at their regular meeting on March 9. She further explained that the amendment was a time-only extension to allow staff and Nan McKay to transition the remaining recertifications back to HACA. She stated that Commission provided a verbal approval of the recommendation, however, did not take a formal action due to an error in the staff report designating the agenda item as informational. Ms. Broussard Rosen recommended that the Commission ratify the March 9, 2022 verbal approval for an amendment to the contract with Nan McKay.

Recommendation: Ratify the Commission's verbal approval to from the March 9, 2022 Housing Commission meeting to approve an amendment to the contract with Nan McKay and Associates for recertification services.

Motion/Second: Hannon/McQuaid.

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

Ayes: C Mrs. Finley, Gacoscos, Gerry, Hannon, Kumagai, Lamnin, and McQuaid.

Not present for the vote: Cmr. Shao.

Motion passed. **APPROVED AS RECOMMENDED.**

8-3. ACTION: AMENDMENT TO CONTRACT WITH LIEBERT CASSIDY WHITMORE FOR LEGAL SERVICES

Mansoorali Hudda, Finance Director, presented the staff report. Mr. Hudda reported that staff is proposing to amend the contract with Liebert Cassidy Whitmore (LCW) in the amount of \$50,000 for legal services. Mr. Hudda stated that the contract with LCW will expire on April 11, 2022. He indicated that staff is in the process of issuing a Request for Proposals (RFP) for legal services but is proposing to extend the contract with LCW for an additional six (6) months to October 10, 2022 and increase the contract amount by \$50,000. Mr. Hudda explained that an extension of the contract is necessary for continuity of the legal services that LCW is providing to HACA in labor contract negotiations with SEIU Local 1021 (SEIU) and other potential legal matters that may arise before HACA is able to complete their solicitation and award a new contract for legal services.

Recommendation: Approve an extension to the contract for legal services with Liebert Cassidy Whitmore to October 10, 2022 and an increase of \$50,000 in the contract amount.

Commission Discussion: Cmr. Hannon asked if the rates in the extended contract will remain the same and Mr. Hudda stated that the rates would remain the same.

Motion/Second: Gacoscos/Hannon.

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

Ayes: Cmr. Finley, Gacoscos, Gerry, Hannon, Kumagai, Lamnin, and McQuaid.

Not present for the vote: Cmr. Shao.

Motion passed. **APPROVED AS RECOMMENDED.**

8-5. ACTION: HACA SCHOLARSHIP APPOINTMENTS

Daniel Taylor, Special Programs Manager, presented the staff report. Mr. Taylor reported that at the March meeting staff recommended that the Commission appoint members to the 2022 HACA Scholarship committee. He indicated that at that meeting Cmr. Finley volunteered to serve and that the Commission approved her appointment to the committee. Mr. Taylor reported that Chairperson McQuaid recommended that staff bring this item to the next Commission meeting so that commissioners who were not present had the opportunity to volunteer if they were interested in being on the committee. After brief discussion, Cmr. Hannon and Kumagai volunteered

Recommendation: Approve the appointment of Cmr. Hannon and Kumagai to the HACA Scholarship Committee.

Motion/Second: Lamnin/Gacoscos.

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

Ayes: Cmr. Finley, Gacoscos, Gerry, Hannon, Kumagai, Lamnin, and McQuaid.

Not present for the vote: Cmr. Shao.

Motion passed. **APPROVED AS RECOMMENDED.**

8-1. RESOLUTION NO. 05-22: APPROVING AN UPDATE TO HACA'S PETTY CASH POLICY

Mansoorali Hudda presented the staff report. Mr. Hudda reported that staff is proposing to update HACA's Petty Cash policy in order to include a replenishment threshold and a requirement for an annual audit and reconciliation of the petty cash fund conducted by the Finance Director or his/her designee.

Recommendation: Adopt Resolution No. 05-22 approving the updated Petty Cash Policy.

Commission Discussion: Cmr. Lamnin asked if there are procedures that require that receipts are provided when petty cash funds are disbursed. Mr. Hudda stated that receipts are required.

Motion/Second: Lamnin/Finley.

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

Ayes: Cmr. Finley, Gacoscos, Gerry, Hannon, Kumagai, Lamnin, and McQuaid.

Not present for the vote: Cmr. Shao.

Motion passed. **APPROVED AS RECOMMENDED.**

5. ACTION: APPROVAL OF THE MINUTES OF THE MARCH 9, 2022 HOUSING COMMISSION MEETING AS PRESENTED

Recommendation: Approve the minutes of the March 9, 2022 Housing Commission meeting with the following correction stated :

Page 13: HACA Agenda Item No.: 7.5 – under Commission Discussion - the last sentence should read:

"Cmr. Hannon commented that it would be helpful if in the future staff include additional details on the inspections that are covered by the contract."

Motion/Second: Gacoscos/Lamnin.

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

Ayes: Cmr. Finley, Gacoscos, Gerry, Hannon, Kumagai, Lamnin, and McQuaid.

Not present for the vote: Cmr. Shao.

Motion passed. **APPROVED AS RECOMMENDED.**

8-4. INFORMATION: ANNUAL REVIEW OF EXECUTIVE DIRECTOR'S PERFORMANCE

Chairperson McQuaid commented that instituting a process for the annual review of the Executive Director's performance is an important matter. She directed staff to bring the draft of the process to the Commission's Personnel Committee (PC) for further discussion and development then present a finalized draft, with the PC's recommendations included, to the next Commission meeting.

7. INFORMATION: EXECUTIVE DIRECTOR'S REPORT

Report received with no questions or comments from the Commission.

8-6. INFORMATION: PROGRAM ACTIVITY REPORT

Report received with no questions or comments from the Commission.

9. COMMISSIONER REPORTS

None.

10. ADJOURNMENT

There being no further business to discuss Chairperson McQuaid adjourned the meeting at 10:02 a.m.

Respectfully submitted,

Melissa Taesali
Executive Assistant/Housing Commission Clerk

Kurt Wiest
Executive Director/Housing Commission Secretary

Approved:

Peggy McQuaid
Housing Commission Chairperson

EXECUTIVE DIRECTOR'S REPORT

June 8, 2022

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

EXECUTIVE DIRECTOR'S REPORT

Meeting: June 8, 2022

1. **COVID-19 and HACA Operations:** HACA closely monitors the latest guidance from local, state, and federal public health officials and continues to align with COVID-19 health and safety standards set forth by these agencies. Our office remains closed to the public, but an internal working committee has been formed and will work on outlining all the actions that need to be taken in order for HACA to open to the public as well as develop a plan to implement those measures.

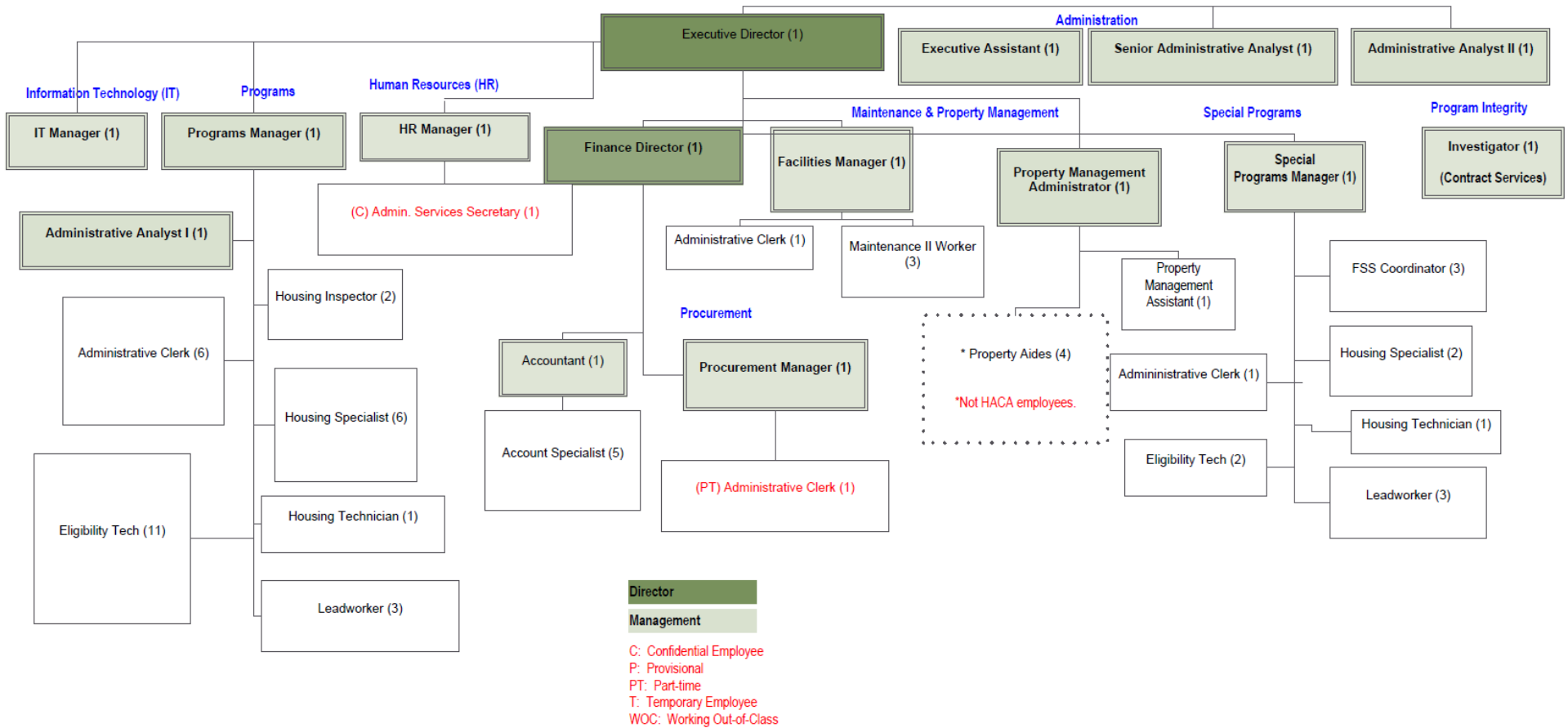
Staff had anticipated holding the June Housing Commission meeting using a hybrid format of in-person and virtual options. However, a new Alameda County Health Officer Order (No. 22-02) effective June 3, 2022, reinstated the wearing of face coverings in indoor settings. Given this change, we will postpone the hybrid format until such time as the new health order is rescinded.

2. **Update on City of Emeryville Housing Commission Appointment:** The Alameda County Board of Supervisors has confirmed the appointment of Courtney Welch, the Housing Commissioner representing the City of Emeryville. Staff is working to setup a welcome orientation with Commissioner Welch and we expect that she will participate in June's Housing Commission meeting.
3. **Human Resource Manager Recruitment:** HACA has been working with Avery & Associates on the recruitment for the critical positions of Human Resources Manager. On May 26, a panel interview was conducted for the top three candidates. We are doing final interviews this week and are very close to having this important position filled.
4. **Status Report on the HACA Organizational Restructuring Plan:** At the July 2021 Housing Commission meeting I presented a recommended plan for a modified organizational structure for HACA. The purpose of organizational changes was two-fold:
 - a. Eliminate untenable managerial and supervisory levels in the Housing Programs department by hiring a second Manager to divide program oversight and staff supervision; and
 - b. Create a structure that would support smooth transitions should there be changes in senior management positions at HACA, including reestablishment of a Deputy Executive Director position.

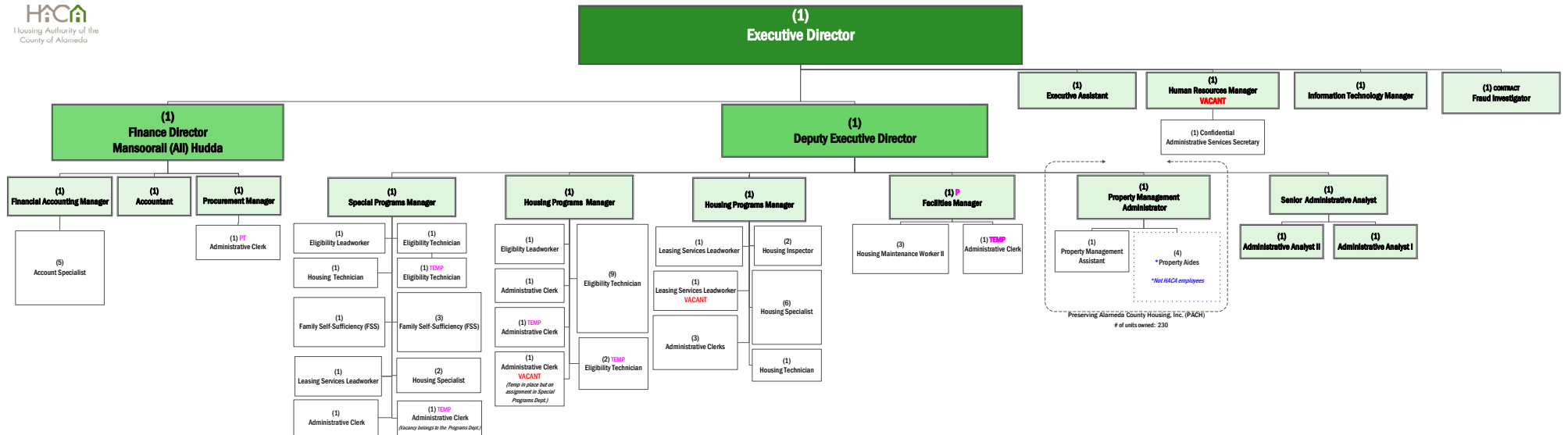
Both objectives have now been accomplished. As of March 2022, the Housing Programs department has two managers in place, Roger Escobar and Jill Vargas. The former Housing Programs Manager, Laura Broussard Rosen now serves as Deputy Executive Director. This change occurred in August 2021 and Laura worked tirelessly in overlapping capacities for over six months until the new Housing Programs Managers were in place.

I'm pleased to report these changes in HACA's organizational structure have had the desired effects and restored management and non-management staffing levels close to where they were 9 years ago when a reduction in force occurred due to cuts in federal funding. This is important considering the significant growth in our affordable housing programs. We are now in a much better position to meet current and anticipated operational needs.

Attached are copies of charts showing pre (July 2021) and post (June 2022) organizational structures for the agency.



July 2021



June 2022

NOTES:
Management Employee
 TEMP: Temporary Employee
 PE: Part-Time Employee
 P: Provisional Employee

NEW BUSINESS

June 8, 2022

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting: June 8, 2022

Subject: Contribution to Alameda County Employees' Retirement Association (ACERA) for Fiscal Year 2022-2023

Exhibits Attached: Resolution No. 07-22

Recommendation: Adopt the Resolution

Financial Statement: \$300,510.39 to be included in FY 2022-2023 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, 2022 – June 30, 2023, is \$300,510.39. ACERA requires that your authorization to fund HACA's 401(h) sub-account be completed by June 30, 2022.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

RESOLUTION NO. 07-22

RESOLUTION APPROVING 401(h) ACCOUNT PURSUANT TO SECTION 31592

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

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

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

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

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

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

NOW THEREFORE, IT IS RESOLVED AS FOLLOWS:

1. In fiscal year July 1, 2022 – June 30, 2023, Housing Authority shall contribute to ACERA **\$300,510.39** 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. 07-22: APPROVING 401(h) ACCOUNT PURSUANT TO SECTION 31592
JUNE 8, 2022
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, 2022.

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 8th day of June 2022, by the following vote:

AYES:

NAYS:

ABSTAIN:

EXCUSED:

ABSENT:

Attest:

Kurt Wiest
Executive Director/Housing Commission Secretary

Peggy McQuaid
Housing Commission Chairperson

Adopted: June 8, 2022

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting: June 8, 2022

Subject: Audit for the Fiscal Year Ending June 30, 2021

Exhibits Attached: Attachment A: Audit Report

Recommendation: Accept Report

BACKGROUND

The Housing Authority's (HACA) audit for the fiscal year ending June 30, 2021, was completed by the auditors, Harshwal & Company, LLP, on March 7, 2022.

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 at the fiscal year ending June 30, 2021 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 7.

- ❖ Total assets and deferred outflow of resources was \$59.01 million.
- ❖ Total liabilities and deferred inflow of resources was \$22.44 million.

- ❖ Total assets exceeded total liabilities by \$36.57 million (net position) and consist of the following:
 - \$10.45 million are invested in capital assets. This includes land, buildings and improvements, and furniture and equipment net of accumulated depreciation.
 - \$17.97 million are restricted net position and include (1) restricted monies received from the net proceeds of the disposition of the former Arroyo Vista public housing project in Dublin and (2) PACH replacement (capital) reserves of \$2.97 million.
 - \$8.15 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 \$5.26M due to increases in cash, investments, and accounts receivable.

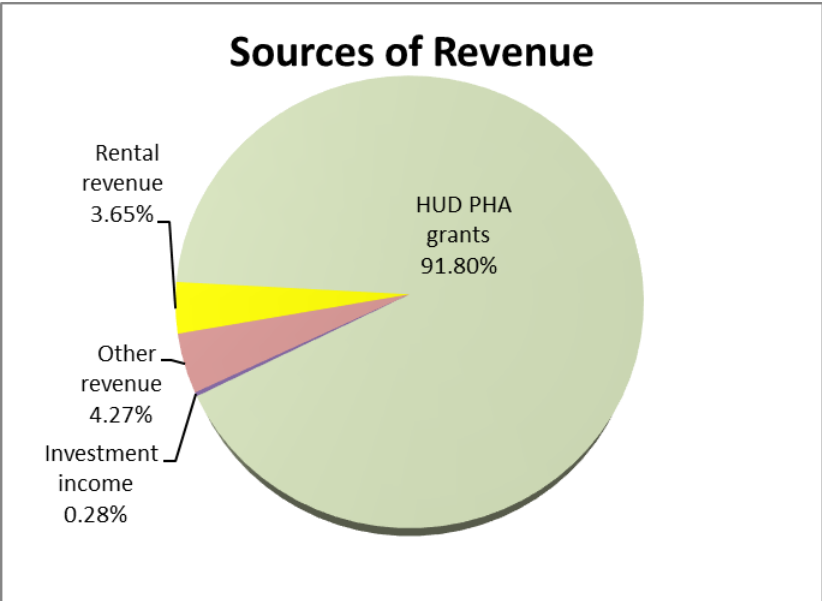
Total liabilities increased by approximately \$3.42M, primarily due to net pension liability and unearned revenues. Net pension liability was \$8.69M and net other post-employment benefits (OPEB) liability was \$.03 M. Please refer to Note 6 on pages 31-39, Note 7 on pages 40-46 and pages 54-58 for more information.

Total net position increased by \$1.84 million-- it was \$36.57 million in 2021 and \$34.73 million in 2020.

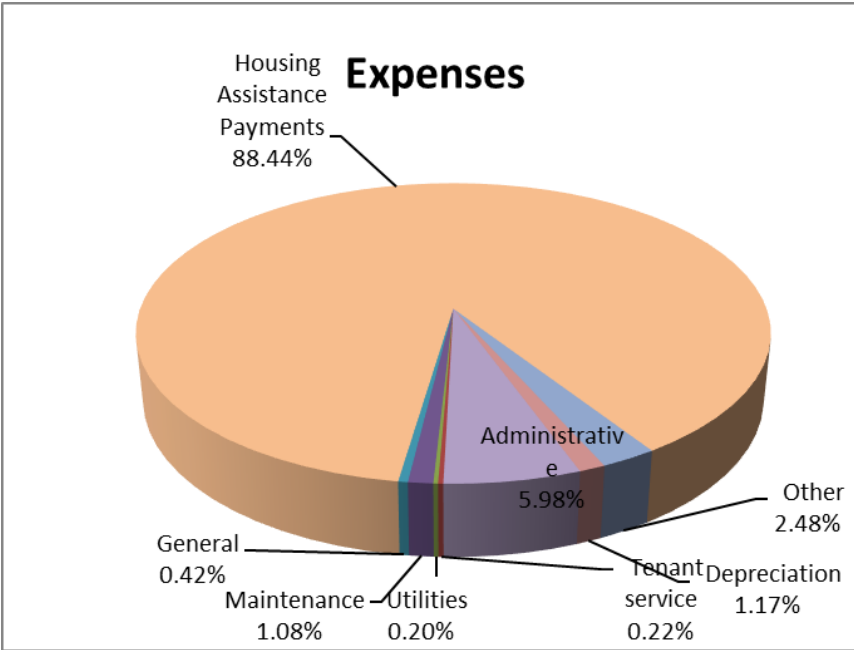
The *Statement of Revenues, Expenses and Changes in Net Position* reports HACA's revenues by source and type and its expenses by category to substantiate the change in net position (similar to net income or loss) for the fiscal year.

- ❖ Table 2 on page 9 shows total revenue (excluding Housing Assistance Payments-portability in) of \$148.99 million compared to \$144.88 million in 2020, an increase of \$4.11 million.
 - HUD provided the majority of HACA's total revenue (\$136.77 million or 91.%) so changes in HUD funding greatly impact operating results. The HCV program received \$134.80 million in funding, which was \$4.05 million more than the previous year's amount of \$130.75 million. The Mod Rehab program received \$0.20 million.

- Total Revenue was \$148.99 million compared to \$144.88 million in 2020. Rental revenue was relatively flat as compared to the previous year.



- Total expenses were \$147.47 million compared to \$142.94 million in 2020, an increase of \$4.53 million (3%). The largest program expenditure, as reflected in the pie chart below, was for housing assistance payments (HAP).



Audited Financial Statements (pages 14-18 and 58-72)

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 14-15 show the *Statement of Net Position* for all programs. Pages 60-63 show the individual funds that make up the total.

The Low Rent Public Housing program has total net restricted position of \$13.56 M.

The Housing Choice Voucher program has total net position of -\$5.44 M.

The Housing Development Fund has a total net position balance of \$6.57 M.

Preserving Alameda County Housing, Inc. (PACH), which owns all 230 former public housing units, had total assets of \$18.79 M, total liabilities of \$0.40 M and net position of \$18.4 million. It had total revenues of \$5.19 million and expenses of \$4.56 million. See also Note 15 on pages 53 and 54.

Park Terrace had a net position balance of \$1.59 million and Ocean Avenue had \$0.5 million.

Pages 16 and 64 show the *Statement of Revenues, Expenses and Changes in Net Position*. As your Commission will note, the change in net position includes depreciation expense. While depreciation is treated as an expense that reduces the results of operations, it does not have an impact on restricted or unrestricted net position. When the depreciation expense and, in some instances, changes due to acquisitions, dispositions and improvements of capital assets are excluded, the change in net position balances shows the actual operating income or loss for the year.

HACA's Low Rent Public Housing program had a net income of \$329,118.

The Housing Choice Voucher program had a net *income* of \$445,283

The Housing Development Fund had a net *income* of \$790,391*.

PACH had a net income of \$0.58 million*.

Ocean Avenue had a net operating income of \$.4 Mil*.

Park Terrace had a net operating income of \$77,506*.

*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 78- 79)*, 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 84)

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 85) – 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, 2021.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting: June 8, 2022

Subject: Operating Budgets for Fiscal Year Ending June 30, 2023

Exhibits Attached: - Resolution No. 08-22
- Statement of Budgeted Revenues, Expenses and Changes in Net Position FYE June 30, 2023; Supporting Schedule of Expenses

Recommendation: Adopt Resolution No. 08-22 Approving Budgets

Financial Statement: See below

BACKGROUND

HACA’s 2022-2023 fiscal year (FY) starts on July 1, 2022, and will end on June 30, 2023. HUD funding, which is provided on a calendar year (CY) basis, is HACA’s primary source of income. This requires staff to estimate HUD funding for January to June 2023, the second half of our fiscal year.

On May 25, 2022, a draft budget was presented to and reviewed in detail by your Commission’s Budget/Audit/Negotiations Committee. The Committee discussed the budget in detail and recommends that your Commission approve the budgets as presented.

DISCUSSION and ANALYSIS

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

Housing Choice Voucher (HCV) Program

For CY 2022, the HCV Program HAP renewal funding is provided at 100% of renewal needs based on prior years HAP expense with an inflation factor of 1.027%. This is the funding used to make rental subsidy payments to landlords on behalf of tenants and cannot be used for administration. In CY 2021, it was at 100% proration with a 1.07% inflation factor.

The Administrative Fee funding for CY 2022 is at approximately 88% of formula fee eligibility. It was set at 84% for CY 2021. The FY 2022-2023 budget presented today assumes the same 88% CY2023 funding levels for HAP and 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 2023 (October 1, 2022 - September 30, 2023). 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 2022-2023 HCV budget projects an operating loss of \$838,483. The FY 2021-2022 HCV budget projected a loss of \$1,593,478. To fund the budget deficit, staff proposes a transfer of up to \$838,483 representing the budgeted deficit for FY 2022-2023 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 \$3,420,176 as of 06/30/2023.

Income

- Currently, HACA's actual Housing Assistance Payment (HAP) per unit cost (PUC) is \$1,746 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 \$1,810 PUC per month. The 95% lease up rate represents the maximum vouchers that can be supported with the HAP funding that is made available by HUD. 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 88% of formula eligibility for the first six months of the fiscal year (July to December 2022) and staff is assuming the same for the balance of the fiscal year (January to June 2023). This 88% 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 \$81.14 per portability unit per month, which is about \$20 less per unit than what we earn for our own voucher contracts. Staff projects an average of 30 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 administrative fee proration.

Expenses

- Indirect costs associated with more than one program are allocated using the percentage of total program unit method. Indirect salaries are allocated using the percentage of payroll method.
- Total overall expenses increased by 3%, due to increases in salaries and benefits.
- Administrative Salaries and benefits increased by a net 3% due to the addition of 1 funded position (Housing Specialist) and wage inflation. These costs were offset by the elimination of \$200,000 in contract costs for program integrity services.
- The budget assumes increases in health care premiums as well as HACA's employer retirement contributions to ACERA. Additional retirement expenses will be incurred depending on ACERA's actuarial study and the employer contribution rate set for HACA by the ACERA Board.

Housing Development Fund, Park Terrace, and Ocean Avenue

- HACA maintains a Housing Development Fund (HDF-Local Fund) 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, no additional retirement expenses are expected to be incurred based on the results of the actuarial valuation at end of the calendar year 2021 shared by ACERA with the employers.

- The HDF-Local Fund budget projects an income of \$840,750 as compared to \$777,006 FY2021-2022. The projected reserve balance at the beginning of the budget year is \$3.77 million. A transfer of funds from the HDF-Local Fund to the HCV program in an amount not to exceed \$838,483 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 \$66,250. The projected reserve balance at the beginning of the budget year is \$1.36 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 loss of \$20,323. The projected reserve balance at the beginning of the budget year is \$471,069.

RECOMMENDATION

The Budget/Audit/Negotiating Committee and staff recommend that your Commission adopt the Resolution approving the proposed operating budget and budgeted positions for the fiscal year ending June 30, 2023 as presented.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

RESOLUTION NO.: 08-22

**APPROVING THE OPERATING BUDGET AND BUDGETED POSITIONS FOR THE
JULY 1, 2022 – JUNE 30, 2023 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, 2022 – June 30, 2023; 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 2022-2023 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 \$838,483.

PASSED, APPROVED AND ADOPTED by the Housing Commission of the Housing Authority of the County of Alameda on this 8th day of June 2022 by the following vote:

AYES:

NOES:

ABSTAIN:

EXCUSED:

ABSENT:

Attest:

Kurt Wiest
Executive Director/Housing Commission Secretary

Peggy McQuaid
Housing Commission Chairperson

Adopted: June 8, 2022

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Budget Statement of Revenues, Expenses and Changes in Assets
FOR THE FISCAL YEAR ENDING JUNE 30, 2023

	Housing Choice Voucher		Housing Development Fund		Park Terrace		Ocean Avenue		Totals	
	2022	Proposed 2023	2022	Proposed 2023	Approved 2022	Proposed 2023	Approved 2022	Proposed 2023	Approved 2022	Proposed 2023
Housing Assistance Payments (HAP)										
Est. HUD PHA grants-HAP	135,496,077	142,397,836							135,496,077	142,397,836
Less: Est. HAP expenses	135,537,912	142,397,836							135,537,912	142,397,836
Est. Addition to/(Use of) Reserves	(45,835)	-							(45,835)	-
Operating Income										
Rental revenue - tenants	-	-	143,000	143,000	180,495	198,387	81,996	81,996	405,491	423,383
Other revenue -tenants	-	-	-	-	-	-	50	50	50	50
HUD PHA grants (Including Covid 19 Admin. Funds)	7,836,815	8,899,168	-	-	-	-	-	-	7,836,815	8,899,168
Other revenue	327,518	327,518	42,500	42,500	-	-	1,000	1,000	371,018	371,018
Other revenue - property management fees	-	-	1,762,440	1,762,440					1,762,440	1,762,440
Investment income	-	-	19,000	7,000	1,599	160	1,000	1,000	21,599	8,160
Total	8,164,333	9,226,686	1,966,940	1,954,940	182,094	198,547	84,046	84,046	10,397,413	11,464,219
		12%		-1%		8%		0%		9%
Operating Expenses			3%							
Administrative salaries	(4,830,163)	(4,986,596)	(511,713)	(508,402)	-	-	-	-	(5,341,876)	(5,494,998)
Administrative expenses	(1,993,080)	(2,057,080)	(104,620)	(85,148)	(55,600)	(55,600)	(39,500)	(40,000)	(2,192,800)	(2,237,828)
Utilities	-	-	(44,190)	(62,157)	(500)	(500)	(12,398)	(12,398)	(57,088)	(75,055)
Covid 19 Expenses	-	-	-	-	-	-	-	-	-	-
Maintenance services	-	-	(147,164)	(160,360)	(66,447)	(71,497)	(52,950)	(48,600)	(266,561)	(280,457)
General expenses	(181,375)	(179,133)	(14,137)	(14,108)	(4,700)	(4,700)	(3,170)	(3,370)	(203,382)	(201,311)
Employee benefits	(2,753,193)	(2,842,360)	(368,110)	(284,015)	-	-	-	-	(3,121,303)	(3,126,375)
Total	(9,757,811)	(10,065,169)	(1,189,934)	(1,114,190)	(127,247)	(132,297)	(108,018)	(104,368)	(11,183,010)	(11,416,024)
		3%		-7%		4%		-3%		2%
Budgeted Income (Loss)	(1,593,478)	(838,483)	777,006	840,750	54,847	66,250	(23,972)	(20,323)	(785,597)	48,195
Unrestricted Net Position (UNP) - est. balance at 7/1/2022	**	(4,667,522)		3,767,909		1,362,776		471,069		934,232
Unrestricted Net Position - budgeted bal. at 6/30/2023		(6,167,523)		3,420,176		1,429,026		445,746		(872,575)
Capital Expenditures per schedule		-		15,000		-		5,000		20,000

Est. UNP @ 7/1/22 (Excluding NPL)	2,304,085	3,767,909
Budgeted Income (loss) @ 6/30/23	(838,483)	840,750
Proposed Transfer in/out from HDF	838,483	(838,483)
Subtotal @ 6/30/23	2,304,085	3,770,176
Estimated NPL & OPEB @ 06/30/2023	(8,471,608)	(350,000)
Est. UNP @ 6/30/23	(6,167,523)	3,420,176

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Schedule of Administrative Expenses
FOR THE FISCAL YEAR ENDING JUNE 30, 2023

Administrative Expenses	Housing Choice Voucher		Housing Development Fund		Park Terrace		Ocean Avenue		Totals	
	2022	2023	Approved 2022	Proposed 2023	Approved 2022	Proposed 2023	Approved 2022	Proposed 2023	2022	2023
Legal Fees	40,000	50,000	-	-	-	-	1,000	1,000	41,000	51,000
Staff Training	45,000	30,000	-	-	-	-	-	-	45,000	30,000
Mileage Payments	7,000	7,000	1,200	1,200	-	-	-	-	8,200	8,200
Conference Travel	50,000	35,000	-	-	-	-	-	-	50,000	35,000
Auditing Fees	32,000	32,000	5,200	5,200	-	-	-	-	37,200	37,200
Office Bldg. Expenses	143,000	143,000	-	-	-	-	-	-	143,000	143,000
Office Supplies	66,000	56,000	4,000	4,000	-	-	-	-	70,000	60,000
Copier expense	17,000	17,000	-	-	-	-	-	-	17,000	17,000
Non-Cap Furn & Eqpt	15,000	15,000	1,200	1,800	-	-	-	-	16,200	16,800
Admin. Vehicles	40,000	55,000	-	-	-	-	-	-	40,000	55,000
Publications-	25,000	25,000	-	-	-	-	-	-	25,000	25,000
Recruitment exp	5,000	5,000	-	-	-	-	-	-	5,000	5,000
Membership Dues	25,000	25,000	200	200	-	-	-	-	25,200	25,200
Telephone	35,000	40,000	6,120	6,237	-	-	-	-	41,120	46,237
Contract/Consultant Svcs	804,600	871,600	45,152	24,265	-	-	1,000	500	850,752	896,365
Computer Software Svcs	385,680	385,680	15,048	15,746	-	-	-	-	400,728	401,426
Miscellaneous Admin	-	2,000	6,000	6,000	-	-	-	-	6,000	8,000
Non-Cap Furn & Eqpt-MIS	45,000	45,000	-	-	-	-	-	-	45,000	45,000
Leases or Rentals	10,000	15,000	1,000	1,000	-	-	-	-	11,000	16,000
Equipment Maintenance	700	700	-	-	-	-	-	-	700	700
Postage	65,000	65,000	-	-	-	-	-	-	65,000	65,000
Printing	45,000	45,000	-	-	-	-	-	-	45,000	45,000
Bank Charges	-	-	-	-	-	1,600	-	1,500	-	3,100
Commission Meetings	6,600	6,600	-	-	-	-	-	-	6,600	6,600
Miscellaneous	1,500	1,500	1,000	1,000	1,600	-	1,500	1,000	5,600	3,500
Wait List Expense	84,000	84,000	-	-	-	-	-	-	84,000	84,000
Scholarship expense	-	-	18,500	18,500	-	-	-	-	18,500	18,500
Property Management Fee	-	-	-	-	54,000	54,000	36,000	36,000	90,000	90,000
TOTAL	1,993,080	2,057,080	104,620	85,148	55,600	55,600	39,500	40,000	2,192,800	2,237,828
		3%		-23%		0%		1%		2%

Contract/Consultant Svcs

Contract Services-Nan McKay	25,000	
Contract Services-Salary surveys	60,000	
Contract Services-Work Number	100,000	
Contract Services-FSA Fees	4,800	1,000
Contract Services-NCR	30,000	
Contract Services-Misc	85,000	8,265
Contract Services-		
Temporary Personnel	300,000	10,000
Contract Services-Inspec.	150,000	
Bank Service Fee	96,000	2,000
Payroll Services	20,800	3,000
	871,600	24,265

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Schedule of Maintenance Expenses
FOR THE FISCAL YEAR ENDING JUNE 30, 2023

Maintenance Expenses	Housing Choice Voucher		Housing Development Fund		Park Terrace		Ocean Avenue		Totals	
	2021	Proposed 2022	2022	Proposed 2023	2022	Proposed 2023	2022	2023	Approved 2020	Proposed 2022
Materials										
Repair Parts	-	-			1,000	1,000	500	500	1,500	1,500
Appliances & Fixtures	-	-	-	-	2,388	2,388	1,700	1,500	4,088	3,888
Locks and Keys	-	-	-	-	-	-	600	600	600	600
Maintenance & Contracts										
Garbage Service	-	-	14,380	28,341	-	-	1,300	3,000	15,680	31,341
Repair Contractors	-	-	39,710	41,660	25,000	26,200	21,850	36,000	86,560	103,860
Other Maintenance	-	-	60,834	53,737	-	-	-	2,000	60,834	55,737
Equipment Repair/Rental	-	-	3,841	3,464	-	-	-	-	3,841	3,464
Window Coverings	-	-	-	-	1,200	-	1,000	-	2,200	-
Condo Fees	-	-	-	-	36,709	41,159	-	-	36,709	41,159
Landscape Services	-	-	3,399	8,158	-	-	21,000	-	24,399	8,158
Contract cost- 10th St.			25,000	25,000					25,000	25,000
Contract cost-Atherton Bldg.	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	150	750	5,000	5,000	5,150	5,750
TOTAL	-	-	147,164	160,360	66,447	71,497	52,950	48,600	266,561	280,457
				8%		7%		-9%		5%

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Schedule of General Expenses
FOR THE FISCAL YEAR ENDING JUNE 30, 2023**

General Expenses	Housing Choice Voucher		Housing Development Fund		Park Terrace		Ocean Avenue		Totals	
	Approved 2021	Proposed 2022	Approved 2021	Proposed 2022	Approved 2021	Proposed 2022	2022	2023	Approved 2019	Proposed 2020
General Liability Insurance	30,000	30,000	-	-	-	-	-	-	30,000	30,000
Auto Insurance	5,000	5,000	-	-	-	-	-	-	5,000	5,000
Worker's Compensation	119,375	117,133	-	-	-	-	-	-	119,375	117,133
Unemployment	27,000	27,000	-	-	-	-	-	-	27,000	27,000
Property Insurance	-	-	14,137	14,108	3,700	3,700	2,300	2,500	20,137	20,308
Collection Loss	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	1,000	1,000	870	870	1,870	1,870
TOTAL	181,375	179,133	14,137	14,108	4,700	4,700	3,170	3,370	203,382	201,311
		-1%		0%		0%		6%		-1%

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Schedule of Capital Expenditures
FOR THE FISCAL YEAR ENDING JUNE 30, 2023

Description	Housing Development Fund	Park Terrace	Ocean Avenue	Totals
Cubicle Reconfiguration	15,000			
Camera Upgrade				-
Unit Rehab		-		-
Roof Replacements				-
Appliance replacements				-
Kitchen cabinet replacements				-
Physical Needs Assessment			5,000	5,000
Misc		-		
TOTAL	15,000	-	5,000	5,000

HOUSING AUTHORITY OF ALAMEDA COUNTY

AGENDA STATEMENT

Meeting: June 08, 2022

Subject: Amendment to contract with Howroyd-Wright Employment Agency (AppleOne) for Temporary Employment Services

Exhibits Attached: None

Recommendation: Authorize the Executive Director to Execute an Amendment to the Contract with Howroyd-Wright Employment Agency (AppleOne)

Financial Statement: \$147,600 from FY2022-2023 Section 8 Administrative Budgets

BACKGROUND

In August 2016, following a competitive solicitation process, HACA executed a contract with Howroyd-Wright Employment Agency (AppleOne) to provide Temporary Staffing Services. The initial contract was awarded for a one-year term for a not-to-exceed amount of \$175,000. HACA subsequently executed Amendments to extend the contract over a period of five years. The current contract expires on June 30, 2022.

DISCUSSION AND ANALYSIS

HACA continues to require temporary staffing services to support agency operations during periods of unexpected staffing shortages due to extended leaves and vacancies as well as for special projects that require short-term increased operational capacity. Currently, HACA has seven temporary staff, three Administrative Clerks and four Eligibility Technicians, due to pending recruitments for vacancies in these two positions.

HACA is currently in the process of preparing a Request for Proposals (RFP) for temporary staffing services; however, the solicitation will not be completed before the current contract expires. In order to allow continuity of services and retain the existing temporary staff tied to vacant positions, it is necessary to extend the contract with Howroyd-Wright for an additional four months to October 31, 2022.

It is proposed that the contract be extended for the period of July 1, 2022 to October 31, 2022 and the contract amount be increased by \$147,600. The contract amount is based upon the current billing rates for existing temporary staff in Administrative Clerk and Eligibility Technician positions. The additional \$147,600 for the contract extension for the period of July 1, 2022 through October 31, 2022 will be incorporated in the FY 2022-2023 budget request.

Staff recommends your Commission authorize the Executive Director to execute an amendment to the current contract with Howroyd-Wright Employment Agency (AppleOne), reflecting the changes above.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting: June 8, 2022

Subject: Nominating Committee for Housing Commission Officers

Exhibits Attached: None

Recommendation: Appoint a Nominating Committee

DISCUSSION AND ANALYSIS

Your Commission must appoint a Nominating Committee to select candidates for the positions of Chairperson and Vice-Chairperson. The terms are for one year. The current Chairperson is Commissioner Peggy McQuaid, and Commissioner Yang Shao is the Vice-Chairperson. This is the first term for both Commissioner McQuaid and Commissioner Shao. The Commission bylaws stipulate that the Chairperson can serve no more than two successive full terms. There are no provisions in the bylaws that limit the number of terms the Vice-Chairperson can serve.

Traditionally, if the current Chairperson is not able to continue on for a second term or he/she has already served two successive full terms, the Vice-Chairperson will move up to become Chairperson (although that is not mandated), so the Nominating Committee's focus is usually on the selection of the Vice-Chairperson candidate.

We do not expect to have a July meeting, so at your August meeting the Nominating Committee will present the candidates and an election will be held. The newly-elected officers will take office immediately and the new Chairperson will chair the August meeting.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting: June 8, 2022

Subject: Executive Director Performance Evaluation Process

Exhibits Attached: Draft Executive Director Performance Evaluation Process

Recommendation: Receive information

DISCUSSION

At your April meeting, staff introduced a process for the Executive Director’s Evaluation. Your Commission directed staff to work with the Personnel Committee (PC) on the proposed process and present a finalized draft to the Commission for discussion and consideration.

On May 11, staff met with the PC and the committee discussed the draft the process. PC Chairperson Michael Hannon instructed committee members to conduct a final review the proposed process, provide their feedback and any additional comments to staff, and recommended that the PC meet with staff prior to your Commission’s June meeting to discuss any additional suggestions for this process. A meeting with the PC is scheduled for June 3. Staff will receive the PC’s feedback and any final suggestions for the proposed evaluation process at this meeting. The recommendations will be incorporated and the finalized process will be presented to your Commission at your June meeting.

HACA Executive Director Performance Evaluation Procedures

1. Members of the HACA Personal Committee (PC), led by the PC chair, have primary responsibility for the annual performance review of the Executive Director and report their findings to the Housing Commission no later than 3 months following the end of the HACA fiscal year.
2. The Executive Director delivers agency goals for the upcoming fiscal year to the Housing Commission as part of the annual budget review and approval process. These agency goals relate to HACA objectives during the upcoming fiscal year and are tied to resources allocated in the approved budget. The goals are reviewed and approved by the Housing Commission along with the annual budget in the June Housing Commission meeting.
3. In May the PC Chair reviews and makes any updates to the Executive Director's Performance Review forms.
4. In June the PC chair gives Self-Evaluation instructions to the Executive Director to complete. If the PC Chair is the same person as the Housing Commission Chair, the Housing Commission Chair will select another PC committee members to serve as the PC Committee Executive Director evaluation chair.
5. The Executive Director delivers the completed Self-Evaluation to the PC chair or designee prior to the July Housing Commission meeting.
6. The PC chair or designee distributes a Feedback Form and a copy of the completed Self-Evaluation to all Housing Commissioners at the July Housing Commission meeting. Commissioners complete the Feedback Form independently of each other and email it to the PC Chair for compilation. The feedback shall be for the period of the recently passed performance year (July 1 to June 30).
7. The PC chair will share the compiled results with the Housing Commission and discuss language to use in writing the performance review. The PC chair or designee and Housing Commission chair will complete a draft of the Performance Evaluation with assistance from the PC.
8. The Housing Commission shall discuss the draft Performance Evaluation in a closed session at the August Housing Commission meeting.
9. The PC Committee Chair or designee will finalize the Performance Evaluation reflecting the consensus reached at the closed session in August and email it to the Executive Director.
10. Prior to the September Housing Commission meeting, the PC chair or designee and Housing Commission chair will provide a final copy of the Performance Evaluation and discuss it with the Executive Director.
11. At the September Housing Commission meeting, the Executive Director and the Housing Commission will conclude the annual evaluation process. A brief confirmation that the evaluation has been concluded is all that is needed to be announced and documented in the minutes, unless it is necessary to have further discussion related to agency goals for the next year.
12. The Executive Director's compensation will be adjusted, if warranted by a determination of the Housing Commission, with an effective date of the beginning of the fiscal year following the review period.

Executive Director – Self Evaluation

Please review the Executive Director Performance Evaluation Form and be prepared to comment on your performance, with specific examples.

Please prepare a memo that responds to the following items:

1. List the current HACA Agency goals that were approved or established by the Housing Commission for the current fiscal year and tell us where you are on them.
2. Give a short summary about the direction HACA is going and your role in progress.
3. Tell us how your leadership has affected the overall performance of the organization.
4. Explain your working relationships with staff, community partners, and the Housing Commission and tell us any strategies you have that enhance these relationships.
5. Describe any problems or concerns you feel need to be addressed in order to improve your performance. Include any professional development initiatives you feel are necessary.
6. Provided a summary of your performance throughout the review period by highlighting accomplishments, contributions, disappointments, and changes in your work responsibilities or role at HACA.

HACA Housing Commissioner’s Feedback Form

Executive Director Performance for FY2022

Executive Director: _____

- 1. How well did the Executive Director meet the current goals that were approved or established by the Housing Commission for this fiscal year? (See attached fiscal year goals.)

- 2. How well did the Executive Director progress the direction of HACA?

- 3. How has the Executive Director’s leadership affected the performance of the organization?

- 4. How well did the Executive Director build and maintain working relationships with staff, community partners and the Housing Commission?

5. Were there any problems, concerns, or growth areas that the Executive Director addressed in order to improve individual performance?

6. Please give a summary of the Executive Director’s overall performance throughout this review period including accomplishments, contributions, disappointments, changes in work responsibilities, or role at HACA.

Additional Comments/ Significant Accomplishments

Are there any other comments that you feel would help provide guidance, improve performance, or otherwise enable the Executive Director to succeed in leading the agency?

Thank you for your participation. Please send your completed form to the Chair of the Personnel Committee.

Housing Commissioner completing this form:

Signature: _____ Date: _____

Executive Director FY2022 Performance Evaluation

Executive Director: _____ Review Period: _____

Significant Accomplishments

Example language: *(review #1 on self-eval and Housing Commissioner feedback forms)* You were given specific goals to...**(See Attached Goals)** These goals were reached by... This was achieved by... Your accomplishments for this review period were... etc.

Direction and Performance of HACA

Example language: *(review #2 and #3 on self-eval and BOC feedback forms)* BHA is progressing towards..... You have collected best practice ideas... etc.

Leadership/ Communication

Example language: *(review #3 and #4 on self-eval and Housing Commissioner feedback forms)* Your leadership was... Your relationships with.... You view individual differences as value-added... etc.

Professional Development

Example language: *(review #5 on self-eval and Housing Commissioner feedback forms)* You have a keen eye on your own individual-development needs... Some areas to pay attention to are... Some progress we would like to see for the next performance year are... etc.

Additional Comments

Example language: *(review #6 on self-eval and Housing Commissioner feedback forms)* You found creative ways to... etc.

PC Chair or designee: _____

Signature: _____ Date: _____

Housing Commission Chair: _____

Signature: _____ Date: _____

Executive Director: _____

Signature: _____ Date: _____

(Please submit signed copies to Human Resources for placement in the personnel file.)

PROGRAM ACTIVITY **REPORT**

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting: June 8, 2022

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.

6/1/2022	7/1/2021	6/1/2020
6,715	6,348	6,118

- **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.

	6/1/2022	7/1/2021	6/1/2020
Average HAP Subsidy	\$1,771	\$1,738	\$1,723
Average Tenant-Paid Rent	\$563	\$559	\$536
Average Contract Rent	\$2,334	\$2,297	\$2,259

- ❖ 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.

	6/1/2022	7/1/2021	6/1/2020
Outgoing Billed Portability Contracts	79	128	155
Incoming Portability Contracts	19	254	390

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

6/1/2022	7/1/2021	6/1/2020
223	224	227

6/8/2022-HACA AGENDA ITEM NO.: 6-7.

- **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, 2022, there were 40 active properties listed.

	7/1/21	8/1/21	9/1/21	10/1/21	11/1/21	12/1/21	1/3/22	2/7/22	3/1/22	4/4/22	5/2/22	6/1/22
Units	72	67	58	51	54	50	44	49	42	37	47	40

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
Section 8 Contract and HAP Report for the month of May 2022

City	Certificates		Vouchers		MAY 2022 TOTAL		MAY 2021	MAY 2020
	Number	HAP*	Number	HAP**	Number	HAP		
		based on avg \$2,066		based on avg \$1,744				
Albany	0	\$0	12	\$21,288	12	\$21,288	12	12
Castro Valley	3	\$6,198	230	\$408,020	233	\$414,218	225	218
Dublin	3	\$6,198	418	\$741,532	421	\$747,730	410	401
Emeryville	4	\$8,264	152	\$269,648	156	\$277,912	152	154
Fremont	19	\$39,254	1,221	\$2,166,054	1,240	\$2,205,308	1,133	1,104
Hayward	39	\$80,574	1,849	\$3,280,126	1,888	\$3,360,700	1,841	1,884
Newark	6	\$12,396	225	\$399,150	231	\$411,546	226	231
Pleasanton	3	\$6,198	295	\$523,330	298	\$529,528	274	239
San Leandro	14	\$28,924	1,335	\$2,368,290	1,349	\$2,397,214	1,294	1,335
San Lorenzo	2	\$4,132	179	\$317,546	181	\$321,678	175	179
Union City	11	\$22,726	712	\$1,263,088	723	\$1,285,814	690	691
TOTALS	104	214,864	6,628	11,758,072	6,732	11,972,936	6,432	6,448

* Based on an average May Housing Assistance Payment (HAP) of \$2,066 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 2022

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	12	\$1,775	\$1,434	\$340	19%
Castro Valley	230	\$2,343	\$1,780	\$563	24%
Dublin	418	\$2,337	\$1,800	\$537	23%
Emeryville	152	\$1,915	\$1,448	\$467	24%
Fremont	1,221	\$2,463	\$1,912	\$551	22%
Hayward	1,849	\$2,248	\$1,687	\$561	25%
Newark	225	\$2,617	\$1,930	\$687	26%
Pleasanton	295	\$2,165	\$1,704	\$460	21%
San Leandro	1,335	\$2,256	\$1,702	\$553	25%
San Lorenzo	179	\$2,550	\$1,927	\$623	24%
Union City	712	\$2,500	\$1,895	\$606	24%

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

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

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: June 8, 2022

Subject: Family Self-Sufficiency Program Summary

Exhibits Attached: None

Recommendation: Receive Report



FSS PROGRAM NEWS

FSS Program Activities

HCV Homeownership Program Orientation

On Wednesday, April 27, 2022, one of HACA’s Leasing Services Leadworkers, Leah Fuller, partnered with the FSS team to present a Housing Choice Voucher (HCV) Homeownership orientation. Twenty-five (25) participants attended the orientation.

Homeownership News

A homeownership ready Housing Choice Voucher (HCV) participant recently had an offer accepted for a home and is currently in escrow. We are excited about the possibility of subsidizing a mortgage using federal Housing Assistance Payment funds for another HCV participant.

FSS Participant Spotlight

A recent FSS graduate earned two master’s degrees and is currently finishing up the required courses to teach at the community college level. As a person with disabilities, she wanted to give back to people with similar challenges and started a business to tutor students with disabilities. Additionally, she increased her credit score by nearly two hundred points to 766. We are very proud of her accomplishments.

FSS Program Summary

May 2022

Total Clients Under Contract:	225
Graduates:	2
Escrow Disbursed:	\$14,947.52

Ports In:	0
Ports Out:	0
Terminations:	1

New Contracts:	3
Case Management Referrals:	42
Job Referrals:	75

ATTACHEMENT A

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
HAYWARD, CALIFORNIA

AUDITED FINANCIAL STATEMENTS

JUNE 30, 2021



HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
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JUNE 30, 2021

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Financial Statements

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, 2021, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinion

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, 2021, the respective changes in financial position and, where applicable cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 12, and required supplementary information related to Pension and OPEB on pages 54 through 58 as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. 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.

Other 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 07, 2022, 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 07, 2022

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2021**

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 \$59.01 million and total liabilities and deferred inflow of resources was \$22.44 million.

The assets of the Authority exceeded its liabilities at the close of the fiscal year (FY) by \$36.57 million (net position). Of that amount, \$10.45 million was invested in capital assets; \$17.97 million was considered restricted and \$8.15 million was considered unrestricted and may be used to meet the Authority's ongoing obligations. The Authority's FY 2021 total net position increased by \$1.84 million compared to the FY 2020 balance of \$34.73 million.

Total revenues, excluding Housing Assistance Payments-Portability in, increased by approximately \$4.11 million (3%) during 2021, and were \$148.99 million and \$144.88 million for 2021 and 2020, respectively. The increase was due to funding provided by HUD.

Total expenses, excluding Housing Assistance Payments-Portability in, increased by approximately \$4.53 million (3%). Total expenses were \$147.47 million and \$142.94 million for 2021 and 2020, 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 2021, PACH had total assets of \$18.79 million, total liabilities of \$0.40 million and net position of \$18.39 million. It had total revenues of \$5.25 million and expenses of \$4.74 million. PACH's total net position increased by \$0.50 million.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2021**

Authority-Wide Financial Statements

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

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

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

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

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

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

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

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

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2021**

Fund Financial Statements

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

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2021**

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**

	<u>The Authority</u>		<u>PACH</u>		<u>Total</u>		<u>Change</u>	<u>%</u>
	<u>June 30, 2021</u>	<u>June 30, 2020</u>	<u>June 30, 2021</u>	<u>June 30, 2020</u>	<u>June 30, 2021</u>	<u>June 30, 2020</u>		
Current and other assets	\$ 12,647,331	\$ 8,718,507	\$ 11,995,301	\$ 9,745,009	\$ 24,642,632	\$ 18,463,516	\$ 6,179,116	33 %
Non-current assets	20,735,427	20,754,537	380,489	1,955,000	21,115,916	22,709,537	(1,593,621)	(7)%
Capital assets	4,031,672	4,873,089	6,414,109	6,547,957	10,445,781	11,421,046	(975,265)	(9)%
Deferred outflows of resources	<u>2,801,778</u>	<u>1,156,824</u>	<u>-</u>	<u>-</u>	<u>2,801,778</u>	<u>1,156,824</u>	<u>1,644,954</u>	<u>142 %</u>
Total assets and deferred outflows of resources	<u>40,216,208</u>	<u>35,502,957</u>	<u>18,789,899</u>	<u>18,247,966</u>	<u>59,006,107</u>	<u>53,750,923</u>	<u>5,255,184</u>	<u>10 %</u>
Current liabilities	8,554,244	6,288,630	399,442	411,286	8,953,686	6,699,916	2,253,770	34 %
Noncurrent liabilities	9,184,180	8,845,076	-	-	9,184,180	8,845,076	339,104	4 %
Deferred inflows of resources	<u>4,299,047</u>	<u>3,473,397</u>	<u>-</u>	<u>-</u>	<u>4,299,047</u>	<u>3,473,397</u>	<u>825,650</u>	<u>24 %</u>
Total liabilities and deferred inflows of resources	<u>22,037,471</u>	<u>18,607,103</u>	<u>399,442</u>	<u>411,286</u>	<u>22,436,913</u>	<u>19,018,389</u>	<u>3,418,524</u>	<u>18 %</u>
Net position:								
Net investment in capital assets	4,031,672	4,873,089	6,414,109	6,547,957	10,445,781	11,421,046	(975,265)	(9)%
Restricted	14,994,887	16,223,195	2,973,568	3,260,408	17,968,455	19,483,603	(1,515,148)	(8)%
Unrestricted	<u>(847,822)</u>	<u>(4,200,430)</u>	<u>9,002,780</u>	<u>8,028,315</u>	<u>8,154,958</u>	<u>3,827,885</u>	<u>4,327,073</u>	<u>113 %</u>
Total net position	<u>\$ 18,178,737</u>	<u>\$ 16,895,854</u>	<u>\$ 18,390,457</u>	<u>\$ 17,836,680</u>	<u>\$ 36,569,194</u>	<u>\$ 34,732,534</u>	<u>\$ 1,836,660</u>	<u>5 %</u>

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2021**

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

Total assets increased by approximately \$5.26 million because of the increase in restricted cash and cash equivalents, short term investments, and accounts receivables.

Total liabilities increased by approximately \$3.42 million primarily due to net pension liability, and unearned revenues.

Total net position increased by \$1.84 million and was \$36.57 million and \$34.73 million in 2021 and 2020, respectively.

Net investment in Capital Assets (e.g., land, buildings and improvements, furniture and equipment) decreased by approximately \$0.98 million, net of depreciation, and was \$10.45 million and \$11.42 million in 2021 and 2020, respectively.

Restricted Net Position balance decreased by approximately \$1.52 million and was \$17.97 million and \$19.48 million in 2021 and 2020, respectively primarily due to Housing Assistance Payments (HAP) made in excess of HAP grants.

Unrestricted Net Position increased by \$4.33 million and was \$8.15 million and \$3.83 million in 2021 and 2020, respectively.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2021**

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

	The Authority		PACH		Total		Change	%
	June 30, 2021	June 30, 2020	June 30, 2021	June 30, 2020	June 30, 2021	June 30, 2020		
Revenues								
Rental revenue - tenants	\$ 276,930	\$ 267,372	\$ 5,167,786	\$ 5,125,326	\$ 5,444,716	\$ 5,392,698	\$ 52,018	1 %
HUD PHA grants	136,766,925	133,117,253	-	-	136,766,925	133,117,253	3,649,672	3 %
Fraud recovery	-	269,694	-	-	-	269,694	(269,694)	(100)%
Other operating revenue	6,344,221	5,437,404	19,637	7,251	6,363,858	5,444,655	919,203	17 %
Investment income	358,068	494,168	60,872	163,677	418,940	657,845	(238,905)	(36)%
Sub-Total	<u>143,746,144</u>	<u>139,585,891</u>	<u>5,248,295</u>	<u>5,296,254</u>	<u>148,994,439</u>	<u>144,882,145</u>	<u>4,112,294</u>	<u>3 %</u>
Housing assistance payments- Portability-in	<u>11,032,617</u>	<u>11,352,874</u>	<u>-</u>	<u>-</u>	<u>11,032,617</u>	<u>11,352,874</u>	<u>(320,257)</u>	<u>(3)%</u>
Total revenues	<u>154,778,761</u>	<u>150,938,765</u>	<u>5,248,295</u>	<u>5,296,254</u>	<u>160,027,056</u>	<u>156,235,019</u>	<u>3,792,037</u>	<u>2 %</u>
Expenses								
Administrative	6,515,020	8,883,253	2,301,374	1,214,925	8,816,394	10,098,178	(1,281,784)	(13)%
Tenant service	329,503	302,863	1,732	13,001	331,235	315,864	15,371	5 %
Utilities	61,723	63,566	234,299	230,493	296,022	294,059	1,963	1 %
Ordinary maintenance and operations	338,095	506,580	1,267,605	1,568,007	1,605,700	2,074,587	(468,887)	(23)%
General expenses	534,690	601,268	76,855	76,147	611,545	677,415	(65,870)	(10)%
Depreciation	857,113	949,575	862,641	821,813	1,719,754	1,771,388	(51,634)	(3)%
Housing Assistance Payments	130,419,007	123,936,360	-	-	130,419,007	123,936,360	6,482,647	5 %
Other expenses	3,667,049	3,773,037	-	-	3,667,049	3,773,037	(105,988)	(3)%
Sub-Total	<u>142,722,200</u>	<u>139,016,502</u>	<u>4,744,506</u>	<u>3,924,386</u>	<u>147,466,706</u>	<u>142,940,888</u>	<u>4,525,818</u>	<u>3 %</u>
Housing Assistance Payments- Portability in	<u>10,723,690</u>	<u>11,017,916</u>	<u>-</u>	<u>-</u>	<u>10,723,690</u>	<u>11,017,916</u>	<u>(294,226)</u>	<u>(3)%</u>
Total expenses	<u>153,445,890</u>	<u>150,034,418</u>	<u>4,744,506</u>	<u>3,924,386</u>	<u>158,190,396</u>	<u>153,958,804</u>	<u>4,231,592</u>	<u>3 %</u>
Net Income (Loss) - Change in Net Position	<u>\$ 1,332,871</u>	<u>\$ 904,347</u>	<u>\$ 503,789</u>	<u>\$ 1,371,868</u>	<u>\$ 1,836,660</u>	<u>\$ 2,276,215</u>	<u>\$ (439,555)</u>	<u>(19)%</u>

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2021**

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 \$4.11 million (3%) and total expenses excluding Housing assistance payments - Portability-in increased by approximately \$4.53 million from a year ago.

HUD provided 95% of the Authority's revenue in 2021. 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 3% due to higher housing assistance payments (HAP) made to landlords. Expenses also include administration (management fees and contracted services), utilities, maintenance, and depreciation.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

As of fiscal year ended June 30, 2021, the Authority had \$10.45 million invested in a variety of capital assets as reflected in the following table, which represents a net decrease of approximately \$0.98 million or 9% from the previous fiscal year. The decrease in capital assets is due to the annual depreciation expense partially offset by the addition of capitalized costs.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2021**

**TABLE 3
Capital Assets**

	The Authority		PACH		Total		Change	%
	June 30, 2021	June 30, 2020	June 30, 2021	June 30, 2020	June 30, 2021	June 30, 2020		
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	10,376,191	21,234,231	20,505,437	31,626,117	30,881,628	744,489	2 %
Furniture and equipment	2,796,554	2,796,554	606,166	606,166	3,402,720	3,402,720	-	-
Less: Accumulated depreciation	<u>10,499,021</u>	<u>9,641,909</u>	<u>17,672,532</u>	<u>16,809,890</u>	<u>28,171,553</u>	<u>26,451,799</u>	<u>1,719,754</u>	<u>7 %</u>
Total	<u>\$ 4,031,672</u>	<u>\$ 4,873,089</u>	<u>\$ 6,414,109</u>	<u>\$ 6,547,957</u>	<u>\$ 10,445,781</u>	<u>\$ 11,421,046</u>	<u>\$ (975,265)</u>	<u>(9)%</u>

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

**TABLE 4
Change in Capital Assets**

	The Authority	PACH	Total
Beginning balance	\$ 4,873,089	\$ 6,547,957	\$ 11,421,046
Additions	15,696	728,793	744,489
Depreciation	<u>(857,113)</u>	<u>(862,641)</u>	<u>(1,719,754)</u>
Total	<u>\$ 4,031,672</u>	<u>\$ 6,414,109</u>	<u>\$ 10,445,781</u>

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2021**

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, 2021

Assets:

Current Assets:

Cash and cash equivalent	\$ 9,024,314
Short term investments	14,176,951
Accounts receivable- HUD	107,360
Accounts receivable- other	1,226,791
Prepaid and other assets	<u>107,216</u>
Total current assets	<u>24,642,632</u>

Restricted assets:

Cash and cash equivalents	1,815,240
Investments	5,739,560
Notes receivable	<u>13,561,116</u>
Total restricted assets	<u>21,115,916</u>

Capital assets:

Capital assets	38,617,335
Less accumulated depreciation	<u>(28,171,554)</u>
Total capital assets, net	<u>10,445,781</u>

Total assets	56,204,329
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Deferred outflow of resources

Deferred outflow of resources - Pension	2,417,884
Deferred outflow of resources - OPEB	<u>383,894</u>
Total deferred outflow of resources	<u>2,801,778</u>

Total assets and deferred outflow of resources	<u><u>\$ 59,006,107</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 NET POSITION
JUNE 30, 2021

Liabilities:

Current liabilities:	
Accounts payable	\$ 1,322,456
Accounts payable - HUD	343,556
Accrued compensated absences - current	377,869
Unearned revenue	5,908,220
Tenant security deposits	148,421
Family self-sufficiency escrow - current	466,715
Accrued liabilities	89,765
Other liabilities	<u>296,684</u>
Total current liabilities	<u>8,953,686</u>
Noncurrent liabilities:	
Net pension liability	8,693,280
Net OPEB liability	28,570
Family self- sufficiency escrow - noncurrent	438,877
Accrued compensated absences - noncurrent	<u>23,453</u>
Total noncurrent liabilities	<u>9,184,180</u>
Total liabilities	<u>18,137,866</u>
Deferred inflow of resources	
Deferred inflow of resources - Pension	3,115,470
Deferred inflow of resources - OPEB	<u>1,183,577</u>
Total deferred inflow of resources	<u>4,299,047</u>
Total liabilities and deferred inflow of resources	<u>22,436,913</u>
Net position:	
Net investment in capital assets	10,445,781
Restricted	17,968,455
Unrestricted	<u>8,154,958</u>
Total net position	<u>36,569,194</u>
Total liabilities, deferred inflow of resources and net position	<u>\$ 59,006,107</u>

The accompanying notes are an integral part of these financial statements

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
FOR THE YEAR ENDED JUNE 30, 2021

Operating Revenues:

Rental revenue - tenant	\$ 5,444,716
Other revenue	2,474
HUD PHA grants	136,766,925
Housing assistance payments-Portability-in	11,032,617
Other operating revenue	<u>6,361,384</u>
Total operating revenues	<u>159,608,116</u>

Operating Expenses:

Administration	8,816,394
Tenant services	331,235
Utilities	296,022
Ordinary maintenance and operations	1,605,700
General expenses	611,545
Depreciation	1,719,754
Housing assistance payments - Portability-in	10,723,690
Housing assistance payments	130,419,007
Other expenses	<u>3,667,049</u>
Total operating expenses	<u>158,190,396</u>

Operating income	<u>1,417,720</u>
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Nonoperating Revenues and Expenses:

Investment income	<u>418,940</u>
Total nonoperating revenues & expenses	<u>418,940</u>

Change in net position	1,836,660
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Net position, beginning of year	<u>34,732,534</u>
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Net position, end of year	<u><u>\$ 36,569,194</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, 2021

Cash flows from operating activities:

Cash collected from:	
Dwelling rental	\$ 5,444,716
Other operating revenue	8,314,946
HUD PHA grants received	137,823,790
Housing assistance payments-Portability-in	11,032,617
Cash paid for:	
Housing assistance payments	(130,086,065)
Housing assistance payments-Portability-in	(10,723,690)
Administrative expenses	(9,015,371)
Tenant services	(331,285)
Utility expenses	(296,022)
Maintenance expenses	(1,605,700)
General expenses	(840,899)
Other expenses	<u>(3,883,533)</u>
Net cash provided (used) by operating activities	<u>5,833,504</u>

Cash flows from noncapital & related financing activities:

Interfund payments	(463,205)
Interfund receipts	<u>463,205</u>
Net cash provided (used) by noncapital & related financing activities	<u>-</u>

Cash flows from capital and related financing activities:

Acquisition of capital assets	<u>(744,489)</u>
Net cash provided (used) by capital and related financing activities	<u>(744,489)</u>

Cash flows from investing activities:

Proceeds from investment maturities	190,236
Purchase of investments	(2,100,692)
Interest received on investments	<u>88,940</u>
Net cash provided (used) by investing activities	<u>(1,821,516)</u>
Net change in cash and cash equivalents	3,267,499
Cash and cash equivalents, beginning of year	<u>7,572,055</u>
Cash and cash equivalents, end of year	<u><u>\$ 10,839,554</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, 2021

Reconciliation of operating income to net cash provided (used) by operating activities:

Operating income	\$ 1,417,720
Adjustments to reconcile operating income to net cash provided (used) by operating activities:	
Depreciation expense	1,719,754
Change in operating assets and liabilities:	
Accounts receivable - HUD	30,106
Accounts receivable - other	863,916
Prepaid expenses	28,438
Deferred outflow of resources	(1,644,954)
Deferred inflow of resources	825,650
Accounts payable	(241,330)
Accounts payable - HUD	332,942
Accounts payable other government	(2,441)
Accrued compensated absences	168,888
Unearned revenue	1,880,150
Family self-sufficiency escrow	11,282
Other liabilities	23,079
Accrued liabilities	72,927
Net pension liability	773,618
Net OPEB liability	(429,467)
Tenant security deposit	<u>3,226</u>
Net cash provided (used) by operating activities	<u><u>\$ 5,833,504</u></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, 2021

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, 2021

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, 2021

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, 2021

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, 2021**

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, 2021**

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 \$401,322 based on year-end hourly rates, of which \$377,869 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, 2021 are classified on the Statement of Net Position as follows:

Unrestricted - cash, cash equivalents and investments:	
Deposits and placements with financial institution	\$ 9,023,964
Short term investments	14,176,951
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	1,815,240
Investments	<u>5,739,560</u>
Total cash, cash equivalents and investments	<u><u>\$ 30,756,065</u></u>

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2021**

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

The Authority had the following cash, cash equivalents and investments at June 30, 2021:

Cash and cash equivalents:	
Cash on hand and demand deposits with financial institution	\$ 9,906,450
Money market accounts	<u>933,104</u>
Total cash and cash equivalents	<u>10,839,554</u>
Investments:	
State of California Local Agency Investment Fund (LAIF)	13,011,596
Certificate of deposits	<u>6,904,915</u>
Total investments	<u>19,916,511</u>
Total cash, cash equivalents and investments	<u>\$ 30,756,065</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, 2021, the GASB fair market value factor for the LAIF portfolio was 0.993684569.

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, 2021, 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, 2021**

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, 2021, an account was maintained in the name of the Authority for \$13,011,596, 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, 2021**

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, 2021

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

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

	Total	Quoted Prices in Active Market for Identical Asset (Level 1)
Investments subject to fair value hierarchy:		
Certificate of deposits	\$ 6,904,915	\$ 6,904,915
Total investments subject to fair value hierarchy	6,904,915	\$ 6,904,915
Investments not subject to fair value hierarchy:		
Money market	933,104	
LAIF	13,011,596	
Total investments not subject to fair value hierarchy	13,944,700	
Total	\$ 20,849,615	

NOTE 3 - ACCOUNTS RECEIVABLE

As of June 30, 2021, accounts receivable balance consisted of following:

Receivables from HUD:		
Admin fees receivable		\$ 107,360
Receivables from Other Government:		
Shelter Plus Care contract receivables		1,096,860
Total receivables from HUD and other government		1,204,220
Other receivables:		
Portability program receivables from other housing authorities		343
Other receivables		121,783
Interest receivable		8,827
Allowance for doubtful accounts		(1,022)
Total other receivables		129,931
Total		\$ 1,334,151

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, 2021 the Authority had a balance of \$1,096,860 receivables for invoices submitted for the Fiscal year 2020-21.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2021**

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, 2021, the Authority had a receivable balance of \$343 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, 2021, Interfund balances consisted of following:

	<u>Due From</u>	<u>Due To</u>
Housing Choice Voucher	\$ 2,036,105	\$ 1,077,211
Housing Development Fund	146,400	327,677
Continuum of Care	-	1,089,256
Moderate Rehabilitation	13,211	400
PACH	-	142,347
Ocean Avenue	-	2,838
Facts & Choices	2,910	-
Park Terrace	-	4,627
Mainstream	522,213	-
Business Activities	<u>13,738</u>	<u>90,221</u>
	<u>\$ 2,734,577</u>	<u>\$ 2,734,577</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, 2021

NOTE 5 - CAPITAL ASSETS

A summary of enterprise funds capital assets at June 30, 2021 is shown below:

<u>Capital Assets</u>		
Land and land rights		\$ 3,588,497
Buildings and improvements		31,626,117
Furniture and equipment		<u>3,402,720</u>
Total capital assets		38,617,334
Less: Accumulated depreciation		<u>(28,171,553)</u>
Net capital assets		<u>\$ 10,445,781</u>

Capital asset activities for the year ended June 30, 2021 were as follows:

	<u>Balance at June 30, 2020</u>	<u>Increases</u>	<u>Balance at June 30, 2021</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	30,881,628	744,489	31,626,117
Furniture and equipment	<u>3,402,720</u>	<u>-</u>	<u>3,402,720</u>
Total capital assets being depreciated	<u>34,284,348</u>	<u>744,489</u>	<u>35,028,837</u>
Less: Accumulated depreciation for:			
Buildings and improvements	(23,188,288)	(1,606,737)	(24,795,025)
Furniture and equipment	<u>(3,263,511)</u>	<u>(113,017)</u>	<u>(3,376,528)</u>
Total accumulated depreciation	<u>(26,451,799)</u>	<u>(1,719,754)</u>	<u>(28,171,553)</u>
Total capital assets being depreciated, net	<u>7,832,549</u>	<u>(975,265)</u>	<u>6,857,284</u>
Total capital assets, net	<u>\$ 11,421,046</u>	<u>\$ (975,265)</u>	<u>\$ 10,445,781</u>

Depreciation expense for the year ended June 30, 2021 was \$1,719,754.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2021**

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, 2019 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, 2020, pension plan membership consisted of the following:

Retired members or beneficiaries currently receiving benefits	10,292
Vested terminated members entitled to, but not yet receiving benefits*	3,028
Active members	<u>11,322</u>
Total	<u><u>24,642</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, 2021**

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, 2021**

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, 2020 for 2020 (based on the December 31, 2018 valuation for the second half of 2019/2020 and on the December 31, 2019 valuation for the first half of 2020/2021) was 27.86% 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, 2020 for 2020 (based on the December 31, 2018 valuation for the second half of 2019/2020 and on the December 31, 2019 valuation for the first half of 2020/2021) was 9.54% 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:

2020 (measurement period)	\$ 1,323,493
2019	\$ 1,208,258

For the year ended June 30, 2021, the Authority made contributions of \$1,323,493 to ACERA.

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

As of June 30, 2021, the Authority reported net pension liabilities of \$8,693,280 for its proportionate shares of the net pension liability of the Plan.

	June 30, 2021 December 31, 2020
Reporting Date for Employer under GASB 68	
Measurement Date for Employer under GASB 68	
Beginning net pension liability	\$ 7,919,662
Pension expense	924,766
Employer contributions	(1,323,493)
New net deferred inflows / outflows	310,822
Change in Allocation of Prior Deferred Inflows/Outflows	(58,633)
New Net Deferred Flows Due to Change in Proportion	426,480
Recognition of Prior Deferred Inflows/Outflows	275,208
Recognition of Prior Deferred Flows Due to Change in Proportion	218,468
Ending net pension liability	\$ 8,693,280

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, 2021

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, 2021. Consistent with the provisions of GASB 68, the assets and liabilities measured as of December 31, 2019 are not adjusted or "rolled forward" to the June 30, 2021 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, 2021 and 2020 was as follows:

	<u>Amount</u>
Proportion - June 30, 2021	\$ 8,693,280
Proportion - June 30, 2020	7,919,662
Change in net pension liability	\$ 773,618

For the year ended June 30, 2021, the Authority recognized pension expense of \$924,766.

At June 30, 2021, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Net difference between projected and actual earnings on pension plan investments	\$ -	\$ 1,953,493
Changes in proportion and differences between employer's contributions and proportionate share of contributions	438,903	693,125
Change of assumptions or other inputs	1,770,295	404,933
Differences between expected and actual experience in the total pension liability	208,686	63,919
	\$ 2,417,884	\$ 3,115,470

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, 2020.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2021

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>
2022	\$ (353,404)
2023	130,495
2024	(671,191)
2025	105,202
2026	<u>91,312</u>
Total	<u>\$ (697,586)</u>

There are changes in each employer's proportionate share of the total NPL during the measurement period ended December 31, 2020. 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., 2020) is recognized over the average of the expected remaining service lives of all employees that are provided with pensions through ACERA which is 5.26 years determined as of December 31, 2019 (the beginning of the measurement period ended December 31, 2020). 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, 2020 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, 2021

NOTE 6 - PENSION PLAN (CONT'D)

The measurement of the pension expense is as follows:

	June 30, 2021
	December 31, 2020
Reporting Date for Employer under GASB 68	
Measurement Date for Employer under GASB 68	
Component of Pension Expense:	
Service cost	\$ 1,075,056
Interest on the Total Pension Liability	3,407,027
Expensed portion of current-period changes in proportion and differences between employer's contributions and proportionate share of contributions	100,112
Expensed portion of current-period difference between expected and actual experience in the Total Pension Liability	33,056
Expensed portion of current-period changes of assumptions or other inputs	218,021
Member contributions	(513,772)
Projected earnings on plan investments	(2,784,918)
Expensed portion of current-period differences between actual and projected earnings on plan investments	(189,692)
Administrative expense	73,553
Recognition of beginning of year deferred outflows of resources as pension expense	1,156,669
Recognition of beginning of year deferred inflows of resources as pension expense	(1,431,878)
Net amortization of deferred amounts from changes in proportion and differences between employer's contributions and proportionate share of contributions	(218,468)
Pension Expense	\$ 924,766

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, 2020 and December 31, 2019 are as follows:

	2020	2019
Total Pension Liability	\$ 10,639,300,371	\$ 9,959,791,606
Less: Plan's Fiduciary Net Position	8,444,884,496	7,819,098,646
Net Pension Liability	\$ 2,194,415,875	\$ 2,140,692,960
Plan's Fiduciary Net Position as a percentage of the Total Pension Liability	79.37 %	78.51 %

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2021**

NOTE 6 - PENSION PLAN (CONT'D)

The Net Pension Liability (NPL) was measured as of December 31, 2020 and 2019. 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, 2019 and 2018, respectively.

The TPL as of December 31, 2020 that was determined by an actuarial valuation as of December 31, 2019, was re-valued as of December 31, 2019 (before roll forward) using the following actuarial assumptions, which were based on the results of an experience study for the period December 1, 2016 through November 30, 2019. This revalued TPL was then rolled forward to December 31, 2020 to determine the final TPL as of December 31, 2020. The actuarial assumptions are the same assumptions used in the December 31, 2020 funding valuation for ACERA and they are applied to all periods included in the measurement.

The TPL as of December 31, 2019, that was determined by an actuarial valuation as of December 31, 2018, used the following actuarial assumptions, which were based on the results of an experience study for the period December 1, 2013 through November 30, 2016, applied to all periods included in the measurement. They are the same assumptions used in the December 31, 2019 funding valuation for ACERA.

<u>Valuation Date</u>	<u>December 31, 2020</u>	<u>December 31, 2019</u>
Inflation	2.75%	3.00%
Salary Increases	8.35% to 3.65%, vary by service, including inflation	8.30% to 3.90%, vary by service, including inflation
Investment Rate of Return	7.00%, net of pension plan investment expense, including inflation	7.25%, net of pension plan investment expense, including inflation
Other assumptions	Refer to analysis of actuarial experience during the period December 1, 2016 through November 30, 2019	Refer to analysis of actuarial experience during the period December 1, 2013 through November 30, 2016

G. Discount Rate

The discount rate used to measure the Total Pension Liability (TPL) was 7.00% as of December 31, 2020 and 7.25% as of December 31, 2019. 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, 2021

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 rates plus additional future contributions that would follow from the future allocation of excess earnings to the SRBR. Projected employer contributions that are intended to fund the service costs for future plan members and their beneficiaries, as well as projected contributions from future plan members, are not included. Based on those assumptions, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments for current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability as of both December 31, 2020 and December 31, 2019.

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, 2020, and ACERA's GASB 68 Actuarial Valuation Based on December 31, 2020 Measurement Date for Employer Reporting as of June 30, 2021.

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, 2020 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
JUNE 30, 2021**

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, 2020, 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) \$	15,133,873	\$ 8,693,280	\$ 3,366,487

NOTE 7 - OTHER POST EMPLOYMENT BENEFITS (OPEB)

At June 30, 2021, net OPEB liability and related deferred outflows/ inflows of resources are as follows:

	2021	2020
Deferred outflows of resources	\$ 383,894	\$ 174,877
Deferred inflows of resources	\$ 1,183,577	\$ 621,519
Net OPEB liability	\$ 28,570	\$ 458,037

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

C. Plan Membership

At December 31, 2020, OPEB plan membership consisted of the following:

Retired members or beneficiaries currently receiving medical benefit	6,664
Retired members or beneficiaries currently receiving dental and vision benefits	7,906
Vested terminated members entitled to, but not yet receiving benefits	451
Participating Active Employees	<u>11,322</u>
Total Number of Participants	<u><u>26,343</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, 2020. For the period January 1, 2021 through December 31, 2021, the maximum allowance is \$578.65 per month.

For those purchasing insurance through the Individual Medicare Exchange, the Monthly Medical Allowance was \$443.28 per month for 2020 and 2021.

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, 2021

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 will be \$46.28 in 2020 and \$48.12 in 2021. 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

The Net OPEB Liability was measured as of December 31, 2020 and 2019. The Plan's Fiduciary Net Position (plan assets) was valued as of the measurement date, while the Total OPEB Liability was determined by rolling forward the Total OPEB Liability as of December 31, 2019 and 2018, respectively.

The plan provisions used in the measurement of the NOL as of December 31, 2020 and 2019 are the same as those used in ACERA's SRBR sufficiency valuation as of December 31, 2019 and 2018, respectively.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2021

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

E. Actuarial Assumptions

The TOL as of December 31, 2020 that was determined by an actuarial valuation as of December 31, 2019, was re-valued as of December 31, 2019 (before roll forward) using the following actuarial assumptions, which 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. This revalued TOL was then rolled forward to December 31, 2020 to determine the final TOL as of December 31, 2020. The actuarial assumptions are the same assumptions used in the December 31, 2020 SRBR OPEB actuarial valuation for ACERA and they are 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

The TOL as of December 31, 2019 that was determined by an actuarial valuation as of December 31, 2018, used the following actuarial assumptions, which were based on the results of the experience study for the period from December 1, 2013 through November 30, 2016 that were approved by the Board effective with the December 31, 2017 valuation and the health care trend assumptions recommended for the sufficiency study for the SRBR as of December 31, 2019. They are the same assumptions used in the December 31, 2019 SRBR OPEB actuarial valuation for ACERA and they were applied to all periods included in the measurement.

December 31, 2019

Investment rate of return	7.25%, net of OPEB plan investment expense, including inflation
Inflation	3.00%
Health care premium trend rates (used to project health care costs after calendar year 2020)	
Non-Medicare medical plan**	Graded from 6.75% in 2020 to ultimate 4.50% over 9 years
Medicare medical plan**	Graded from 6.25% in 2020 to ultimate 4.50% over 7 years
Dental/Vision	4.00%
Medicare Part B	4.50%
Other assumptions	Same as those proposed in the experience study for the period December 1, 2013 through November 30, 2016

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2021

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

* 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 current year GAS 74 valuation with December 31, 2020 measurement date.

** The trend rates shown above for 2020 as of the December 31, 2019 measurement do not include a one-time reduction of 1.20% to the first year non-Medicare trend of 6.75% and 0.90% to the first year Medicare trend of 6.25% to reflect the recent repeal of the Health Insurance Tax (HIT) taking effect in 2021.

F. Discount Rate

The discount rates used to measure the Total OPEB Liability (TOL) were 7.00% and 7.25% as of December 31, 2020 and December 31, 2019, respectively. 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, 2020 and December 31, 2019.

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, 2020 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, 2021

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

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

Reporting Date for Employer under GASB 75	<u>June 30, 2021</u>	<u>June 30, 2020</u>
Measurement Date for Employer under GASB 75	<u>December 31,</u> <u>2020</u>	<u>December 31,</u> <u>2019</u>
OPEB Expense:		
Service Cost	\$ 134,607	\$ 112,257
Interest on Total OPEB Liability	338,080	299,492
Expensed portion of current-period changes in proportion and differences between employer's contributions and proportionate share of contributions	6,652	(12,262)
Expensed portion of current-period difference between actual and expected experience in the Total OPEB Liability	(9,075)	(25,590)
Expensed portion of current-period changes of assumptions or other inputs	37,744	7,685
Projected earnings on plan investments	(293,126)	(234,936)
Expensed portion of current-period differences between actual and projected earnings on plan investments	(165,337)	(110,099)
Administrative Expense	6,049	5,494
Recognition of beginning of year deferred outflows of resources as OPEB expense	224,747	205,696
Recognition of beginning of year deferred inflows of resources as OPEB expense	(339,054)	(186,219)
Net amortization of deferred amounts from changes in proportion and differences between employer's contributions and proportionate share of contributions	<u>(17,713)</u>	<u>(5,451)</u>
OPEB Expense	<u>\$ (76,426)</u>	<u>\$ 56,067</u>

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2021

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

Reporting Date for Employer under GASB 75	<u>June 30, 2021</u>	<u>June 30, 2020</u>
	December 31,	December 31,
Measurement Date for Employer under GASB 75	<u>2020</u>	<u>2019</u>

Reconciliation of Net OPEB Liability:

Beginning Net OPEB Liability	<u>\$ 458,037</u>	<u>\$ 1,047,799</u>
OPEB Expense	(76,426)	56,067
New Net Deferred Inflows/Outflows	(502,806)	(540,845)
Change in Allocation of Prior Deferred Inflows/Outflows	(19,040)	(22,169)
New Net Deferred Flows Due to Change in Proportion	36,785	(68,789)
Recognition of Prior Deferred Inflows/Outflows	114,307	(19,477)
Recognition of Prior Deferred Flows Due to Change in Proportion	<u>17,713</u>	<u>5,451</u>
Net changes	<u>(429,467)</u>	<u>(589,762)</u>
Ending Net OPEB Liability	<u>\$ 28,570</u>	<u>\$ 458,037</u>

At June 30, 2021, 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	\$ -	\$ 808,595
Changes in proportion and differences between employer's contributions and proportionate share of contributions	36,785	71,474
Change of assumptions or other inputs	347,109	26,866
Differences between expected and actual experience in the total OPEB liability	<u>-</u>	<u>276,642</u>
	<u>\$ 383,894</u>	<u>\$ 1,183,577</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>
2022	\$ (262,036)
2023	(104,798)
2024	(289,744)
2025	(178,163)
2026	16,338
2027	<u>18,720</u>
Total	<u>\$ (799,683)</u>

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2021

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, 2020. 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 6.53 years determined as of December 31, 2019 (the beginning of the measurement period ended December 31, 2020). This is described in Paragraph 64 of GASB 75.

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

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

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

The following presents the Net OPEB Liability of ACERA as of December 31, 2020, calculated using the discount rate of 7.00%, as well as what ACERA's Net OPEB Liability 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%
\$ 690,898	\$ 28,570	\$ (520,288)

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

The following presents the Net OPEB Liability of ACERA as of December 31, 2020, calculated using the current trend rate, as well as what ACERA's Net OPEB Liability would be if it were calculated using a trend rate that is 1-percentage-point lower or 1-percentage-point higher than the current rate.

Trend Rate - 1%	Current Trend Rate*	Trend Rate +1%
\$ (626,307)	\$ 28,570	\$ 839,773

* Current trend rates: 6.75% graded down to 4.50% over 9 years for Non-Medicare medical plan costs; 6.25% graded down to 4.50% over 7 years for Medicare medical plan costs, 4.00% for all years after the first two years and four years for Dental and Vision costs, respectively; and 4.50% for all years for Medicare Part B costs. The first two years of trend for dental were 0.00% to reflect three-year rate guarantee (premiums fixed at 2021 levels for 2022 and 2023). The first four 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, 2021

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, 2021.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2021

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, 2021 was \$94,049.

Condensed audited financial information for the year ended December 31, 2020 is as follows:

Total assets and deferred outflows of resources	\$ <u>40,529,849</u>
Total liabilities and deferred inflows of resources	16,154,290
Net position (Member's equity)	<u>24,375,559</u>
Total liabilities , deferred inflows of resources, and net position	\$ <u>40,529,849</u>
Total revenues	\$ 15,122,711
Total expenses	<u>15,257,052</u>
Change in member's equity	(134,341)
Net Position, beginning of year	<u>24,509,900</u>
Net Position, end of year	<u>\$ 24,375,559</u>

NOTE 11 - UNEARNED REVENUE

The changes in the Authority's unearned revenue account for the year ended June 30, 2021, were as follows:

Balance at the beginning of year	\$ 4,028,070
Changes during the year	<u>1,880,150</u>
Balance at the end of the year	<u>\$ 5,908,220</u>

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2021

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, 2020, 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, 2020, is as follows:

Total assets	<u>\$ 31,671,493</u>
Total liabilities	16,383,326
Net position	<u>15,288,167</u>
Total liabilities and net position	<u>\$ 31,671,493</u>
Operating revenues and non-operating revenues	\$ 5,812,929
Operating expenses	<u>5,266,913</u>
Change in net position	546,016
Net position, beginning of year	<u>14,742,151</u>
Net position, end of year	<u>\$ 15,288,167</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, 2021 was \$94,563. 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, 2021

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, 2021, the Authority had note receivable and accrued interest receivable from the Borrower in the amount of \$11,000,000 and \$2,561,116, 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, 2021.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2021

NOTE 15 - BLENDED COMPONENT UNIT (CONT'D)

BLENDED COMPONENT UNIT - STATEMENT OF NET POSITION

ASSETS

Current Assets:

Cash and cash equivalents	\$	2,369,789
Restricted cash and cash equivalents		135,489
Restricted investment		245,000
Short term investments		9,508,406
Accounts receivable, net		27,468
Prepaid expenses and other current assets		<u>89,638</u>
Total current assets		<u>12,375,790</u>

Noncurrent Assets:

Capital assets, net of accumulated depreciation		<u>6,414,109</u>
Total noncurrent assets		<u>6,414,109</u>
Total assets		<u>18,789,899</u>

LIABILITIES

Current Liabilities:

Accounts payable and accrued liabilities		97,028
Tenant security deposits		135,489
Other liabilities		24,578
Due to other funds		<u>142,347</u>
Total current liabilities		<u>399,442</u>
Total liabilities		<u>399,442</u>

NET POSITION

Net investment in capital assets		6,414,109
Restricted		2,973,568
Unrestricted		<u>9,002,780</u>
Total net position	\$	<u>18,390,457</u>

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2021

NOTE 15 - BLENDED COMPONENT UNIT (CONT'D)

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

OPERATING REVENUES

Tenant rental income	\$ 5,167,786
Other revenues	<u>19,637</u>
Total operating revenue	<u>5,187,423</u>

OPERATING EXPENSES

Administration	2,301,374
Tenant services	1,732
Utilities	234,299
Repairs and maintenance	1,267,605
General expenses	76,855
Depreciation expense	<u>862,641</u>
Total operating expenses	<u>4,744,506</u>

OPERATING INCOME

442,917

NONOPERATING REVENUES (EXPENSES)

Interest and investment revenue (net)	<u>60,872</u>
Total non-operating revenues	<u>60,872</u>

Change in net position

503,789

Total net position - beginning of year

17,836,680

Restatement

49,988

Total net position - beginning of year, restated

17,886,668

Total net position - end of year

\$ 18,390,457

NOTE 16 - EVALUATION OF SUBSEQUENT EVENTS

The Authority has evaluated subsequent events through March 07, 2022, the date on which the financial statements were available to be issued.

REQUIRED SUPPLEMENTARY INFORMATION - (UNAUDITED)

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

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

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

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

Reporting Date for Employer under GASB 68 as of June 30,	Contractually required contribution	Contributions in relations to the contractually required contribution	Contribution deficiency (excess)	Covered payroll	Contributions as a percentage of covered - employee payroll
2014	\$ -	\$ -	\$ -	\$ 4,112,203	- %
2015	\$ -	\$ -	\$ -	\$ 4,002,650	- %
2016	\$ -	\$ -	\$ -	\$ 4,272,082	- %
2017	\$ 1,152,380	\$ 1,152,380	\$ -	\$ 4,354,275	26.47 %
2018	\$ 1,115,522	\$ 1,115,522	\$ -	\$ 4,299,288	25.95 %
2019	\$ 1,213,308	\$ 1,213,308	\$ -	\$ 4,512,036	26.89 %
2020	\$ 1,208,258	\$ 1,208,258	\$ -	\$ 4,347,895	27.79 %
2021	\$ 1,323,493	\$ 1,323,493	\$ -	\$ 4,675,355	28.31 %

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

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

Reporting Date for Employer under GASB 75	<u>June 30, 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, 2020</u>	<u>December 31, 2019</u>	<u>December 31, 2018</u>	<u>December 31, 2017</u>
OPEB Expense:				
Service Cost	\$ 134,607	\$ 112,257	\$ 142,064	\$ 121,869
Interest on Total OPEB Liability	338,080	299,492	330,345	315,510
Changes in proportion and differences between employer's contributions and proportionate share of contributions	6,652	(12,262)	(346)	(5,105)
Difference between actual and expected experience in the Total OPEB Liability	(9,075)	(25,590)	(18,692)	(14,619)
Changes of assumptions or other inputs	37,744	7,685	(7,710)	39,861
Projected earnings on plan investments	(293,126)	(234,936)	(319,922)	(267,053)
Differences between actual and projected earnings on plan investments	(165,337)	(110,099)	188,456	(166,194)
Administrative Expense	6,049	5,494	5,509	5,434
Recognition of beginning of year deferred outflows of resources as OPEB expense	224,747	205,696	39,719	-
Recognition of beginning of year deferred inflows of resources as OPEB expense	(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>(17,713)</u>	<u>(5,451)</u>	<u>(5,105)</u>	<u>-</u>
OPEB Expense	<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 AND RELATED RATIOS
AS OF JUNE 30, FOR THE LAST TEN FISCAL YEARS

Reconciliation of Net OPEB Liability:

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

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, 2021

	Low Rent Public Housing	Housing Choice Vouchers	Housing Development Fund	Continuum of Care	Mod Rehab	PACH
Assets						
Current assets:						
Cash and cash equivalents	\$ -	\$ 5,132,991	\$ 881,246	\$ -	\$ -	\$ 2,369,789
Short term investments	-	-	3,506,959	-	-	9,508,406
Accounts receivable - HUD	-	80,155	-	-	400	-
Accounts receivable - other	-	343	-	1,096,860	-	27,468
Prepaid and other assets	-	13,598	3,980	-	-	89,638
Due from other funds	-	2,036,105	146,400	-	13,211	-
Total current assets	<u>-</u>	<u>7,263,192</u>	<u>4,538,585</u>	<u>1,096,860</u>	<u>13,611</u>	<u>11,995,301</u>
Restricted assets:						
Cash and cash equivalents	-	1,637,851	2,100	-	-	135,489
Restricted investments	-	-	-	-	-	245,000
Notes receivable	<u>13,561,116</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total restricted assets	<u>13,561,116</u>	<u>1,637,851</u>	<u>2,100</u>	<u>-</u>	<u>-</u>	<u>380,489</u>
Capital assets:						
Capital assets	-	86,431	11,770,716	-	-	24,086,641
Less accumulated depreciation	<u>-</u>	<u>(86,431)</u>	<u>(8,722,399)</u>	<u>-</u>	<u>-</u>	<u>(17,672,532)</u>
Total capital assets, net	<u>-</u>	<u>-</u>	<u>3,048,317</u>	<u>-</u>	<u>-</u>	<u>6,414,109</u>
Total assets	<u>13,561,116</u>	<u>8,901,043</u>	<u>7,589,002</u>	<u>1,096,860</u>	<u>13,611</u>	<u>18,789,899</u>
Deferred outflow of resources						
Deferred outflow of resources - Pension	-	2,267,107	150,777	-	-	-
Deferred outflow of resources - OPEB	<u>-</u>	<u>347,718</u>	<u>36,176</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total deferred outflow of resources	<u>-</u>	<u>2,614,825</u>	<u>186,953</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total assets and deferred outflow of resources	<u>\$ 13,561,116</u>	<u>\$ 11,515,868</u>	<u>\$ 7,775,955</u>	<u>\$ 1,096,860</u>	<u>\$ 13,611</u>	<u>\$ 18,789,899</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, 2021

	<u>Ocean Avenue</u>	<u>Facts & Choices</u>	<u>Park Terrace</u>	<u>Mainstream</u>	<u>Business Activities</u>	<u>Interfund Elimination</u>	<u>Total</u>
Assets							
Current assets:							
Cash and cash equivalents	\$ 492,800	\$ -	\$ 147,488	\$ -	\$ -	\$ -	\$ 9,024,314
Short term investments	-	-	1,161,586	-	-	-	14,176,951
Accounts receivable - HUD	-	-	-	26,805	-	-	107,360
Accounts receivable - other	5,136	-	3,714	-	93,270	-	1,226,791
Prepaid and other assets	-	-	-	-	-	-	107,216
Due from other funds	-	2,910	-	522,213	13,738	(2,734,577)	-
Total current assets	<u>497,936</u>	<u>2,910</u>	<u>1,312,788</u>	<u>549,018</u>	<u>107,008</u>	<u>(2,734,577)</u>	<u>24,642,632</u>
Restricted assets:							
Cash and cash equivalents	4,762	-	6,070	-	28,968	-	1,815,240
Restricted investments	-	-	-	-	5,494,560	-	5,739,560
Notes receivable	-	-	-	-	-	-	13,561,116
Total restricted assets	<u>4,762</u>	<u>-</u>	<u>6,070</u>	<u>-</u>	<u>5,523,528</u>	<u>-</u>	<u>21,115,916</u>
Capital assets:							
Capital assets	1,491,655	-	1,011,892	-	170,000	-	38,617,335
Less accumulated depreciation	<u>(963,325)</u>	<u>-</u>	<u>(726,867)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(28,171,554)</u>
Total capital assets, net	<u>528,330</u>	<u>-</u>	<u>285,025</u>	<u>-</u>	<u>170,000</u>	<u>-</u>	<u>10,445,781</u>
Total assets	<u>1,031,028</u>	<u>2,910</u>	<u>1,603,883</u>	<u>549,018</u>	<u>5,800,536</u>	<u>(2,734,577)</u>	<u>56,204,329</u>
Deferred outflow of resources							
Deferred outflow of resources - Pension	-	-	-	-	-	-	2,417,884
Deferred outflow of resources - OPEB	-	-	-	-	-	-	383,894
Total deferred outflow of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,801,778</u>
Total assets and deferred outflow of resources	<u>\$ 1,031,028</u>	<u>\$ 2,910</u>	<u>\$ 1,603,883</u>	<u>\$ 549,018</u>	<u>\$ 5,800,536</u>	<u>\$ (2,734,577)</u>	<u>\$ 59,006,107</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, 2021

	Low Rent Public Housing	Housing Choice Vouchers	Housing Development Fund	Continuum of Care	Mod Rehab	PACH
Liabilities						
Current Liabilities:						
Accounts payable	\$ -	\$ 1,155,101	\$ 47,000	\$ 7,604	\$ -	\$ 97,028
Accounts payable - HUD	-	330,345	-	-	13,211	-
Accrued compensated absences - current	-	322,622	55,247	-	-	-
Unearned revenue	-	541,800	-	-	-	-
Tenant security deposits	-	-	-	-	-	135,489
Family self-sufficiency escrow- current	-	465,565	1,150	-	-	-
Accrued liabilities	-	89,765	-	-	-	-
Other liabilities	-	262,656	9,450	-	-	24,578
Due to other funds	-	1,077,211	327,677	1,089,256	400	142,347
Total current liabilities	<u>-</u>	<u>4,245,065</u>	<u>440,524</u>	<u>1,096,860</u>	<u>13,611</u>	<u>399,442</u>
Noncurrent liabilities:						
Net pension liability	-	8,443,038	250,242	-	-	-
Net OPEB liability	-	28,570	-	-	-	-
Family self-sufficiency escrow- noncurrent	-	438,877	-	-	-	-
Accrued compensated absences - noncurrent	-	22,515	938	-	-	-
Total noncurrent liabilities	<u>-</u>	<u>8,933,000</u>	<u>251,180</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total liabilities	<u>-</u>	<u>13,178,065</u>	<u>691,704</u>	<u>1,096,860</u>	<u>13,611</u>	<u>399,442</u>
Deferred inflow of resources						
Deferred inflow of resources - Pension	-	2,677,437	438,033	-	-	-
Deferred inflow of resources - OPEB	-	1,102,405	81,172	-	-	-
Total deferred inflow of resources	<u>-</u>	<u>3,779,842</u>	<u>519,205</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total liabilities and deferred inflow of resources	<u>-</u>	<u>16,957,907</u>	<u>1,210,909</u>	<u>1,096,860</u>	<u>13,611</u>	<u>399,442</u>
Net position:						
Net investment in capital assets	-	-	3,048,317	-	-	6,414,109
Restricted	13,561,116	725,484	-	-	-	2,973,568
Unrestricted	-	(6,167,523)	3,516,729	-	-	9,002,780
Total net position	<u>13,561,116</u>	<u>(5,442,039)</u>	<u>6,565,046</u>	<u>-</u>	<u>-</u>	<u>18,390,457</u>
Total liabilities, deferred inflow of resources, net position	<u>\$ 13,561,116</u>	<u>\$ 11,515,868</u>	<u>\$ 7,775,955</u>	<u>\$ 1,096,860</u>	<u>\$ 13,611</u>	<u>\$ 18,789,899</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, 2021

	<u>Ocean Avenue</u>	<u>Facts & Choices</u>	<u>Park Terrace</u>	<u>Mainstream</u>	<u>Business Activities</u>	<u>Interfund Elimination</u>	<u>Total</u>
Liabilities							
Current Liabilities:							
Accounts payable	\$ 56	\$ -	\$ 231	\$ -	\$ 15,436	\$ -	\$ 1,322,456
Accounts payable - HUD	-	-	-	-	-	-	343,556
Accrued compensated absences - current	-	-	-	-	-	-	377,869
Unearned revenue	-	2,910	-	-	5,363,510	-	5,908,220
Tenant security deposits	4,762	-	6,070	-	2,100	-	148,421
Family self-sufficiency escrow- current	-	-	-	-	-	-	466,715
Accrued liabilities	-	-	-	-	-	-	89,765
Other liabilities	-	-	-	-	-	-	296,684
Due to other funds	2,838	-	4,627	-	90,221	(2,734,577)	-
Total current liabilities	<u>7,656</u>	<u>2,910</u>	<u>10,928</u>	<u>-</u>	<u>5,471,267</u>	<u>(2,734,577)</u>	<u>8,953,686</u>
Noncurrent liabilities:							
Net pension liability	-	-	-	-	-	-	8,693,280
Net OPEB liability	-	-	-	-	-	-	28,570
Family self-sufficiency escrow- noncurrent	-	-	-	-	-	-	438,877
Accrued compensated absences - noncurrent	-	-	-	-	-	-	23,453
Total noncurrent liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>9,184,180</u>
Total liabilities	<u>7,656</u>	<u>2,910</u>	<u>10,928</u>	<u>-</u>	<u>5,471,267</u>	<u>(2,734,577)</u>	<u>18,137,866</u>
Deferred inflow of resources							
Deferred inflow of resources - Pension	-	-	-	-	-	-	3,115,470
Deferred inflow of resources - OPEB	-	-	-	-	-	-	1,183,577
Total deferred inflow of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>4,299,047</u>
Total liabilities and deferred inflow of resources	<u>7,656</u>	<u>2,910</u>	<u>10,928</u>	<u>-</u>	<u>5,471,267</u>	<u>(2,734,577)</u>	<u>22,436,913</u>
Net position:							
Net investment in capital assets	528,330	-	285,025	-	170,000	-	10,445,781
Restricted	-	-	-	549,018	159,269	-	17,968,455
Unrestricted	495,042	-	1,307,930	-	-	-	8,154,958
Total net position	<u>1,023,372</u>	<u>-</u>	<u>1,592,955</u>	<u>549,018</u>	<u>329,269</u>	<u>-</u>	<u>36,569,194</u>
Total liabilities, deferred inflow of resources, net position	<u>\$ 1,031,028</u>	<u>\$ 2,910</u>	<u>\$ 1,603,883</u>	<u>\$ 549,018</u>	<u>\$ 5,800,536</u>	<u>\$ (2,734,577)</u>	<u>\$ 59,006,107</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, 2021

	Low Rent Public Housing	Housing Choice Vouchers	Housing Development Fund	Continuum of Care	Mod Rehab	PACH
Operating Revenues						
Rental revenue - tenant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,167,786
Other revenue	-	-	-	-	-	2,409
HUD PHA grants	-	134,795,390	-	-	201,726	-
Housing assistance payments-Portability-in	-	11,032,617	-	-	-	-
Other operating revenue	-	76,492	1,952,242	2,689,602	-	17,228
Total operating revenues	<u>-</u>	<u>145,904,499</u>	<u>1,952,242</u>	<u>2,689,602</u>	<u>201,726</u>	<u>5,187,423</u>
Operating Expenses						
Administration	882	5,198,732	910,446	88,473	26,282	2,301,374
Tenant services	-	329,503	-	-	-	1,732
Utilities	-	-	43,873	-	-	234,299
Ordinary maintenance and operations	-	-	163,319	-	-	1,267,605
General expenses	-	460,340	63,622	-	-	76,855
Depreciation	-	-	773,525	-	-	862,641
Housing assistance payments-Portability-in	-	10,663,064	-	-	-	-
Housing assistance payments	-	128,807,586	-	-	175,444	-
Other expenses	-	-	-	2,601,129	-	-
Total operating expenses	<u>882</u>	<u>145,459,225</u>	<u>1,954,785</u>	<u>2,689,602</u>	<u>201,726</u>	<u>4,744,506</u>
Operating income (loss)	<u>(882)</u>	<u>445,274</u>	<u>(2,543)</u>	<u>-</u>	<u>-</u>	<u>442,917</u>
Nonoperating Revenues and Expenses						
Investment income	<u>330,000</u>	<u>9</u>	<u>19,409</u>	<u>-</u>	<u>-</u>	<u>60,872</u>
Total nonoperating revenues & expenses	<u>330,000</u>	<u>9</u>	<u>19,409</u>	<u>-</u>	<u>-</u>	<u>60,872</u>
Change in net position	329,118	445,283	16,866	-	-	503,789
Net position, beginning of year	<u>13,281,986</u>	<u>(5,887,322)</u>	<u>6,548,180</u>	<u>-</u>	<u>-</u>	<u>17,836,680</u>
<i>Restatement</i>	<u>(49,988)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>49,988</u>
Net position, beginning of the year, as <i>restated</i>	<u>13,231,998</u>	<u>(5,887,322)</u>	<u>6,548,180</u>	<u>-</u>	<u>-</u>	<u>17,886,668</u>
Net position, end of year	<u>\$ 13,561,116</u>	<u>\$ (5,442,039)</u>	<u>\$ 6,565,046</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 18,390,457</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, 2021

	<u>Ocean Avenue</u>	<u>Facts & Choices</u>	<u>Park Terrace</u>	<u>Mainstream</u>	<u>Business Activities</u>	<u>Total</u>
Operating Revenues						
Rental revenue - tenant	\$ 78,685	\$ -	\$ 195,970	\$ -	\$ 2,275	\$ 5,444,716
Other revenue	30	-	35	-	-	2,474
HUD PHA grants	-	-	-	1,769,809	-	136,766,925
Housing assistance payments-Portability-in	-	-	-	-	-	11,032,617
Other operating revenue	<u>490,782</u>	<u>322,754</u>	<u>-</u>	<u>-</u>	<u>812,284</u>	<u>6,361,384</u>
Total operating revenues	<u>569,497</u>	<u>322,754</u>	<u>196,005</u>	<u>1,769,809</u>	<u>814,559</u>	<u>159,608,116</u>
Operating Expenses						
Administration	33,975	28,819	55,653	126,109	45,649	8,816,394
Tenant services	-	-	-	-	-	331,235
Utilities	17,850	-	-	-	-	296,022
Ordinary maintenance and operations	113,921	-	60,620	-	235	1,605,700
General expenses	5,435	-	2,226	3,067	-	611,545
Depreciation	47,049	-	36,539	-	-	1,719,754
Housing assistance payments-Portability-in	-	-	-	60,626	-	10,723,690
Housing assistance payments	-	-	-	1,435,977	-	130,419,007
Other expenses	<u>-</u>	<u>293,935</u>	<u>-</u>	<u>-</u>	<u>771,985</u>	<u>3,667,049</u>
Total operating expenses	<u>218,230</u>	<u>322,754</u>	<u>155,038</u>	<u>1,625,779</u>	<u>817,869</u>	<u>158,190,396</u>
Operating income (loss)	<u>351,267</u>	<u>-</u>	<u>40,967</u>	<u>144,030</u>	<u>(3,310)</u>	<u>1,417,720</u>
Nonoperating Revenues and Expenses						
Investment income	<u>133</u>	<u>-</u>	<u>1,347</u>	<u>-</u>	<u>7,170</u>	<u>418,940</u>
Total nonoperating revenues & expenses	<u>133</u>	<u>-</u>	<u>1,347</u>	<u>-</u>	<u>7,170</u>	<u>418,940</u>
Change in net position	351,400	-	42,314	144,030	3,860	1,836,660
Net position, beginning of year	<u>671,972</u>	<u>-</u>	<u>1,550,641</u>	<u>404,988</u>	<u>325,409</u>	<u>34,732,534</u>
<i>Restatement</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net position, beginning of the year, as <i>restated</i>	<u>671,972</u>	<u>-</u>	<u>1,550,641</u>	<u>404,988</u>	<u>325,409</u>	<u>34,732,534</u>
Net position, end of year	<u>\$ 1,023,372</u>	<u>\$ -</u>	<u>\$ 1,592,955</u>	<u>\$ 549,018</u>	<u>\$ 329,269</u>	<u>\$ 36,569,194</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, 2021

	Low Rent Public Housing	Housing Choice Vouchers	Housing Development Fund	Continuum of Care	Mod Rehab	PACH
Cash flows from operating activities:						
Cash Collected from:						
Dwelling rental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,167,786
Other operating revenue	-	669,449	1,952,242	2,689,602	5,754	22,799
HUD PHA grants received	-	135,820,013	1,881	3,270	201,726	25,352
Housing assistance payments- Portability-in	-	11,032,617	-	-	-	-
Cash paid for:						
Housing assistance payments	-	(128,485,166)	-	-	(164,922)	-
Housing assistance payments- Portability-in	-	(10,663,064)	-	-	-	-
Administrative expenses	(882)	(5,379,973)	(943,099)	(88,473)	(26,282)	(2,286,457)
Tenant services	-	(329,503)	-	-	-	(1,732)
Utility expenses	-	-	(43,873)	-	-	(234,299)
Maintenance expenses	-	-	(163,319)	-	-	(1,267,605)
General expenses	-	(379,966)	(134,907)	-	-	(198,530)
Other expenses	-	-	-	(2,787,453)	-	-
Net cash provided (used) by operating activities	<u>(882)</u>	<u>2,284,407</u>	<u>668,925</u>	<u>(183,054)</u>	<u>16,276</u>	<u>1,227,314</u>
Cash flows from noncapital & related financing activities:						
Interfund payments	(50,099)	-	(203,086)	-	(16,276)	-
Interfund receipts	-	106,097	-	183,054	-	91,252
Net cash provided (used) by noncapital & related financing activities	<u>(50,099)</u>	<u>106,097</u>	<u>(203,086)</u>	<u>183,054</u>	<u>(16,276)</u>	<u>91,252</u>
Cash flows from capital and related financing activities:						
Acquisition of capital assets	-	-	-	-	-	(728,794)
Net cash provided (used) by capital and related financing activities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(728,794)</u>
Cash flows from investing activities:						
Proceeds from investment maturities	-	-	-	-	-	-
Purchase of investments	-	-	(151,269)	-	-	(597,649)
Interest received on investments	-	9	19,409	-	-	60,872
Net cash provided (used) by investing activities	<u>-</u>	<u>9</u>	<u>(131,860)</u>	<u>-</u>	<u>-</u>	<u>(536,777)</u>
Net change in cash & cash equivalents	(50,981)	2,390,513	333,979	-	-	52,995
Cash & cash equivalents, beginning of year	50,981	4,380,329	549,367	-	-	2,452,283
Cash & cash equivalents, end of year	<u>\$ -</u>	<u>\$ 6,770,842</u>	<u>\$ 883,346</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,505,278</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, 2021

	<u>Ocean Avenue</u>	<u>Facts & Choices</u>	<u>Park Terrace</u>	<u>Mainstream</u>	<u>Business Activities</u>	<u>Total</u>
Cash flows from operating activities:						
Cash Collected from:						
Dwelling rental	\$ 78,685	\$ -	\$ 195,970	\$ -	\$ 2,275	\$ 5,444,716
Other operating revenue	490,926	270,000	35	-	2,214,139	8,314,946
HUD PHA grants received	-	-	1,739	1,769,809	-	137,823,790
Housing assistance payments- Portability-in	-	-	-	-	-	11,032,617
Cash paid for:						
Housing assistance payments	-	-	-	(1,435,977)	-	(130,086,065)
Housing assistance payments- Portability-in	-	-	-	(60,626)	-	(10,723,690)
Administrative expenses	(33,975)	(28,819)	(55,653)	(126,109)	(45,649)	(9,015,371)
Tenant services	-	-	(50)	-	-	(331,285)
Utility expenses	(17,850)	-	-	-	-	(296,022)
Maintenance expenses	(113,921)	-	(60,620)	-	(235)	(1,605,700)
General expenses	(99,165)	-	(25,264)	(3,067)	-	(840,899)
Other expenses	(1,719)	(293,935)	-	(26,805)	(773,621)	(3,883,533)
Net cash provided (used) by operating activities	<u>302,981</u>	<u>(52,754)</u>	<u>56,157</u>	<u>117,225</u>	<u>1,396,909</u>	<u>5,833,504</u>
Cash flows from noncapital & related financing activities:						
Interfund payments	-	-	-	(117,225)	(76,519)	(463,205)
Interfund receipts	441	52,754	29,607	-	-	463,205
Net cash provided (used) by noncapital & related financing activities	<u>441</u>	<u>52,754</u>	<u>29,607</u>	<u>(117,225)</u>	<u>(76,519)</u>	<u>-</u>
Cash flows from capital and related financing activities:						
Acquisition of capital assets	(15,695)	-	-	-	-	(744,489)
Net cash provided (used) by capital and related financing activities	<u>(15,695)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(744,489)</u>
Cash flows from investing activities:						
Proceeds from investment maturities	190,236	-	-	-	-	190,236
Purchase of investments	-	-	(50,214)	-	(1,301,560)	(2,100,692)
Interest received on investments	133	-	1,347	-	7,170	88,940
Net cash provided (used) by investing activities	<u>190,369</u>	<u>-</u>	<u>(48,867)</u>	<u>-</u>	<u>(1,294,390)</u>	<u>(1,821,516)</u>
Net change in cash & cash equivalents	478,096	-	36,897	-	26,000	3,267,499
Cash & cash equivalents, beginning of year	19,466	-	116,661	-	2,968	7,572,055
Cash & cash equivalents, end of year	<u>\$ 497,562</u>	<u>\$ -</u>	<u>\$ 153,558</u>	<u>\$ -</u>	<u>\$ 28,968</u>	<u>\$ 10,839,554</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, 2021

	<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>
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:						
Operating income (loss)	\$ (882)	\$ 445,274	\$ (2,543)	\$ -	\$ -	\$ 442,917
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:						
Depreciation expense	-	-	773,525	-	-	862,641
Change in operating assets and liabilities:						
Accounts receivable - HUD	-	51,157	-	-	5,754	-
Accounts receivable - other	-	1,024,623	1,881	(186,324)	-	25,352
Prepaid expenses	-	77,523	2,855	-	-	(51,940)
Deferred outflow of resources	-	(1,458,001)	(186,953)	-	-	-
Deferred inflow of resources	-	716,801	108,849	-	-	-
Accounts payable	-	2,851	(74,140)	3,270	-	(69,735)
Accounts payable - HUD	-	322,420	-	-	10,522	-
Accounts payable other government	-	-	-	-	-	-
Accrued compensated absences	-	145,244	23,644	-	-	-
Unearned revenue	-	541,800	-	-	-	-
Family self-sufficiency escrow	-	16,595	(5,313)	-	-	-
Other liabilities	-	6,240	1,922	-	-	14,917
Accrued liabilities	-	72,927	-	-	-	-
Net pension liability	-	692,386	81,232	-	-	-
Net OPEB liability	-	(373,433)	(56,034)	-	-	-
Tenant security deposit	-	-	-	-	-	3,162
Net cash provided (used) by operating activities	<u>\$ (882)</u>	<u>\$ 2,284,407</u>	<u>\$ 668,925</u>	<u>\$ (183,054)</u>	<u>\$ 16,276</u>	<u>\$ 1,227,314</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, 2021

	<u>Ocean Avenue</u>	<u>Facts & Choices</u>	<u>Park Terrace</u>	<u>Mainstream</u>	<u>Business Activities</u>	<u>Total</u>
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:						
Operating income (loss)	\$ 351,267	\$ -	\$ 40,967	\$ 144,030	\$ (3,310)	\$ 1,417,720
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:						
Depreciation expense	47,049	-	36,539	-	-	1,719,754
Change in operating assets and liabilities:						
Accounts receivable - HUD	-	-	-	(26,805)	-	30,106
Accounts receivable - other	(1,719)	-	1,739	-	(1,636)	863,916
Prepaid expenses	-	-	-	-	-	28,438
Deferred outflow of resources	-	-	-	-	-	(1,644,954)
Deferred inflow of resources	-	-	-	-	-	825,650
Accounts payable	(93,730)	-	(23,038)	-	13,192	(241,330)
Accounts payable - HUD	-	-	-	-	-	332,942
Accounts payable other government	-	-	-	-	(2,441)	(2,441)
Accrued compensated absences	-	-	-	-	-	168,888
Unearned revenue	-	(52,754)	-	-	1,391,104	1,880,150
Family self-sufficiency escrow	-	-	-	-	-	11,282
Other liabilities	-	-	-	-	-	23,079
Accrued liabilities	-	-	-	-	-	72,927
Net pension liability	-	-	-	-	-	773,618
Net OPEB liability	-	-	-	-	-	(429,467)
Tenant security deposit	114	-	(50)	-	-	3,226
Net cash provided (used) by operating activities	<u>\$ 302,981</u>	<u>\$ (52,754)</u>	<u>\$ 56,157</u>	<u>\$ 117,225</u>	<u>\$ 1,396,909</u>	<u>\$ 5,833,504</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, 2021

Line Item	Account Description	Low Rent Public Housing	PACH	Housing Choice Vouchers Combined	EHV	Mainstream	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	Total
111	Cash-unrestricted	\$ -	\$ 2,369,789	\$ 5,132,991	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 881,246	\$ 492,799	\$ -	\$ 147,488	\$ -	\$ -	\$ -	\$ 9,024,314
112	Cash-restricted-modernization and development	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
113	Cash-other restricted	\$ -	\$ -	\$ 1,164,361	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,968	\$ 1,193,329
114	Cash-tenant security deposits	\$ -	\$ 135,489	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,100	\$ 4,762	\$ -	\$ 6,070	\$ -	\$ -	\$ -	\$ 148,421
115	Cash - Restricted for payment of current liability	\$ -	\$ -	\$ 473,490	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 473,490
100	Total Cash	\$ -	\$ 2,505,278	\$ 6,770,842	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 883,346	\$ 497,561	\$ -	\$ 153,558	\$ -	\$ -	\$ 28,968	\$ 10,839,554
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	\$ -	\$ -	\$ 80,155	\$ -	\$ 26,805	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107,360
122	Accounts receivable - HUD other projects	\$ -	\$ -	\$ 80,155	\$ -	\$ 26,805	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107,360
124	Account receivable - other government	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,096,860	\$ 80,647	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,177,507
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	\$ -	\$ -	\$ 343	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 343
125-060	Other - Comment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
125	Account receivable - miscellaneous	\$ -	\$ -	\$ 343	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 343
126	Accounts receivable - tenants	\$ -	\$ 28,490	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,786	\$ -	\$ 1,781	\$ -	\$ -	\$ 6,080	\$ 41,137
126.1	Allowance for doubtful accounts - tenants	\$ -	\$ (1,022)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,022)
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350	\$ -	\$ 1,933	\$ -	\$ -	\$ 6,544	\$ 8,827
120	Total receivables, net of allowance for doubtful	\$ -	\$ 27,468	\$ 80,498	\$ -	\$ 26,805	\$ -	\$ 400	\$ -	\$ 1,096,860	\$ 80,647	\$ -	\$ 5,136	\$ -	\$ 3,714	\$ -	\$ -	\$ 12,624	\$ 1,334,151
131	Investments - unrestricted	\$ -	\$ 9,508,406	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,506,959	\$ -	\$ -	\$ 1,161,586	\$ -	\$ -	\$ -	\$ 14,176,952
132	Investments - restricted	\$ -	\$ 245,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,494,560	\$ 5,739,560
135	Investments - Restricted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
142	Prepaid expenses and other assets	\$ -	\$ 89,638	\$ 13,599	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,980	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107,216
143	Inventories	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
143.1	Allowance for obsolete inventories	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
144	Inter program - due from	\$ -	\$ -	\$ 1,494,305	\$ 541,800	\$ 522,214	\$ -	\$ 13,211	\$ -	\$ 386	\$ 146,400	\$ -	\$ -	\$ -	\$ -	\$ 13,351	\$ 2,910	\$ -	\$ 2,734,577
145	Assets held for sale	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
150	Total Current Assets	\$ -	\$ 12,375,790	\$ 8,359,243	\$ 541,800	\$ 549,019	\$ -	\$ 400	\$ 13,211	\$ 1,096,860	\$ 81,033	\$ 4,540,685	\$ 502,697	\$ -	\$ 1,318,858	\$ 13,351	\$ 2,910	\$ 5,536,152	\$ 34,932,010
161	Land	\$ -	\$ 2,246,244	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 661,253	\$ 331,000	\$ 170,000	\$ 180,000	\$ -	\$ -	\$ -	\$ 3,588,497
162	Buildings	\$ -	\$ 21,234,231	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,423,771	\$ 1,160,655	\$ -	\$ 807,462	\$ -	\$ -	\$ -	\$ 31,626,119
163	Furniture, equipment and machinery - dwellings	\$ -	\$ 606,165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,430	\$ -	\$ -	\$ -	\$ 630,595
164	Furniture, equipment and machinery - administration	\$ -	\$ -	\$ 86,431	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,685,692	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,772,123
165	Leasehold improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
166	Accumulated depreciation	\$ -	\$ (17,672,531)	\$ (86,431)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (8,722,399)	\$ (963,325)	\$ -	\$ (726,866)	\$ -	\$ -	\$ -	\$ (28,171,552)
167	Construction in progress	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
168	Infrastructure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
160	Total capital assets, net of accumulated depreciation	\$ -	\$ 6,414,109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,048,317	\$ 528,330	\$ 170,000	\$ 285,026	\$ -	\$ -	\$ -	\$ 10,445,782
171-010	Notes, Loans, & mortgages receivable - Non-current - Not For Profit	\$ 13,561,116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,561,116
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
FINANCIAL DATA SCHEDULE
FOR THE YEAR ENDED JUNE 30, 2021

Line Item	Account Description	Low Rent Public Housing	PACH	Housing Choice Vouchers Combined	EHV	Mainstream	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	Total
171	Notes, Loans, & mortgages receivable – Non-current	\$ 13,561,116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,561,116
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
174-060	Other – Comment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
174	Other assets	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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	\$ 13,561,116	\$ 6,414,109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,048,317	\$ 528,330	\$ 170,000	\$ 285,026	\$ -	\$ -	\$ -	\$ 24,006,898
200	Deferred Outflow of Resources	\$ -	\$ -	\$ 2,614,825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 186,953	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,801,778
290	Total Assets and Deferred Outflow of Resources	\$ 13,561,116	\$ 18,789,899	\$ 10,974,068	\$ 541,800	\$ 549,019	\$ -	\$ 400	\$ 13,211	\$ 1,096,860	\$ 81,033	\$ 7,775,955	\$ 1,031,027	\$ 170,000	\$ 1,603,884	\$ 13,351	\$ 2,910	\$ 5,536,152	\$ 61,740,686
311	Bank overdraft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
312	Accounts payable <= 90 days	\$ -	\$ 97,028	\$ 1,155,101	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,604	\$ 4,185	\$ 47,000	\$ 56	\$ -	\$ 232	\$ 50	\$ -	\$ -	\$ 1,311,256
313	Accounts payable > 90 days past due	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
321	Accrued wage/payroll taxes payable	\$ -	\$ -	\$ 89,765	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89,765
322	Accrued compensated absences - current portion	\$ -	\$ -	\$ 322,622	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,247	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 377,869
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	\$ -	\$ -	\$ 7,925	\$ -	\$ -	\$ -	\$ -	\$ 13,211	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,136
331	Accounts payable - HUD PHA Programs	\$ -	\$ -	\$ 7,925	\$ -	\$ -	\$ -	\$ -	\$ 13,211	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,136
332	Accounts payable - PHA Projects	\$ -	\$ -	\$ 322,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 322,420
333	Accounts payable - other government	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
341	Tenant security deposits	\$ -	\$ 135,489	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,762	\$ -	\$ 6,070	\$ 2,100	\$ -	\$ -	\$ 148,421
342-010	Unearned revenue - Operating Subsidy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
342-020	Unearned revenue - Capital fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
342-030	Unearned revenue - Other	\$ -	\$ -	\$ -	\$ 541,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,910	\$ 5,363,510	\$ 5,908,220
342	Unearned revenue	\$ -	\$ -	\$ -	\$ 541,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,910	\$ 5,363,510	\$ 5,908,220
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	\$ -	\$ -	\$ 465,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 466,715
346	Accrued liabilities - other	\$ -	\$ 24,578	\$ 262,656	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 296,683
347	Inter program - due to	\$ -	\$ 142,347	\$ 1,077,211	\$ -	\$ -	\$ -	\$ 400	\$ -	\$ 1,089,256	\$ 76,848	\$ 327,677	\$ 2,838	\$ -	\$ 4,627	\$ -	\$ -	\$ 13,373	\$ 2,734,577

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
FINANCIAL DATA SCHEDULE
FOR THE YEAR ENDED JUNE 30, 2021

Line Item	Account Description	Low Rent Public Housing	PACH	Housing Choice Vouchers Combined	EHV	Mainstream	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	Total
348-010	Loan liability - current - Not For Profit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
348-020	Loan liability - current - Partnership	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
348-030	Loan liability - current - Joint Venture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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	\$ -	\$ 399,442	\$ 3,703,265	\$ 541,800	\$ -	\$ -	\$ 400	\$ 13,211	\$ 1,096,860	\$ 81,033	\$ 440,523	\$ 7,656	\$ -	\$ 10,929	\$ 13,351	\$ 2,910	\$ 5,376,883	\$ 11,688,264
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	\$ -	\$ -	\$ 438,877	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 438,877
354	Accrued compensated absences- Non-current	\$ -	\$ -	\$ 22,515	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 938	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,453
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	\$ -	\$ -	\$ 8,443,038	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,242	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,693,280
357-02	Accrued OPEB Liability	\$ -	\$ -	\$ 28,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,570
350	Total Non-current liabilities	\$ -	\$ -	\$ 8,933,001	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 251,180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,184,181
300	Total Liabilities	\$ -	\$ 399,442	\$ 12,636,266	\$ 541,800	\$ -	\$ -	\$ 400	\$ 13,211	\$ 1,096,860	\$ 81,033	\$ 691,703	\$ 7,656	\$ -	\$ 10,929	\$ 13,351	\$ 2,910	\$ 5,376,883	\$ 20,872,445
400	Deferred inflow of Resources	\$ -	\$ -	\$ 3,779,841	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 519,206	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,299,047
508.4	Invested in capital assets, net of related debt	\$ -	\$ 6,414,109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,048,317	\$ 528,330	\$ 170,000	\$ 285,026	\$ -	\$ -	\$ -	\$ 10,445,781
511.4	Restricted Net Position	\$ 13,561,116	\$ 2,973,568	\$ 725,484	\$ -	\$ 549,019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 159,269	\$ 17,968,455
512.4	Unrestricted Net Position	\$ -	\$ 9,002,780	\$ (6,167,522)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,516,729	\$ 495,041	\$ -	\$ 1,307,929	\$ -	\$ -	\$ -	\$ 8,154,958
513	Total Equity-Net Assets/Position	\$ 13,561,116	\$ 18,390,457	\$ (5,442,039)	\$ -	\$ 549,019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,565,046	\$ 1,023,371	\$ 170,000	\$ 1,592,955	\$ -	\$ -	\$ 159,269	\$ 36,569,194
600	Total Liabilities, Deferred Inflows of Resources and Equity-Net assets/position	\$ 13,561,116	\$ 18,789,899	\$ 10,974,068	\$ 541,800	\$ 549,019	\$ -	\$ 400	\$ 13,211	\$ 1,096,860	\$ 81,033	\$ 7,775,955	\$ 1,031,027	\$ 170,000	\$ 1,603,884	\$ 13,351	\$ 2,910	\$ 5,536,152	\$ 61,740,686
	Assets minus Liab and Eq	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (0)
	Interfund	\$ -	\$ (142,347)	\$ 417,094	\$ 541,800	\$ 522,214	\$ -	\$ (400)	\$ 13,211	\$ (1,089,256)	\$ (76,462)	\$ (181,277)	\$ (2,838)	\$ -	\$ (4,627)	\$ 13,351	\$ 2,910	\$ (13,373)	\$ (0)
	508.1 equal 160? = 0	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (0)
	Income Statement																		\$ -
70300	Net tenant rental revenue	\$ -	\$ 5,167,786	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,685	\$ -	\$ 195,970	\$ 2,275	\$ -	\$ -	\$ 5,444,715
70400	Tenant revenue - other	\$ -	\$ 2,409	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30	\$ -	\$ 35	\$ -	\$ -	\$ -	\$ 2,474
70500	Total Tenant Revenue	\$ -	\$ 5,170,195	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,715	\$ -	\$ 196,005	\$ 2,275	\$ -	\$ -	\$ 5,447,190
70600-010	Housing assistance payments	\$ -	\$ -	\$ 127,076,523	\$ -	\$ 1,679,837	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 128,756,360
70600-020	Ongoing administrative fees earned	\$ -	\$ -	\$ 7,389,364	\$ -	\$ 89,972	\$ 14,156	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,479,336
70600-030	Hard to house fee revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
70600-031	FSS Coordinator	\$ -	\$ -	\$ 329,503	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 329,503
70600-040	Actual independent public accountant audit costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
70600-050	Total preliminary fees earned	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
70600-060	All other fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,860	\$ 175,866	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 201,726
70600-070	Admin fee calculation description	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
70600	HUD PHA operating grants	\$ -	\$ -	\$ 134,795,390	\$ -	\$ 1,769,809	\$ 14,156	\$ 25,860	\$ 175,866	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 136,766,925

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
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Line Item	Account Description	Low Rent Public Housing	PACH	Housing Choice Vouchers Combined	EHV	Mainstream	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	Total
70610	Capital grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
70710	Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
70720	Asset Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
70730	Book-Keeping Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
70740	Front Line Service Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
70750	Other Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88,473	\$ 27,273	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,746
70700	Total Fee Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88,473	\$ 27,273	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,746
70800	Other government grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7100-000	Interest	\$ -	\$ 34,472	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,472
71100-010	Housing Assistance Payment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
71100-020	Administrative Fee	\$ -	\$ -	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,408	\$ 133	\$ -	\$ 1,347	\$ -	\$ -	\$ -	\$ 20,897
71100	Investment income - unrestricted	\$ -	\$ 34,472	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,408	\$ 133	\$ -	\$ 1,347	\$ -	\$ -	\$ -	\$ 55,369
71200	Mortgage interest income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
71300	Proceeds from disposition of assets held for sale	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
71310	Cost of sale of assets	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
71400-010	Housing Assistance Payment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
71400-020	Administrative Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
71400	Fraud recovery	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
71500	Other revenue	\$ -	\$ 17,228	\$ 11,109,109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,601,129	\$ 407,916	\$ 1,952,241	\$ 490,782	\$ -	\$ -	\$ -	\$ 322,754	\$ 377,096	\$ 17,278,255
71600	Gain or loss on sale of capital assets	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
72000-010	Housing Assistance Payment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
72000-020	Administrative Fee	\$ 330,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 330,000
72000	Investment income - restricted	\$ 330,000	\$ 26,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 363,570
70000	Total Revenue	\$ 330,000	\$ 5,248,295	\$ 145,904,508	\$ -	\$ 1,769,809	\$ -	\$ 25,860	\$ 175,866	\$ 2,689,602	\$ 435,189	\$ 1,971,650	\$ 569,630	\$ -	\$ 197,352	\$ 2,275	\$ 322,754	\$ 384,266	\$ 160,027,055
91100	Administrative salaries	\$ -	\$ 495,380	\$ 2,071,155	\$ -	\$ 123,503	\$ -	\$ 4,222	\$ 10,978	\$ 56,722	\$ 17,485	\$ 464,308	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,243,755
91200	Auditing fees	\$ -	\$ 10,296	\$ 27,754	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,050
91300	Management Fee	\$ -	\$ 1,670,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,400	\$ -	\$ -	\$ 2,040	\$ 28,819	\$ 13,027	\$ 1,746,686
91310	Book-Keeping Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
91400	Advertising and Marketing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
91500	Employee benefit contributions - administrative	\$ -	\$ 59,471	\$ 1,400,938	\$ -	\$ -	\$ -	\$ 2,365	\$ 6,148	\$ 31,751	\$ 9,787	\$ 253,531	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,763,991
91600	Office Expenses	\$ 882	\$ 27,239	\$ 1,415,546	\$ -	\$ 2,605	\$ -	\$ 1,229	\$ 1,340	\$ -	\$ -	\$ 168,036	\$ 1,575	\$ -	\$ 55,653	\$ -	\$ -	\$ 3,310	\$ 1,677,415
91700	Legal Expense	\$ -	\$ 22,781	\$ 20,649	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,430
91800	Travel	\$ -	\$ -	\$ 2,520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,520
91810	Allocated Overhead	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
91900	Other	\$ -	\$ 15,807	\$ 260,168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,571	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,547
91000	Total Operating-Administrative	\$ 882	\$ 2,301,374	\$ 5,198,732	\$ -	\$ 126,108	\$ -	\$ 7,816	\$ 18,466	\$ 88,473	\$ 27,273	\$ 910,446	\$ 33,975	\$ -	\$ 55,653	\$ 2,040	\$ 28,819	\$ 16,337	\$ 8,816,394
92000	Asset Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
92100	Tenant services - salaries	\$ -	\$ 1,175	\$ 329,503	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 330,678
92200	Relocation Costs	\$ -	\$ 557	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 557
92300	Employee benefit contributions - tenant services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
92400	Tenant services - other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
92500	Total Tenant Services	\$ -	\$ 1,732	\$ 329,503	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 331,235
93100	Water	\$ -	\$ 136,683	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,435	\$ 16,194	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 159,312
93200	Electricity	\$ -	\$ 21,904	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,545	\$ 1,434	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,883
93300	Gas	\$ -	\$ 4,756	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,892	\$ 223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,871
93400	Fuel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
93500	Labor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
93600	Sewer	\$ -	\$ 70,956	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,956

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
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Line Item	Account Description	Low Rent Public Housing	PACH	Housing Choice Vouchers Combined	EHV	Mainstream	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	Total
93700	Employee benefit contributions - utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
93800	Other utilities expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
93000	Total Utilities	\$ -	\$ 234,299	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,873	\$ 17,850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 296,022
94100	Ordinary maintenance and operations - labor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,479	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,479
94200	Ordinary maintenance and operations - materials and other	\$ -	\$ 102,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,446	\$ 2,448	\$ -	\$ 3,740	\$ -	\$ -	\$ -	\$ 111,584
94300-010	Ordinary Maintenance and Operations Contracts - Garbage and Trash Removal Contracts	\$ -	\$ 164,423	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,752	\$ 9,775	\$ -	\$ 1,636	\$ 235	\$ -	\$ -	\$ 194,821
94300-020	Ordinary Maintenance and Operations Contracts - Heating & Cooling Contracts	\$ -	\$ 53,559	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,568	\$ 8,213	\$ -	\$ 5,362	\$ -	\$ -	\$ -	\$ 82,702
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	\$ -	\$ 229,345	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,620	\$ 19,625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 259,590
94300-060	Ordinary Maintenance and Operations Contracts - Unit Turnaround Contracts	\$ -	\$ 505,613	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,982	\$ 68,306	\$ -	\$ 12,814	\$ -	\$ -	\$ -	\$ 588,715
94300-070	Ordinary Maintenance and Operations Contracts - Electrical Contracts	\$ -	\$ 9,647	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,647
94300-080	Ordinary Maintenance and Operations Contracts - Plumbing Contracts	\$ -	\$ 48,532	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,164	\$ -	\$ 2,004	\$ -	\$ -	\$ -	\$ 51,700
94300-090	Ordinary Maintenance and Operations Contracts - Extermination Contracts	\$ -	\$ 18,417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ 19,017
94300-100	Ordinary Maintenance and Operations Contracts - Janitorial Contracts	\$ -	\$ 19,975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,710	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,685
94300-110	Ordinary Maintenance and Operations Contracts - Routine Maintenance Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,190
94300-120	Ordinary Maintenance and Operations Contracts - Misc Contracts	\$ -	\$ 115,144	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,763	\$ 200	\$ -	\$ 34,464	\$ -	\$ -	\$ -	\$ 196,570
94300	Ordinary Maintenance and Operations Contracts	\$ -	\$ 1,164,655	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135,395	\$ 111,473	\$ -	\$ 56,879	\$ 235	\$ -	\$ -	\$ 1,468,637
94500	Employee benefit contribution - ordinary maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
94000	Total Maintenance	\$ -	\$ 1,267,605	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 163,319	\$ 113,921	\$ -	\$ 60,620	\$ 235	\$ -	\$ -	\$ 1,605,700
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	\$ -	\$ 59,343	\$ 4,395	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,150	\$ 1,484	\$ -	\$ 2,226	\$ -	\$ -	\$ -	\$ 76,599
96120	Liability Insurance	\$ -	\$ 17,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,450
96130	Workmen's Compensation	\$ -	\$ -	\$ 78,842	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,721	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94,563
96140	All other Insurance	\$ -	\$ 62	\$ 727	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 98	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 887
96100	Total Insurance Premiums	\$ -	\$ 76,855	\$ 83,964	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,969	\$ 1,484	\$ -	\$ 2,226	\$ -	\$ -	\$ -	\$ 189,498
96200	Other general expenses	\$ -	\$ -	\$ 148,969	\$ -	\$ 3,067	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 152,036
96210	Compensated absences	\$ -	\$ -	\$ 227,407	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 264,435
96300	Payments in lieu of taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,625	\$ 3,951	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,576
96400	Bad debt - tenant rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96500	Bad debt - mortgages	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96600	Bad debt - other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96800	Severance expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96000	Total Other General Expenses	\$ -	\$ -	\$ 376,376	\$ -	\$ 3,067	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,653	\$ 3,951	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 422,047
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
FINANCIAL DATA SCHEDULE
FOR THE YEAR ENDED JUNE 30, 2021

Line Item	Account Description	Low Rent Public Housing	PACH	Housing Choice Vouchers Combined	EHV	Mainstream	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	Total
96900	Total Operating Expenses	\$ 882	\$ 3,881,865	\$ 5,988,575	\$ -	\$ 129,175		\$ 7,816	\$ 18,466	\$ 88,473	\$ 27,273	\$ 1,181,260	\$ 171,181	\$ -	\$ 118,499	\$ 2,275	\$ 28,819	\$ 16,337	\$ 11,660,895
97000	Excess Revenue Over Operating Expenses	\$ 329,118	\$ 1,366,430	\$ 139,915,933	\$ -	\$ 1,640,634		\$ 18,044	\$ 157,400	\$ 2,601,129	\$ 407,916	\$ 790,390	\$ 398,449	\$ -	\$ 78,852	\$ -	\$ 293,935	\$ 367,929	\$ 148,366,160
97100	Extraordinary maintenance	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
97200	Casualty losses- Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
97300-010	Mainstream 1 & 5 year	\$ -	\$ -	\$ -	\$ -	\$ 1,435,977		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,435,977
97300-020	Home-Ownership	\$ -	\$ -	\$ 91,941	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 91,941
97300-049	All Other "special" vouchers	\$ -	\$ -	\$ 4,254,691	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,254,691
97300-045	FSS Escrow deposit	\$ -	\$ -	\$ 303,645	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 303,645
97300-040	Tenant Protection	\$ -	\$ -	\$ 2,554,364	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,554,364
97300-041	Portability our	\$ -	\$ -	\$ 2,721,624	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,721,624
97300-050	All Other	\$ -	\$ -	\$ 118,881,321	\$ -	\$ -		\$ 18,044	\$ 157,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 119,056,765
97300	Housing assistance payments	\$ -	\$ -	\$ 128,807,586	\$ -	\$ 1,435,977		\$ 18,044	\$ 157,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,419,007
97350	HAP Portability-in	\$ -	\$ -	\$ 10,663,064	\$ -	\$ 60,626		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,723,690
97400	Depreciation expense	\$ -	\$ 862,641	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ 773,525	\$ 47,049	\$ -	\$ 36,539	\$ -	\$ -	\$ -	\$ 1,719,754
97500	Fraud losses	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
97800	Dwelling units rent expense	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ 2,601,129	\$ 407,916	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 293,935	\$ 364,069	\$ 3,667,049
90000	Total Expenses	\$ 882	\$ 4,744,506	\$ 145,459,225	\$ -	\$ 1,625,778		\$ 25,860	\$ 175,866	\$ 2,689,602	\$ 435,189	\$ 1,954,785	\$ 218,230	\$ -	\$ 155,038	\$ 2,275	\$ 322,754	\$ 380,406	\$ 158,190,395
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	\$ 329,118	\$ 503,789	\$ 445,283	\$ -	\$ 144,031		\$ -	\$ -	\$ -	\$ -	\$ 16,865	\$ 351,400	\$ -	\$ 42,314	\$ -	\$ -	\$ 3,860	\$ 1,836,659
11020	Required Annual Debt Principal Payments	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11030	Beginning equity	\$ 13,281,986	\$ 17,836,680	\$ (5,887,322)	\$ -	\$ 404,987		\$ -	\$ -	\$ -	\$ -	\$ 6,548,181	\$ 671,971	\$ 170,000	\$ 1,550,641	\$ -	\$ -	\$ 155,409	\$ 34,732,533
11040-010	Prior period adjustments and correction of errors - Editable	\$ 49,988	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,988
11040-020	Prior period adjustments and correction of errors - Editable	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
FINANCIAL DATA SCHEDULE
FOR THE YEAR ENDED JUNE 30, 2021**

Line Item	Account Description	Low Rent Public Housing	PACH	Housing Choice Vouchers Combined	EHV	Mainstream	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	Total
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	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
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	\$ 49,988	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ 49,988
																			\$ -

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, 2021, 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 07, 2022.

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 entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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.

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 entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Harshmal & Company LLP

Oakland, California
March 07, 2022

**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

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, 2021. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

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

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the Authority's major federal programs based on our audit of the types of compliance requirements referred to above. 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). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

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

Opinion on Each Major Federal Program

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, 2021.

Report on Internal Control over Compliance

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

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

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. 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.

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 07, 2022

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2021**

<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	\$ 201,726
PIH Family Self-Sufficiency Program (Housing Choice Vouchers)	14.896	329,503
Housing Choice Vouchers	14.871	134,465,887
Mainstream Vouchers	14.879	1,625,778
HCV Cares Act Funding	14.871	1,719,625
Mainstream Cares Act Funding	14.879	<u>16,761</u>
Total Department of Housing and Urban Development		<u>138,359,280</u>
Total Expenditures of Federal Awards		<u>\$ 138,359,280</u>

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA
NOTES TO SCHEDULE OF EXPENDITURE OF FEDERAL AWARDS
JUNE 30, 2021**

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, 2021. 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, 2021**

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, 2021**

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, 2021**

No matters were reported.