

## HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

### HOUSING COMMISSION REGULAR MEETING AGENDA

**Regular Meeting Date/Time:** May 14, 2025 at 8:00 a.m.  
**Meeting Location:** HACA Board Room  
22941 Atherton Street Hayward, CA 94541-6633  
**Remote Participation Link:** <https://us02web.zoom.us/j/88460095724>

#### MEETING AGENDA

- Item No. 1:** **Call to Order and Roll Call**
- Item No. 2:** **Public Hearing**  
AB 2561: Public Agency Status of Vacant Positions
- Item No. 3:** **Public Comment**  
On matters not on the agenda
- Item No. 4:** **Approval of the Minutes of March 12, 2025 Regular Meeting**
- Item No. 5:** **Executive Director's Report (Information Only)**
- Item No. 6:** **New Business**
- Item No.6-1:** Audit for the Fiscal Year Ending June 30, 2024
- Item No.6-2:** Quarterly Budget Report (Information Only)
- Item No.6-3:** Quarterly Investment Portfolio Report (Information Only)
- Item No.6-4:** Programs Activity Report (Information Only)
- Item No.7:** **Communications (Information Only)**
- Item No.8:** **Commissioner Reports (Information Only)**
- Item No.9:** **Adjournment**

*As a courtesy, and technology permitting, members of the public may continue to participate virtually by Zoom. However, HACA does not guarantee that the public's access to teleconferencing or videoconferencing technology will be uninterrupted, and technical difficulties may occur from time to time. Should Zoom not be available, or become non-functioning, or should the Housing Commission otherwise encounter technical difficulties that make Zoom unavailable, the Housing Commission will proceed with business in person unless otherwise prohibited by law. In-person attendees who wish to speak on a matter should request a speaker slip from the Housing Commission Clerk, fill it out and return it to the clerk before the start of the meeting. Remote attendees should submit their written comment(s) to: [melissat@haca.net](mailto:melissat@haca.net). If emailing a written comment on a specific agenda item, please include your full name and the agenda item number. In-person and remote attendees who wish to comment on a matter NOT on the Housing Commission's agenda must wait until the Chairperson calls for PUBLIC COMMENT. Comments on specific agenda items will not take place until the Chairperson calls for public comments on that agenda item. There is a time limit of 3 minutes for each public speaker. The Chairperson has the discretion to further limit this time if warranted by the number of public speakers. The Brown Act restricts the Housing Commission from discussing and/or acting on any matters that are not on the meeting agenda. Therefore, matters not on the agenda that are raised during public comment will be referred to staff.*

# **PUBLIC HEARING**

## **May 14, 2025**

**AB2561: Public Agency Status of Vacant Positions**

**HOUSING COMMISSION**  
**MEETING MINUTES**  
**March 12, 2025**

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA  
HOUSING COMMISSION REGULAR MEETING  
SUMMARY ACTION MINUTES**

**Regular Meeting Date and Time:** March 12, 2025 at 8:00 a.m.

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

**Remote Participation Link:** <https://us02web.zoom.us/j/88460095724>

**MEETING AGENDA**

**Item No. 1: Call to order and Roll Call**

Chairperson McCorriston called the meeting to order at 8:01 a.m.

**Commissioners present in the HACA Board Room:**

Commissioner Seema Chawla  
Commissioner Mark Gerry  
Commissioner Daniel Goldstein (Vice Chairperson)  
Commissioner Terrence Grindall  
Commissioner Michael McCorriston (Chairperson)  
Commissioner Peggy McQuaid  
Commissioner Scott Sakakihara  
Commissioner Yang Shao

**Commissioners participating via Zoom:**

Commissioner Courtney Welch (entered at 8:38 a.m.)

**Commissioners who were excused:**

Commissioner Pete Ballew  
Commissioner Angela Finley  
Commissioner Helen Mayfield  
Commissioner Yang Shao

*Chairperson McCorriston announced that Commissioner Welch will be participating in the meeting remotely under the “just cause” provisions of AB2449. He indicated that he will review the criteria for remote participation with Commissioner Welch once she joins the meeting via Zoom.*

*Before moving on to the next item of business on the agenda, Chairperson McCorriston introduced and welcomed HACA’s new Housing Commissioner, Terrence Grindall. Commissioner Grindall shared his background. He stated that he served as the Assistant City Manager and Community*

*Development Director for the City of Newark and announced that he was elected to Newark's city council in November. He also shared that he has been involved in several affordable housing projects and looks forward to being a part of the HACA Housing Commission.*

*Chairperson McCorriston thanked Commissioner Grindall for filling in this new role on the Housing Commission.*

**Item No. 2: Public Hearing: HACA'S 5-Year Public Housing Agency (PHA) Plan for July 1, 2025 through June 30, 2029 Fiscal Years and Annual Plan for the July 1, 2025-June 30, 2026 Fiscal Year**

Chairperson McCorriston opened a public hearing at 8:03 a.m. to accept comments on HACA's draft 5-year PHA Plan for the July 1, 2025 through June 30, 2029 fiscal years and HACA's draft annual plan for the July 1, 2025-June 30, 2026 fiscal year.

Chairperson McCorriston closed the public hearing at 8:04 a.m.

**Public Hearing Comments**

There were no comments received from the public at the public hearing.

**Item No. 3: Public Comment - On Matters Not on the Agenda**

None.

**Item No. 4: Approve the Minutes of the February 5, 2025 Special Meeting**

Report was received with no questions or comments from the Housing Commission.

**Recommendation:**

Approve the minutes of the February 5, 2025 Special meeting.

**Motion and Second:**

Commissioners Goldstein (motion) and McQuaid (second).

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

Ayes: Commissioners Chawla, Gerry, Goldstein, McCorriston, McQuaid, Sakakihara

Abstain: Commissioner Grindall.

Not present for the vote: Commissioner Welch.

Motion passed. **APPROVED AS RECOMMENDED.**

**Item No.5: Executive Director's Report (Information Only)**

Laura Broussard Rosen, Executive Director, presented her report. Ms. Broussard Rosen reported on the progress of HACA's ongoing recruitments. She indicated that staff is preparing to extend an offer to the selected candidate for the Deputy Executive Director position. Ms. Broussard Rosen also reported that staff is planning the final round of interviews the Administrative Analyst position and that plans for the initial round of interviews for the Procurement and Purchasing Manager position are underway.

Ms. Broussard Rosen provided an update on the potential funding shortfall for HACA's Housing Choice Voucher Program. She informed the Commission that an initial meeting with the U.S. Department of Housing and Urban Development's (HUD) shortfall team is scheduled for early April, and that HACA will provide any updates from that meeting to the Housing Commission. Additionally, she stated that HACA is closely monitoring the status of the federal budget process for any potential impacts to HACA's programs.

**Commission Discussion:**

Report received with no questions or comments from the Housing Commission.

**Item No.6 New Business**

**Item No.6-1: Approve HACA'S 5-Year Public Housing Agency (PHA) Plan for July 1, 2025 through June 30, 2029 Fiscal Years and Annual Plan for the July 1, 2025-June 30, 2026 Fiscal Year**

Laura Broussard Rosen introduced this item and Jennifer Cado, Senior Administrative Analyst, presented the staff report. Ms. Cado explained that housing authorities are required to submit a Public Housing Agency Plan (PHA Plan) to HUD every 5 years and annually. She further explained that the PHA Plan outlines the housing authority's policies, programs, strategies and goals for addressing local housing needs. She reviewed the key elements of the proposed 5-Year Plan for 2025-2029 and Annual Plan for the 2025-2026 fiscal year. Ms. Cado noted that the goals of the proposed 5-Year PHA Plan remain consistent with the goals from the previous 5 years since HACA's programs and the population it serves has not changed significantly. She reported that the proposed Annual Plan for the 2025-2026 fiscal year includes one revision related to new funding received in the previous fiscal year.

Ms. Cado stated that staff held 3 meetings with HACA's Resident Advisory Board (RAB) and that the RAB had no comments or recommended changes. She indicated that a summary of these RAB meetings was included with the staff report for the Housing Commission's reference.

Ms. Cado recommended that the Housing Commission approve the proposed 5-Year and Annual PHA Plans and authorize HACA to submit them to HUD before the due date of April 17, 2025.

**Recommendation:**

Approve HACA'S 5-Year Public Housing Agency (PHA) Plan for July 1, 2025 through June 30, 2029 Fiscal Years and Annual Plan for the July 1, 2025-June 30, 2026 Fiscal Year.

**Commission Discussion:**

Report received with no questions or comments from the Housing Commission.

**Motion and Second:**

Commissioner Goldstein (motion) and Commissioner McQuaid (second).

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

Ayes: Commissioners Chawla, Gerry, Goldstein, Grindall, McCorriston, McQuaid, and Sakakihara  
Not present for the vote: Commissioner Welch.

Motion passed. **APPROVED AS RECOMMENDED.**

**Item No.6-2: Adopt Resolution No. 01-25 Recognizing Michael Hannon for Outstanding Service on the Housing Commission**

Laura Broussard Rosen presented the staff report. Ms. Broussard Rosen expressed her privilege in recognizing the outstanding service of former Housing Commissioner, Michael Hannon (Mike). She reported that Mike has served on HACA's Housing Commission as the representative for the City of Newark since 2015. She stated that throughout his service on the Housing Commission, Mike has been an exemplary model for a Housing Commissioner. Ms. Broussard Rosen shared that Mike served in several key leadership roles including Chair of the Housing Commission, Chair of the Personnel Committee and Chair of the Budget/Audit/Negotiations Committee. She reported that he was instrumental in two of HACA's recruitments for the agency's Executive Director and talked about his support of HACA's programs and participants, particularly HACA's Family Self-Sufficiency (FSS) Program. Ms. Broussard Rosen noted that Mike donated his meeting stipend to the FSS program every month. She shared that it is a HACA tradition to honor an outgoing Commissioner's service by donating in their name to an organization of their choice and that Mike graciously and generously chose HACA's FSS Program for the donation. Ms. Broussard Rosen thanked Mike for his commitment and dedication and recommended that the Housing Commission adopt a resolution recognizing Mr. Hannon's outstanding service.

**Recommendation:**

Adopt Resolution No. 01-25 recognizing Michael Hannon for his service on the HACA Housing Commission.

**Commission Discussion:**

Commissioner Sakakihara thanked Mike for his guidance and mentorship as he joined the Housing Commission. He commented on the fine line between probing and asking questions to make sure that the Housing Commission is doing its job from an oversight and accountability perspective and placing trust in the expertise of HACA's staff who manage the day-to-day operations. Commissioner Sakakihara praised Mike for deftly navigating this balance and noted that he has tried to follow Mike's example. He expressed his gratitude to Mike for his many years of dedicated service.

Commissioner Gerry stated that Mike has set the bar as a role model, peer, and mentor. He stated that it has been an absolute pleasure to work with Mike and expressed his appreciation for Mike's service on the Housing Commission.

Commissioner McQuaid shared that Mike was one of the first people that she met after being elected to her city council, and that he made her feel welcome. She remarked that Mike has always been very welcoming and she looks forward to continuing to see him at other organizational meetings. Commissioner McQuaid expressed that she considers Mike a friend and appreciates that she can always reach out to him. She also commented that what has always stood out to her, is how Mike consistently reminds the Housing Commission of their purpose and that is to serve those who need their help the most. She echoed Commissioner Sakakihara's comments, noting that Mike has always valued the work of staff and collaborated with them without overstepping. Commissioner McQuaid added that she has learned a lot from his example.

Commissioner Chawla expressed her agreement with the comments shared by the other commissioners adding that Mike was always there to answer her questions whenever she was curious about things. She shared her appreciation for his insight and for helping her better understand the issues at hand. Commissioner Chawla expressed gratitude to Mike for his service and commented that she will miss him on the Housing Commission.

Commissioner Grindall thanked Mike for his service to the City of Newark and expressed his heartfelt appreciation for all of his contributions. He added that he hopes to be able to fill his shoes with the same commitment and dedicated service.

Chairperson McCorriston echoed the comments made by the other commissioners, noting that when he first joined the Housing Commission, Mike was open, friendly and always made others feel comfortable. He remarked on Mike's insight and commitment, and shared that while he calls very few people a role model, Mike is one of them and that he considers Mike a friend and a person that he looks up to. Chairperson McCorriston commented that Mike is one of the most dedicated individuals he knows and expressed his appreciation for all that he has done. He invited Mike to share a few words.

**Public Comment:**

Mike Hannon, former Housing Commissioner, shared that the Housing Commission has been one of his favorite boards to serve on. He commented on the powerful impact of the work being done by HACA and the Housing Commission, providing hope for those in need. He commended HACA's leadership for the work that they are doing, particularly for addressing critical financial challenges. He expressed his appreciation for the meaningful work that is being done with HACA's program participants. Mike highlighted initiatives such as the Family Self-Sufficiency (FSS) Program and the HACA Scholarship Program and noted this work has made a significant impact across generations of families. Mike welcomed his successor Commissioner Grindall and stated that he shares the same vision. He indicated that his time on the Housing Commission was a truly rewarding experience and expressed his gratitude for the opportunity to work alongside staff and the commissioners.



Chairperson McCorriston thanked Mike for his comments and thanked Commissioner Grindall for joining the Housing Commission.

HACA staff and the Housing Commission applauded Mike Hannon and took a photo with him.

**Motion and Second:**

Commissioner McQuaid (motion) and Commissioner Gerry (second).

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

Ayes: Commissioners Chawla, Gerry, Goldstein, Grindall, McCorriston, McQuaid, and Sakakihara  
Not present for the vote: Commissioner Welch.

Motion passed. **APPROVED AS RECOMMENDED.**

**Item No.6-3: Adopt Resolution No. 02-25 Approving Updates to HACA’s Conflict of Interest Code**

Laura Broussard Rosen presented the staff report. Ms. Broussard Rosen reported that the Political Reform Act requires public agencies in California to adopt a Conflict-of-Interest Code (Code). She explained that HACA’s Code requires updates to the Designated List of Employees which identifies the employees who are required to disclose certain economic interests. Ms. Broussard Rosen highlighted the proposed updates to the Code. She recommended that the Housing Commission adopt Resolution No. 02-25 approving the updates to HACA’s Code.

**Recommendation:**

Adopt Resolution No. 02-25 approving updates to HACA’s Conflict of Interest Code.

**Commission Discussion:**

The report was received with no questions or comments from the Housing Commission.

**Motion and Second:**

Commissioner Goldstein (motion) and Commissioner Chawla (second).

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

Ayes: Commissioners Chawla, Gerry, Goldstein, Grindall, McCorriston, McQuaid, and Sakakihara  
Not present for the vote: Commissioner Welch.

Motion passed. **APPROVED AS RECOMMENDED.**

*Commissioner McQuaid suggested that the Housing Commission hold a joint discussion on agenda items 6-4 and 6-5. Chairperson McCorriston noted that there should be no issue doing so. Ms. Broussard Rosen confirmed that joint discussion would be appropriate provided the Housing Commission takes separate actions on each item. Chairperson McCorriston proceeded with the meeting.*

### **Joint Discussion on Items No.6-4 (Personnel Committee Appointment) and 6-5 (Budget/Audit/Negotiations Committee Appointment)**

Laura Broussard Rosen presented the staff report. Ms. Broussard Rosen reported that the departure of former Housing Commissioner Hannon creates one vacancy on both the Personnel Committee (PC) and the Budget/Audit/Negotiations (BAN) Committee. She explained that both are standing committees of the Housing Commission and outlined the roles of each committee. Ms. Broussard Rosen stated that each committee is composed of five members and named the current members on each committee. Ms. Broussard Rosen recommended that the Housing Commission appoint a member to fill the vacancy on the PC and a member to fill the vacancy on the BAN.

#### **Commission Discussion:**

Commissioner Sakakihara expressed his willingness to serve on either committee, though not both. He indicated that his first preference was the BAN. Commissioner McQuaid stated that she was open to serving on both committees but noted it would be better to divide the responsibilities among commissioners. Following a brief discussion, Chairperson McCorriston stated that Commissioner McQuaid would be appointed to the BAN and Commissioner Sakakihara would be appointed to the PC. The Housing Commission took separate action on each item.

#### **Action: Item No.6-4: Personnel Committee Appointment**

##### **Recommendation:**

Approve the appointment of Commissioner Sakakihara to the Personnel Committee.

##### **Motion and Second:**

Commissioner Goldstein (motion) and Commissioner Chawla (second).

##### **Upon a roll call of the votes being taken, the votes were:**

Ayes: Commissioners Chawla, Gerry, Goldstein, Grindall, McCorriston, McQuaid, and Sakakihara  
Not present for the vote: Commissioner Welch.

Motion passed. **APPROVED AS RECOMMENDED.**

#### **Action: Item No.6-5: BAN Committee Appointment**

##### **Recommendation:**

Approve the appointment of Commissioner McQuaid to the BAN Committee.

##### **Motion and Second:**

Commissioner Grindall (motion) and Commissioner Chawla (second).

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

Ayes: Commissioners Chawla, Gerry, Goldstein, Grindall, McCorriston, McQuaid, and Sakakihara  
Not present for the vote: Commissioner Welch.

Motion passed. **APPROVED AS RECOMMENDED.**

**Item No.6-6: Appoint a Scholarship Committee for the 2025 HACA Scholarships**

Laura Broussard Rosen presented the staff report. Ms. Broussard Rosen explained that HACA offers participants in the Family Self-Sufficiency (FSS) Program and tenants who reside in HACA-managed housing the opportunity to apply for scholarships to help pay for eligible educational expenses. She announced that staff is initiating the scholarship application process and that applicants will have about 4 weeks to complete and submit their applications.

Ms. Broussard Rosen stated that the Housing Commission’s Scholarship Committee, composed of members of the Housing Commission, will review and evaluate the applications then present their award recommendations to the full Commission for final approval. She described the level of commitment required by committee members and mentioned that past committee members have described the experience as meaningful and rewarding. Ms. Broussard Rosen reported that Commissioners Chawla, Gerry, and Goldstein served on the 2024 Scholarship Committee and noted that there are no limits on the number of times a commissioner may serve on the Scholarship Committee. She recommended that the Housing Commission appoint members to the Scholarship Committee. Following a brief discussion, Commissioners Goldstein, Chawla, Grindall, and Gerry volunteered to serve on the committee.

*Commissioner Welch joined the meeting and Chairperson McCorriston paused action on this item. Chairperson McCorriston announced that Commissioner Welch was participating remotely under the “just cause” provisions of AB2449. Both Chairperson McCorriston and Commissioner Welch confirmed that her audio and video were functioning properly and he reminded her that her camera must remain on during the meeting. He then asked Commissioner Welch if there was anyone over the age of 18 present with her at her location and she responded no. Chairperson McCorriston returned to the Item 6-6.*

**Recommendation:**

Approve the appointment of Commissioners Chawla, Gerry, Goldstein, and Grindall to the Scholarship Committee.

**Motion and Second:**

Commissioner McQuaid (motion) and Commissioner Chawla (second).

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

Ayes: Commissioners Chawla, Gerry, Goldstein, Grindall, McCorriston, McQuaid, Sakakihara, and Welch.

Motion passed. **APPROVED AS RECOMMENDED.**

**Item No.6-7: Program Activity Report (Information Only)**

Daniel Taylor, Special Programs Manager, presented the staff report. Mr. Taylor shared the story of a participant who recently graduated from the FSS Program. He praised this participant for her resilience and that staff is confident that she will meet her goal one day to become a homeowner. Mr. Taylor also shared the achievements of another program participant who recently became a homeowner. He mentioned that the FSS staff met recently with coordinators from other agencies to share ideas on running the program. He commented that it is great to connect with other housing authorities to see how their programs are going to make sure that HACA is implementing the best practices.

**Commission Discussion:**

Commissioner Goldstein praised the FSS Program and the work of Mr. Taylor and the FSS staff. He stated that it is heartwarming to hear how people are improving their lives through the help provided by the FSS Program. He described the FSS Program as a “dream program” both for those in need of assistance and for those who have a heart for helping individuals facing these challenges. Commissioner Goldstein stated he will continue to be a partner in ensuring the program’s ongoing success and encouraged staff to reach out him if any help is needed. Chairperson McCorriston agreed and stated that staff has the support of the Housing Commission as well.

**Item No.7: Communications (Information Only)**

Ms. Broussard Rosen provided an update on the management compensation analysis previously requested by the Housing Commission. She reported that a solicitation for a firm to conduct the analysis has been completed and that staff is in the process of selecting a vendor to assist with this analysis. Ms. Broussard Rosen indicated that the selection is expected to be finalized by the April meeting. She noted that once the management compensation analysis is complete, staff will present the resulting recommendations to both the Personnel Committee and the Housing Commission.

**Item No.8: Commissioner Reports (Information Only)**

Commissioner Goldstein reported that a 12-county region-wide disaster communication exercise will take place on May 1. He described the important role that auxiliary communicators play in times of disaster. Commissioner Goldstein stated that it is an all day exercise. He added that he realizes that not everyone will be able to make the event due their schedules so invited all who are interested to attend a training on the exercise scheduled for Saturday, March 29. He also shared that the title of the event is, “BEACON,” and that more information on this event can be found through a web search of that acronym or by reaching out to the Alameda County Office of Emergency Services.

Chairperson McCorriston invited all to attend the City of Dublin's annual St. Patrick's Day Festival scheduled for the weekend of March 15. He reported that it will be a big celebration that will include lots of activities, vendors, and special visitors from Ireland in attendance.

**Item No.9: Adjournment**

There being no further business to discuss, Chairperson McCorriston adjourned the meeting at 8:50 a.m.

Respectfully submitted,

Melissa Taesali  
Executive Assistant/Housing Commission Clerk

**EXECUTIVE DIRECTOR'S**  
**REPORT**  
**May 14, 2025**

# HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

## EXECUTIVE DIRECTOR'S REPORT

Meeting Date: May 14, 2025

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### **AB2561 Public Agency Vacancy Reporting**

Assembly Bill No. 2561 (AB2561) was recently signed into law in California effective January 1, 2025. The bill requires public agencies to hold a public hearing before the governing body every year to present a report on vacancies and recruitment efforts. In compliance with AB2561, HACA has scheduled this public hearing on May 14, 2025 at 8:00am during which HACA will present information on the status of the agency's current vacant positions.

### **HACA Management Position Recruitments**

HACA has continued to work with CPS HR Consulting to conduct recruitments for key management positions. Unfortunately, the recent CPS HR recruitments for the Procurement & Purchasing Manager and the Administrative Analyst position were unsuccessful. HACA's Human Resources department initiated a new recruitment for the Procurement & Purchasing Manager on May 5. Meanwhile, HACA will propose updates to the Administrative Analyst job classification at the Personnel Committee meeting scheduled for May 14, 2025. HACA will proceed with a new recruitment once the revised job classification is finalized.

### **Management Compensation Analysis Update**

At the request of the Housing Commission, HACA has initiated a management compensation analysis that includes a benchmarking analysis and an analysis of methodologies for cost-of-living adjustments. Following a solicitation process, HACA selected the firm, CBIZ Benefits & Insurance Services Inc., to conduct the management compensation analysis. HACA anticipates presenting the resulting recommendations to the Housing Commission by September.

### **HCV Program Funding Updates**

As of February, HACA was preparing for a shortfall in HCV Housing Assistance Payment (HAP) funding for calendar year 2025. HACA had an initial meeting with the U.S. Department of Housing and Urban Development's (HUD) Shortfall team in early April and initiated the first steps of preparation for shortfall.

In late April, HUD updated HACA's funding projections for the calendar year. HUD notified HACA that shortfall is no longer projected. HACA must continue to monitor leasing and HAP expenditures, given the uncertainty of future funding.

In March, HUD notified housing authorities that funding for the EHV Program, which was created through the American Rescue Plan Act of 2021, has been exhausted much earlier than intended, and the program will sunset at the end of calendar year 2026. In late April, HACA received notice of its final EHV funding allocation for approximately 200 vouchers and is currently evaluating the duration of remaining funds to determine the impact on EHV families and potential strategies once funds are exhausted.

**July Housing Commission Meeting Change**

Staff is requesting to change the Commission's July meeting date to Wednesday, July 23, in order to allow adequate time for completion of the required annual assessment for HUD's Section Eight Management Assessment Program (SEMAP). HACA has a standard practice of moving the Housing Commission's July meeting to later in the month for these SEMAP requirements, in order to compile the information for the Commission's approval. HACA's SEMAP submission to HUD is due 60 days after the end of HACA's fiscal year.



# **NEW BUSINESS**

**May 14, 2025**

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA**

**AGENDA STATEMENT**

**Meeting Date: May 14, 2025**

Agenda Item No.6-1: Audit for the Fiscal Year Ending June 30, 2024

Exhibits Attached: Attachment A: Audit Report for the Fiscal Year Ending June 30, 2024

Recommendation: Accept Report

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**BACKGROUND**

The Housing Authority's (HACA) audit for the fiscal year ended June 30, 2024, was completed by the auditors, Harshwal & Company, LLP, on March 21, 2025. A copy of the report is attached and will be made available on HACA's website.

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

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

**DISCUSSION and ANALYSIS**

*Independent Auditor's Report (pages 1-3)*

In the independent auditor's report addressed to the Board of Commissioners, Harshwal & Company, LLP opines that HACA's financial statements for the fiscal year ended June 30, 2024 were stated fairly in all material respects.

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

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

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

Total assets and deferred outflow of resources was \$76.29 million.

Total liabilities and deferred inflow of resources was \$27.92 million.

Total assets exceeded total liabilities by \$48.36 million (net position) and consist of the following:

\$8.14 million is invested in capital assets. This includes land, buildings and improvements, and furniture and equipment net of accumulated depreciation.

\$18.42 million are restricted net position and include (1) restricted monies received from the net proceeds of the disposition of the former Arroyo Vista public housing project in Dublin, (2) PACH replacement (capital) reserves, and (3) Housing Assistance Payment Advances received from HUD.

\$21.8 million are unrestricted net position and include the Housing Development Fund, Park Terrace (Hayward), Ocean Avenue (Emeryville), and Housing Choice Voucher (HCV) reserves and may be used to meet ongoing obligations.

Total assets and deferred outflow of resources increased by approximately \$1.62 M due to increases in cash, investments, and accounts receivable.

Total liabilities and deferred inflow of resources decreased by approximately \$868 thousand, primarily due to decrease in pension liabilities and OPEB. Net pension liability was \$10.82M and net OPEB (Other Post-Employment Benefits) liability was \$0.96 M. Please refer to Note 6 on pages 28-35, Note 7 on pages 36-42 and pages 48-52 for more information.

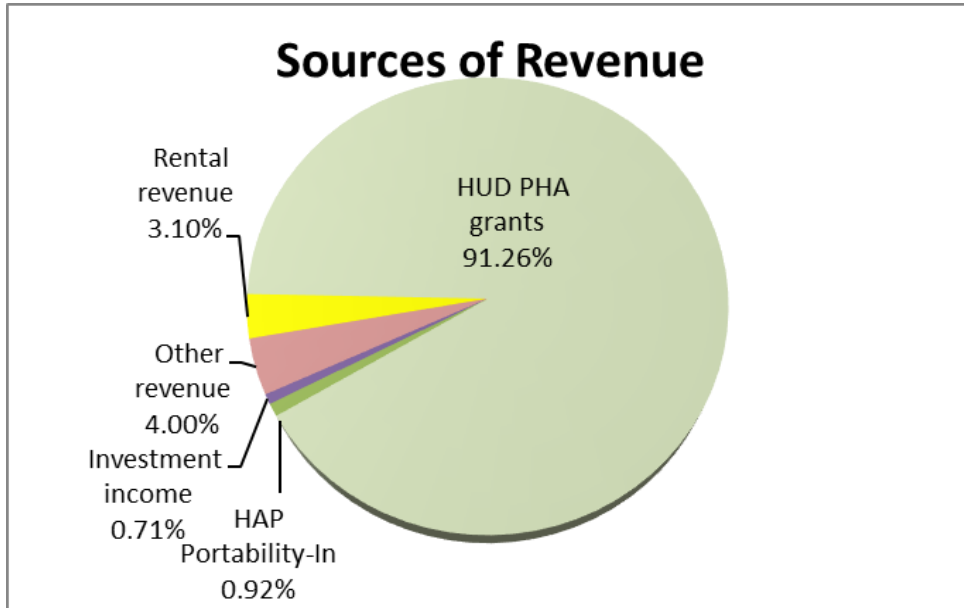
Total net position increased by \$2.49 million-- it was \$45.88 million in 2023 and \$48.36 million in 2024.

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

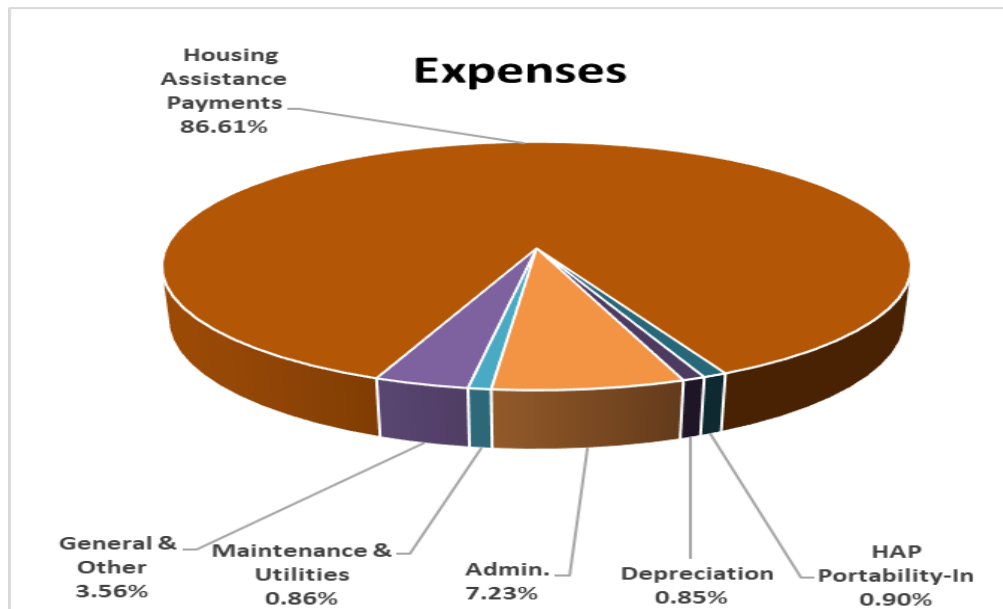
Table 2 on page 8 shows total revenue (excluding Housing Assistance Payments- portability in) of \$176.22 million in 2024 compared to \$169.42 million in 2023,

HUD provided the majority of HACA's total revenue (\$162.33 million or 92.%) so changes in HUD funding greatly impact operating results. The HCV program received \$152.0 million in funding, which was \$3.19 million more than the previous year's amount of \$148.8 million.

Total Revenue was \$177.86 million compared to \$171.42 million in 2023. Rental revenue was relatively flat compared to the previous year.



Total expenses were \$175.37 million compared to \$169.58 million in 2023, an increase of \$5.79 million. The largest program expenditure, as reflected in the pie chart below, was for housing assistance payments (HAP).



Audited Financial Statements (pages 12-16 and 55-70)

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

Pages 12-13 show the *Statement of Net Position* for all programs. Pages 53-56 show the individual funds that make up the total.

The Housing Choice Voucher program has a total net position of \$0.94 M.

The Housing Development Fund has a total net position balance of \$8.55 M.

Preserving Alameda County Housing, Inc. (PACH), which owns all 230 former public housing units, had total assets of \$35.83 M, total liabilities of \$0.25 M and net position of \$35.57 million. Included in the Assets and Net Position are Notes Receivable from Eden Housing in the amount of 14.55 million. It had total revenues of \$6.11 million and expenses of \$4.76 million. See also Note 14 on pages 46 and 47.

Park Terrace had a net position balance of \$1.90 million and Ocean Avenue had \$0.99 million.

Pages 14 and 57-58 show the *Statement of Revenues, Expenses and Changes in Net Position*. As your Commission will note, the change in net position includes depreciation expense. While depreciation is treated as an expense that reduces the results of operations, it does not have an impact on restricted or unrestricted net position. When the depreciation expense and, in some instances, changes due to acquisitions, dispositions and improvements of capital assets are excluded, the change in net position balances shows the actual operating income or loss for the year.

The Housing Choice Voucher program had a net *income* of \$.52 Million.

The Housing Development Fund had a net *income* of \$1.23 Million\*.

PACH had a net income of \$2.13 million\*.

Ocean Avenue had a net operating income of \$21,262\*.

Park Terrace had a net operating income of \$145,611\*.

\*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 69-70)*, 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 76)

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 77) – There were no financial statement findings or non-compliance issues identified in this and the prior fiscal year.

### **RECOMMENDATION**

Staff recommends that the Housing Commission accept the audited financial statements and reports for all HACA programs for the fiscal year ended June 30, 2024.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA**

**AGENDA STATEMENT**

**Meeting Date: May 14, 2025**

Agenda Item No.6-2: Quarterly Budget Report

Exhibits Attached: Budget Report for Quarter ended March 31, 2025

Recommendation: Receive Report

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**BACKGROUND**

The Commission approved the FY2024-2025 Budget at the June 2024 meeting. This quarterly budget report informs the Commission about the status as of the end of March 31, 2025.

**DISCUSSION AND ANALYSIS**

Housing Choice Voucher Program (HCV):

The HCV program received Housing Assistance Payment (HAP) grants in the amount of \$114.7 million and paid out \$111.3 million through March 2025. Administrative revenues were \$9.704 million vs the YTD budget of \$8.71 million primarily due to the increase in leased units and an increase in the FSS grant which was higher than anticipated. Administrative expenses were \$7.7 million vs the YTD budget of \$8.48 million. This is primarily due to salary and benefit savings caused by vacancies during the year and lagging expenses, which are typical of each fiscal year. Expenses are expected to catch up with budgeted expenses as the year progresses.

As of the 2<sup>nd</sup> quarter of FY2024-2025, HACA projected a shortfall in HAP for calendar year 2025. HACA has been working with HUD, and based on updated federal funding projections from HUD, HACA is not currently projecting a HAP shortfall as of 3<sup>rd</sup> quarter FY2024-25. HACA must continue to be conservative with leasing and HAP expenditures, given the uncertainty of future funding.

Housing Development Fund (HDF):

HDF revenues were \$1.74 million vs the YTD budget of \$1.6 million primarily due to better than budgeted investment income. Expenses were \$641 thousand vs the YTD budget of \$806.6 thousand. Salaries and administrative expenses were less than anticipated resulting in greater than YTD budgeted income of \$1.1 million. Expenses are expected to catch up with budgeted expenses as the year progresses.

PACH:

PACH revenues were slightly higher than budget at \$4.63 million primarily due to greater than budgeted investment income as well as increased HAP rent revenues. Expenses were \$2.76 million vs the YTD budget of 3.45 million due to reduced allocation of salaries and benefits as well as other cost savings across the board. Expenses are expected to catch up with budgeted expenses as the year progresses.

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA  
 BUDGET STATEMENT OF REVENUES, AND EXPENSES  
 FOR THE PERIOD ENDED MARCH 31, 2025

	Housing Choice Voucher				Housing Development Fund				PACH			
	Approved Budget FY 2024-2025	Budget 03/31/2025	Actuals 03/31/2025	%	Approved Budget FY 2024-2025	Budget 03/31/2025	Actuals 03/31/2025	%	Approved Budget FY 2024-2025	Budget 03/31/2025	Actuals 03/31/2025	%
<b>Housing Assistance Payments (HAP)</b>												
Est. HUD PHA grants-HAP	142,397,836	106,798,377	114,658,827	107								
Less: Est. HAP expenses	142,397,836	106,798,377	111,294,535	104								
<b>Operating Income</b>												
Rental revenue - tenants	-		-		168,000	126,000	126,000	100	1,602,256	1,201,692	961,576	80
Other revenue -tenants	-		-		-		-		120,289	90,217	90,216	100
HUD PHA grants (Admin. Funds)	11,237,303	8,427,978	8,635,558	102	-		-		3,577,955	2,683,467	3,048,686	114
Other revenue	378,000	283,500	406,796	143	5,000	3,750	32	1	3,500	2,625	35,565	1,355
Other revenue - property management fees	-		-		1,780,440	1,335,330	1,337,076	100		-		
Investment income	-		-		175,000	131,250	275,756	210	250,000	187,500	496,677	
<b>Total</b>	<b>11,615,303</b>	<b>8,711,478</b>	<b>9,042,354</b>	<b>104</b>	<b>2,128,440</b>	<b>1,596,330</b>	<b>1,738,864</b>	<b>109</b>	<b>5,554,000</b>	<b>4,165,501</b>	<b>4,632,720</b>	<b>111</b>
<b>Operating Expenses</b>												
Administrative salaries	(5,779,848)	(4,446,037)	(3,886,024)	87	(358,716)	(275,935)	(211,869)	77	-		-	
Administrative expenses	(1,956,100)	(1,467,075)	(1,451,819)	99	(146,950)	(110,213)	(73,720)	67	(1,437,565)	(1,078,174)	(666,169)	62
Property Management and Administrative Service Fees									(1,670,400)	(1,252,800)	(1,252,800)	100
Utilities	-		-		(69,801)	(52,351)	(45,905)	88	(279,160)	(209,370)	(209,773)	100
Tenant Services	-	-	-		-		-		(14,200)	(10,650)	-	
Maintenance services	-		-		(136,900)	(102,675)	(82,883)	81	(900,000)	(675,000)	(397,593)	59
General expenses	(180,793)	(135,595)	(155,229)	114	(18,129)	(13,597)	-	-	(303,386)	(227,539)	(234,542)	103
Employee benefits	(3,236,715)	(2,427,356)	(2,205,262)	91	(327,395)	(251,842)	(226,582)	90	-		-	
<b>Total</b>	<b>(11,153,456)</b>	<b>(8,476,063)</b>	<b>(7,698,334)</b>	<b>91</b>	<b>(1,057,891)</b>	<b>(806,613)</b>	<b>(640,959)</b>	<b>79</b>	<b>(4,604,711)</b>	<b>(3,453,533)</b>	<b>(2,760,877)</b>	<b>80</b>
<b>Income (Loss)</b>	<b>461,847</b>	<b>235,415</b>	<b>1,344,020</b>		<b>1,070,549</b>	<b>789,717</b>	<b>1,097,905</b>		<b>949,289</b>	<b>711,968</b>	<b>1,871,843</b>	
<b>Cash &amp; Investments as of 03/31/2025</b>			<b>13,270,103</b>				<b>9,775,702</b>				<b>16,096,521</b>	



**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA**

**AGENDA STATEMENT**

**Meeting Date: May 14, 2025**

Agenda Item No.6-3: Quarterly Investment Portfolio Report

Exhibits Attached: Investment Portfolio Report for Quarter ended March 31, 2025

Recommendation: Receive Report

Financial Statement: \$32,696,091.69 invested at an Average Annual Yield of 4.62% (excluding FSS Escrow Participant Accounts)

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**BACKGROUND**

Public agencies are required to file an investment policy with their governing boards and to provide quarterly financial reports on the status of the agency’s investments and to certify to their compliance with the approved investment policy.

**DISCUSSION AND ANALYSIS**

The attached investment portfolio report reflects the investments as of the quarter ending March 31, 2025 for each program that HACA administers. \$32.67M, or 100% of the portfolio is invested in the State of California Local Agency Investment Fund (LAIF). LAIF is managed by the California State Treasurer’s Office and provides local agencies with the opportunity to participate in a major portfolio which invests billions of dollars using the investment expertise of the State Treasurer’s office. It has its own oversight board and investment policy with an emphasis on safety and liquidity. HACA’s investments earned a total of \$355,684.99 in investment income for the quarter.

The Housing Choice Voucher program had no funds invested at the end of the reported quarter. The re-establishment of HUD-held program reserves and the dwindling balance of Unrestricted Net Position (UNP) has made even short-term investment infeasible.

Ocean Avenue has a total investment of about \$413.85K, which is 1% of the total investment portfolio.

Park Terrace has a total investment of about \$1.68M, which is 5% of the total investment portfolio.

The Housing Development Fund has a total investment of \$9.26M, which is 28% of the total investment portfolio.

PACH has a total investment of about \$15.34M, which is 47% of the total investment portfolio.

The Health Care Services Agency (HCSA) Flexible Housing Subsidy Program has \$6.0M, which is 18% of the total investment.

The FSS Participant Escrow Accounts are maintained in a savings account, in accordance with HUD regulations, at US Bank.

**Housing Authority of Alameda County  
Investment Portfolio  
For the Quarter Ended March 31, 2025**

<b>PROGRAM NAME</b>	<b>TYPE OF ACCOUNT</b>	<b>AMOUNT</b>	<b>INTEREST RATE</b>	<b>INTEREST AMOUNT</b>	<b>MATURITY DATE</b>
Ocean	State of CA Local Agency Investment Fund	\$ 413,848.98	4.48%	\$ 4,502.06	N/A
PACH		\$ 15,342,186.48	4.62%	\$ 161,460.98	N/A
Housing Dev Fund		\$ 9,260,741.08	4.62%	\$ 100,743.13	N/A
Park Terrace		\$ 1,677,924.51	4.62%	\$ 18,253.33	N/A
HCSA		\$ 6,001,390.64	4.62%	\$ 70,725.49	N/A
<b>GRAND TOTAL</b>		<b>\$ 32,696,091.69</b>		<b>\$ 355,684.99</b>	
The above investment portfolio is in compliance with the policy approved by the Housing Commission.					

**PROGRAMS ACTIVITY**  
**REPORT**  
**May 14, 2025**

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

AGENDA STATEMENT

Meeting Date: May 14, 2025

Agenda Item No.6-4: 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.

5/1/2025	4/1/2024	5/1/2023
7,098	6,893	6,815

- **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.

	5/1/2025	4/1/2024	5/1/2023
Average HAP Subsidy	\$1,922	\$1,824	\$1,768
Average Tenant-Paid Rent	\$593	\$612	\$610
Average Contract Rent	\$2,515	\$2,437	\$2,378

- ❖ 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.

	5/1/2025	4/1/2024	5/1/2023
Outgoing Billed Portability Contracts	73	83	90
Incoming Portability Contracts	153	60	48

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

5/1/2025	4/1/2024	5/1/2023
220	219	223

- **Section 8 Contract Reports:** Copies of the Contract Reports are attached. The Section 8 Contract and HAP Report includes HACA certificates, HACA vouchers and portability clients for which we are billing the initial housing authority. The Section 8 Average Contract Rent Report includes HACA vouchers and portability clients for which we are billing the initial housing authority.
- **Landlord Rental Listings:** As of May 5, 2025, there were 55 active properties listed.

	3/4/24	4/2/24	4/29/24	6/3/24	7/15/24	9/3/24
<b>Units</b>	56	52	64	49	68	63
	9/30/24	11/4/24	12/2/24	1/28/25	3/3/25	5/5/25
<b>Units</b>	92	80	92	84	65	55

- **HCV Housing Quality Standards (HQS) Inspections and Abatements:** The below chart provides quarterly information on HQS inspections and HQS abatements.

	Q1 2025		Q4 2024		Q3 2024	
Scheduled Annual Inspections	758		807		859	
Passed the Day Inspected	472	62%	503	62%	492	57%
Failed Inspection	36	5%	102	13%	166	19%
No Shows or Deferred Due to COVID-19	22	30%	180	22%	188	22%
Moved Out Prior to Inspection	23	3%	22	3%	13	2%
HAP Abatements for Non-Compliance with HQS	34		30		14	

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA**  
**Section 8 Contract and HAP Report for the Month of April 2025**

City	Certificates		Vouchers		APRIL 2025 TOTAL		APRIL 2024	APRIL 2023
	Number	HAP* based on avg \$2,198	Number	HAP** based on avg \$1,918	Number	HAP		
Albany	0	\$0	13	\$24,934	13	\$24,934	11	11
Castro Valley	5	\$10,990	250	\$479,500	255	\$490,490	249	242
Dublin	7	\$15,386	483	\$926,394	490	\$941,780	434	425
Emeryville	0	\$0	196	\$375,928	196	\$375,928	161	168
Fremont	22	\$48,356	1,267	\$2,430,106	1,289	\$2,478,462	1,252	1,270
Hayward	33	\$72,534	1,983	\$3,803,394	2,016	\$3,875,928	1,959	1,924
Newark	5	\$10,990	266	\$510,188	271	\$521,178	285	233
Pleasanton	3	\$6,594	345	\$661,710	348	\$668,304	312	302
San Leandro	17	\$37,366	1,467	\$2,813,706	1,484	\$2,851,072	1,449	1,416
San Lorenzo	1	\$2,198	177	\$339,486	178	\$341,684	173	179
Union City	10	\$21,980	717	\$1,375,206	727	\$1,397,186	696	723
<b>TOTALS</b>	<b>103</b>	<b>226,394</b>	<b>7,164</b>	<b>13,740,552</b>	<b>7,267</b>	<b>13,966,946</b>	<b>6,981</b>	<b>6,893</b>

\* Based on an average April Housing Assistance Payment (HAP) of \$2,198 per certificate contract

\*\* Based on an average April Housing Assistance Payment (HAP) of \$1,918 per voucher contract

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA**  
**Section 8 Average Contract Rent Report for the Month of APRIL 2025**

<b>City</b>	<b>Number of HAP Contracts (HCV Only)</b>	<b>Average Contract Rent</b>	<b>Average HAP Paid by HACA</b>	<b>Average Rent Paid by Family</b>	<b>Average Family-Paid Rent as a Percentage of Average Contract Rent</b>
Albany	13	\$1,934	\$1,459	\$475	25%
Castro Valley	250	\$2,482	\$1,896	\$586	24%
Dublin	483	\$2,628	\$2,035	\$591	22%
Emeryville	196	\$2,101	\$1,592	\$510	24%
Fremont	1,267	\$2,669	\$2,068	\$601	23%
Hayward	1,983	\$2,404	\$1,813	\$591	25%
Newark	266	\$2,697	\$2,133	\$565	21%
Pleasanton	345	\$2,358	\$1,867	\$491	21%
San Leandro	1,467	\$2,405	\$1,831	\$574	24%
San Lorenzo	177	\$2,660	\$1,962	\$698	26%
Union City	717	\$2,702	\$2,082	\$620	23%

\*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: May 14, 2025**

Agenda Item No.6-4: Family Self-Sufficiency (FSS) Program Summary

Exhibits Attached: None

Recommendation: Receive Report

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### FAMILY SELF-SUFFICIENCY (FSS) PROGRAM NEWS

#### FSS PROGRAM ACTIVITIES

##### Housing Choice Voucher (HCV) Homeownership Program

On Saturday, April 26, 2025, the Special Programs Leasing Services Leadworker partnered with HACA's FSS department, A-1 Community Services, and Bank of Montreal (BMO) to present a Housing Choice Voucher (HCV) Homeownership program workshop. The session detailed how to utilize a voucher to purchase a home and receive monthly assistance with homeownership expenses. A total of twenty-eight (28) participant families attended the session.

##### Resource Fair

The FSS team is finalizing the details of HACA's annual FSS Resource Fair. The fair is scheduled for Saturday, June 28, 2025, from 10:30 a.m. to 1:00 p.m. at HACA. Community-based organizations, homeownership programs, and employment preparation programs will be present to provide information on resources their agencies have available for HACA's FSS families.

#### FSS PROGRAM SUMMARY

<b>Program Summary</b>	<b>April 2025</b>
Total Clients Under Contract:	193
Graduates:	0
Escrow Disbursed:	\$0
Ports In:	0
Ports Out:	0
Terminations:	2
New Contracts:	3
Case Management Referrals:	15
Job Referrals:	59

# **ATTACHMENT A**

**Audit Report for the Fiscal Year Ending June 30, 2024**

HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA  
HAYWARD, CALIFORNIA

AUDITED FINANCIAL STATEMENTS

JUNE 30, 2024



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

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

### Report on the Audit of the Financial Statements

#### *Opinions*

We have audited the accompanying financial statements of the business-type activities and the aggregate remaining fund information of the Housing Authority of the County of Alameda (the "Authority"), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities, and the aggregate remaining fund information of the Authority as of June 30, 2024, and the respective changes in financial position and, where applicable cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinions*

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

#### *Responsibilities of Management for the Financial Statements*

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

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

### **Auditor's Responsibilities for the Audit of the Financial Statements**

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

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

### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 11, and required supplementary information related to Pension and OPEB on pages 48 through 52 as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Supplementary Information**

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

The combining and individual enterprise fund financial statements, the schedule of expenditures of federal awards, and Financial Data Schedule are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. The 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 21, 2025, 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 21, 2025

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
FOR THE YEAR ENDED JUNE 30, 2024**

The Housing Authority of the County of Alameda (the "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 \$76.29 million and total liabilities and deferred inflow of resources was \$27.92 million.

The assets of the Authority exceeded its liabilities at the close of the fiscal year (FY) by \$48.37 million (net position). Of that amount, \$8.14 million was invested in capital assets; \$18.42 million was considered restricted and \$21.80 million was considered unrestricted and may be used to meet the Authority's ongoing obligations. The Authority's FY 2024 total net position increased by \$2.49 million compared to the FY 2023 balance of \$45.88 million.

Total revenues, excluding Housing Assistance Payments-Portability in, increased by approximately \$6.80 million (4%) during 2024, and were \$176.22 million and \$169.42 million for 2024 and 2023, respectively. The increase was due to funding provided by HUD.

Total expenses, excluding Housing Assistance Payments-Portability in, increased by approximately \$5.86 million (3%). Total expenses were \$173.80 million and \$167.94 million for 2024 and 2023, 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 2024, PACH had total assets of \$35.83 million, total liabilities of \$0.25 million and net position of \$35.57 million. It had total revenues of \$6.11 million and expenses of \$4.76 million. PACH's total net position increased by \$1.35 million.

**Authority-Wide Financial Statements**

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

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



**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
FOR THE YEAR ENDED JUNE 30, 2024**

**Authority-Wide Financial Statements - Cont'd**

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

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

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

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

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

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

**Fund Financial Statements**

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

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
FOR THE YEAR ENDED JUNE 30, 2024**

**FINANCIAL ANALYSIS**

Many of the funds maintained by the Authority are required by the Department of Housing and Urban Development (HUD). Others are segregated to enhance accountability and control.

**TABLE 1  
Statement of Net Position**

	The Authority		PACH		Total		Change	%
	June 30, 2024	June 30, 2023	June 30, 2024	June 30, 2023	June 30, 2024	June 30, 2023		
Current and other assets	\$ 25,687,929	\$ 21,903,625	\$ 13,786,059	\$ 13,222,077	\$ 39,473,988	\$ 35,125,702	\$ 4,348,286	12 %
Restricted assets	8,972,525	10,904,863	15,726,937	15,380,461	24,699,462	26,285,324	(1,585,862)	(6)%
Capital assets	1,829,914	2,544,794	6,312,330	6,010,957	8,142,244	8,555,751	(413,507)	(5)%
Deferred outflows of resources	3,970,015	4,700,949	-	-	3,970,015	4,700,949	(730,934)	(16)%
<b>Total assets and deferred outflows of resources</b>	<b>40,460,383</b>	<b>40,054,231</b>	<b>35,825,326</b>	<b>34,613,495</b>	<b>76,285,709</b>	<b>74,667,726</b>	<b>1,617,983</b>	<b>2 %</b>
Current liabilities	13,833,036	13,963,738	252,366	395,213	14,085,402	14,358,951	(273,549)	(2)%
Noncurrent liabilities	12,463,604	13,246,689	-	-	12,463,604	13,246,689	(783,085)	(6)%
Deferred inflows of resources	1,375,619	1,186,976	-	-	1,375,619	1,186,976	188,643	16 %
<b>Total liabilities and deferred inflows of resources</b>	<b>27,672,259</b>	<b>28,397,403</b>	<b>252,366</b>	<b>395,213</b>	<b>27,924,625</b>	<b>28,792,616</b>	<b>(867,991)</b>	<b>(3)%</b>
Net position:								
Net investment in capital assets	1,829,914	2,544,794	6,312,330	6,010,957	8,142,244	8,555,751	(413,507)	(5)%
Restricted	386,658	1,763,512	18,029,642	17,576,642	18,416,300	19,340,154	(923,854)	(5)%
Unrestricted	10,571,552	7,348,522	11,230,988	10,630,683	21,802,540	17,979,205	3,823,335	21 %
<b>Total net position</b>	<b>\$ 12,788,124</b>	<b>\$ 11,656,828</b>	<b>\$ 35,572,960</b>	<b>\$ 34,218,282</b>	<b>\$ 48,361,084</b>	<b>\$ 45,875,110</b>	<b>\$ 2,485,974</b>	<b>5 %</b>

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
FOR THE YEAR ENDED JUNE 30, 2024**

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

Current and other assets increased by \$4.35 million, primarily due to increase in cash and investment resulting from increased funding.

Restricted assets decreased \$1.59 million due to utilization of the restricted cash and investments for their intended purpose, primarily the HCV program.

Capital assets decreased by a net \$0.41 million, primarily due to the acquisition of assets worth \$1.08 million. This increase was offset by the current year depreciation charge of \$1.49 million.

The decreased \$0.73 million in deferred outflows is due to changes pension and OPEB investment earnings and actuarial assumptions.

Total liabilities and deferred inflows of resources decreased by approximately \$0.87 million primarily due to decrease in net pension liability and unearned revenues and increase in accounts payable, deferred inflow of resources of pension and OPEB.

Total net position increased by \$2.49 million and was \$48.36 million and \$45.88 million in 2024 and 2023, respectively.

Net investment in Capital Assets (e.g., land, buildings and improvements, furniture and equipment) decreased by approximately \$0.41 million, net of depreciation, and was \$8.14 million and \$8.56 million in 2024 and 2023, respectively.

Restricted Net Position balance decreased by approximately \$0.92 million and was \$18.42 million and \$19.34 million in 2024 and 2023, respectively primarily due to increased utilization of restricted funds.

Unrestricted Net Position increased by \$3.82 million due to an increase in current year operations.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
FOR THE YEAR ENDED JUNE 30, 2024**

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

	<u>The Authority</u>		<u>PACH</u>		<u>Total</u>		<u>Change</u>	<u>%</u>
	<u>June 30, 2024</u>	<u>June 30, 2023</u>	<u>June 30, 2024</u>	<u>June 30, 2023</u>	<u>June 30, 2024</u>	<u>June 30, 2023</u>		
<b>Revenues</b>								
Rental revenue - tenants	\$ 296,133	\$ 292,660	\$ 5,227,417	\$ 5,177,647	\$ 5,523,550	\$ 5,470,307	\$ 53,243	1 %
HUD PHA grants	162,330,430	155,589,387	-	-	162,330,430	155,589,387	6,741,043	4 %
Fraud recovery	13,395	17,956	-	-	13,395	17,956	(4,561)	(25)%
Other operating revenue	7,062,578	7,215,896	32,729	171,310	7,095,307	7,387,206	(291,899)	(4)%
Investment income	405,687	351,556	851,489	603,600	1,257,176	955,156	302,020	32 %
Sub-Total	170,108,223	163,467,455	6,111,635	5,952,557	176,219,858	169,420,012	6,799,846	4 %
Housing assistance payments- Portability-in	1,639,246	1,999,786	-	-	1,639,246	1,999,786	(360,540)	(18)%
<b>Total revenues</b>	<u>171,747,469</u>	<u>165,467,241</u>	<u>6,111,635</u>	<u>5,952,557</u>	<u>177,859,104</u>	<u>171,419,798</u>	<u>6,439,306</u>	<u>4 %</u>
<b>Expenses</b>								
Administrative	10,257,964	9,404,057	2,420,909	2,310,124	12,678,873	11,714,181	964,692	8 %
Tenant service	405,487	460,600	14,740	1,222	420,227	461,822	(41,595)	(9)%
Utilities	87,599	87,271	296,252	238,609	383,851	325,880	57,971	18 %
Ordinary maintenance and operations	185,874	169,464	948,129	987,928	1,134,003	1,157,392	(23,389)	(2)%
Insurance expenses	235,910	213,059	176,789	145,536	412,699	358,595	54,104	100 %
General expenses	509,440	815,440	120,845	7,032	630,285	822,472	(192,187)	(23)%
Depreciation	714,880	759,336	779,293	749,185	1,494,173	1,508,521	(14,348)	(1)%
Housing assistance payments	151,880,973	146,828,246	-	-	151,880,973	146,828,246	5,052,727	3 %
Other expenses	4,763,175	4,762,900	-	-	4,763,175	4,762,900	275	- %
Sub-Total	169,041,302	163,500,373	4,756,957	4,439,636	173,798,259	167,940,009	5,858,250	3 %
Housing assistance payments- Portability in	1,574,871	1,644,437	-	-	1,574,871	1,644,437	(69,566)	(4)%
<b>Total expenses</b>	<u>170,616,173</u>	<u>165,144,810</u>	<u>4,756,957</u>	<u>4,439,636</u>	<u>175,373,130</u>	<u>169,584,446</u>	<u>5,788,684</u>	<u>3 %</u>
<b>Change in Net Position</b>	<u>\$ 1,131,296</u>	<u>\$ 322,431</u>	<u>\$ 1,354,678</u>	<u>\$ 1,512,921</u>	<u>\$ 2,485,974</u>	<u>\$ 1,835,352</u>	<u>\$ 650,622</u>	<u>35 %</u>

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
FOR THE YEAR ENDED JUNE 30, 2024**

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

Total revenues excluding Housing assistance payments - Portability-in increased by approximately \$6.80 million (4%) and total expenses excluding Housing assistance payments - Portability-in increased by approximately \$5.86 million from a year ago.

HUD provided 95% of the Authority's revenue in 2024. 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 general expenses.

**CAPITAL ASSETS AND DEBT ADMINISTRATION**

**Capital Assets**

As of fiscal year ended June 30, 2024, the Authority had \$8.14 million invested in a variety of capital assets as reflected in the following table, which represents a net decrease of approximately \$0.41 million or 5% from the previous fiscal year. The decrease in capital assets is due to the annual depreciation expense partially offset by the addition of capitalized costs.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
FOR THE YEAR ENDED JUNE 30, 2024**

**TABLE 3  
Capital Assets**

	The Authority		PACH		Total		Change	%
	June 30, 2024	June 30, 2023	June 30, 2024	June 30, 2023	June 30, 2024	June 30, 2023		
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	10,391,887	10,391,887	23,434,612	22,353,946	33,826,499	32,745,833	1,080,666	3 %
Furniture and equipment	2,834,165	2,834,165	606,166	606,166	3,440,331	3,440,331	-	- %
Less: Accumulated depreciation	<u>(12,738,391)</u>	<u>(12,023,511)</u>	<u>(19,974,692)</u>	<u>(19,195,399)</u>	<u>(32,713,083)</u>	<u>(31,218,910)</u>	<u>(1,494,173)</u>	<u>5 %</u>
<b>Total</b>	<u>\$ 1,829,914</u>	<u>\$ 2,544,794</u>	<u>\$ 6,312,330</u>	<u>\$ 6,010,957</u>	<u>\$ 8,142,244</u>	<u>\$ 8,555,751</u>	<u>\$ (413,507)</u>	<u>(5)%</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	\$ 2,544,794	\$ 6,010,957	\$ 8,555,751
Additions	-	1,080,666	1,080,666
Depreciation	<u>(714,880)</u>	<u>(779,293)</u>	<u>(1,494,173)</u>
<b>Total</b>	<u>\$ 1,829,914</u>	<u>\$ 6,312,330</u>	<u>\$ 8,142,244</u>

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
FOR THE YEAR ENDED JUNE 30, 2024**

**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, 2024**

**Assets:**

Current assets:

Cash and cash equivalent	\$ 15,483,144
Short term investments	21,316,961
Accounts receivable - HUD	1,229,172
Accounts receivable - other	1,277,690
Prepaid and other assets	<u>167,021</u>
Total current assets	<u>39,473,988</u>

Restricted assets:

Cash and cash equivalents	1,828,799
Investments	8,319,547
Notes receivable	<u>14,551,116</u>
Total restricted assets	<u>24,699,462</u>

Noncurrent assets:

Capital assets	40,855,326
Less: accumulated depreciation	<u>(32,713,082)</u>
Capital assets, net	<u>8,142,244</u>
Total noncurrent assets	<u>8,142,244</u>
Total assets	<u>72,315,694</u>

Deferred outflow of resources:

Deferred outflow of resources - Pension	3,107,152
Deferred outflow of resources - OPEB	<u>862,863</u>
Total deferred outflow of resources	<u>3,970,015</u>
Total assets and deferred outflow of resources	<u>\$ 76,285,709</u>

The accompanying notes are an integral part of these financial statements.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA**  
**STATEMENT OF NET POSITION**  
**JUNE 30, 2024**

**Liabilities:**

Current liabilities:

Accounts payable	\$ 3,902,208
Accounts payable - HUD	497,156
Accrued compensated absences	744,865
Unearned revenue	7,682,195
Tenant security deposits	153,035
Family self-sufficiency escrow - current	668,316
Accrued liabilities	54,690
Other liabilities	<u>382,937</u>
Total current liabilities	<u>14,085,402</u>

Noncurrent liabilities:

Net pension liability	10,821,580
Net OPEB liability	975,436
Family self- sufficiency escrow - noncurrent	<u>666,588</u>
Total noncurrent liabilities	<u>12,463,604</u>

Total liabilities	<u>26,549,006</u>
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Deferred inflow of resources:

Deferred inflow of resources - Pension	811,755
Deferred inflow of resources - OPEB	<u>563,864</u>

Total deferred inflow of resources	<u>1,375,619</u>
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Total liabilities and deferred inflow of resources	<u>27,924,625</u>
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**Net position:**

Net investment in capital assets	8,142,244
Restricted	18,416,300
Unrestricted	<u>21,802,540</u>

Total net position	<u><u>\$ 48,361,084</u></u>
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**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA  
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION  
FOR THE YEAR ENDED JUNE 30, 2024**

**Operating Revenues:**

Rental revenue - tenant	\$ 5,523,550
Other tenant revenue	4,577
HUD PHA grants	162,330,430
Housing assistance payments-Portability-in	1,639,246
Fraud recovery	13,395
Other operating revenue	<u>7,090,730</u>
Total operating revenues	<u>176,601,928</u>

**Operating Expenses:**

Administration	12,678,873
Tenant services	420,227
Utilities	383,851
Ordinary maintenance and operations	1,134,003
Insurance expenses	412,699
General expenses	630,285
Depreciation	1,494,173
Housing assistance payments - Portability-in	1,574,871
Housing assistance payments	151,880,973
Other expenses	<u>4,763,175</u>
Total operating expenses	<u>175,373,130</u>

Operating income	<u>1,228,798</u>
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**Nonoperating Revenues and Expenses:**

Investment income	<u>1,257,176</u>
Total nonoperating revenues & expenses	<u>1,257,176</u>

Change in net position	2,485,974
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Net position, beginning of year	<u>45,875,110</u>
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Net position, end of year	<u><u>\$ 48,361,084</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, 2024**

**Cash flows from operating activities:**

Cash collected from:

Dwelling rental	\$ 5,523,550
Other operating revenue	6,755,106
HUD PHA grants received	162,162,258
Housing assistance payments-Portability-in	1,639,246

Cash paid for:

Housing assistance payments	(151,922,108)
Housing assistance payments-Portability-in	(1,574,871)
Administrative expenses	(12,368,318)
Tenant services	(420,227)
Utility expenses	(383,851)
Maintenance expenses	(1,134,003)
Insurance expenses	(412,699)
General expenses	(625,149)
Other expenses	<u>(4,843,859)</u>

Net cash provided by operating activities 2,395,075

**Cash flows from capital and related financing activities:**

Acquisition of capital assets (1,080,666)

Net cash used by capital and related financing activities (1,080,666)

**Cash flows from investing activities:**

Purchase of investments (3,209,732)

Interest received on investments 927,176

Net cash used by investing activities (2,282,556)

Net change in cash and cash equivalents (968,147)

Cash and cash equivalents, beginning of year 18,280,090

Cash and cash equivalents, end of year \$ 17,311,943

Cash and cash equivalents:

Unrestricted cash and cash equivalents	\$ 15,483,144
Restricted cash and cash equivalents	<u>1,828,799</u>

Total \$ 17,311,943

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, 2024**

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

Operating income	\$ 1,228,798
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation expense	1,494,173
Change in operating assets and liabilities:	
Accounts receivable - HUD	(322,912)
Accounts receivable - other	133,028
Prepaid expenses	(957)
Deferred outflow of resources	730,934
Deferred inflow of resources	188,643
Accounts payable	287,212
Accounts payable - HUD	(41,135)
Accrued compensated absences	396,846
Unearned revenue	(790,520)
Family self-sufficiency escrow	393,637
Other liabilities	(277,894)
Accrued liabilities	(46,010)
Net pension liability	(1,168,044)
Net OPEB liability	187,800
Tenant security deposit	<u>1,476</u>
Net cash provided by operating activities	<u>\$ 2,395,075</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, 2024**

**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, 2024**

**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, 2024**

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

**(d) Basis of Accounting - 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 resource 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, 2024**

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

**(d) Basis of Accounting - 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. 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.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA  
NOTES TO BASIC FINANCIAL STATEMENTS  
JUNE 30, 2024**

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

**(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 260 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 (18 years) of continuous employment.

Accumulated vacation benefits are recorded as liabilities on the books of the Authority. The total liability for the Authority is \$744,865 based on year-end hourly rates, of which \$744,865 is current.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA  
NOTES TO BASIC FINANCIAL STATEMENTS  
JUNE 30, 2024**

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

**(k) Net Position**

Net Position consists of net 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, 2024, are classified on the Statement of Net Position as follows:

Unrestricted - cash, cash equivalents, and investments:	
Deposits and placements with financial institution	\$ 15,482,794
Short term investments	21,316,961
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	1,828,799
Investments	<u>8,319,547</u>
Total cash, cash equivalents, and investments	<u>\$ 46,948,451</u>

The Authority had the following cash, cash equivalents and investments at June 30, 2024:

Cash and cash equivalents:	
Cash on hand and demand deposits with financial institution	\$ 14,565,246
Money market accounts	<u>2,746,697</u>
Total cash and cash equivalents	<u>17,311,943</u>
Investments:	
State of California Local Agency Investment Fund (LAIF)	<u>29,636,508</u>
Total investments	<u>29,636,508</u>
Total cash, cash equivalents and investments	<u>\$ 46,948,451</u>

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2024**

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

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, 2024, the GASB fair market value factor for the LAIF portfolio was 0.996316042.

**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, 2024, no cash deposited with a financial institution was exposed to credit risk.

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

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will affect the fair value of an investment. In general, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market rates. The Authority considers the investments in LAIF to be highly liquid as deposits can be converted to cash within twenty-four hours without loss of interest or principal. The full faith and credit of the State of California secure investments in LAIF. At June 30, 2024, an account was maintained in the name of the Authority for \$29,636,508, 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

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA  
NOTES TO BASIC FINANCIAL STATEMENTS  
JUNE 30, 2024**

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

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
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.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA  
NOTES TO BASIC FINANCIAL STATEMENTS  
JUNE 30, 2024**

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

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

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

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

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

Investments not subject to fair value hierarchy:	
Money market	\$ 2,746,697
LAIF	<u>29,636,508</u>
Total investments not subject to fair value hierarchy	<u><u>\$ 32,383,205</u></u>

**NOTE 3 - ACCOUNTS RECEIVABLE**

As of June 30, 2024, accounts receivable balance consisted of following:

Receivables from HUD:	
Admin fees receivable	\$ 1,229,172
Receivables from Other Government:	
Shelter Plus Care contract receivables	<u>900,249</u>
Total receivables from HUD and other government	<u><u>\$ 2,129,421</u></u>
Other receivables:	
Portability program receivables from other housing authorities	176,697
Other receivables	199,477
Interest receivable	<u>1,267</u>
Total other receivables	<u>377,441</u>
Total	<u><u>\$ 2,506,862</u></u>

Shelter Plus Care program is a HUD funded housing program that provides supportive services and affordable subsidized housing to homeless people with disabilities. As of June 30, 2024, the Authority had a balance of \$900,249 receivables for invoices submitted for the fiscal year 2023-24.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA  
NOTES TO BASIC FINANCIAL STATEMENTS  
JUNE 30, 2024**

**NOTE 4 - INTERFUND BALANCES**

As of June 30, 2024, Interfund balances consisted of following:

	Due From	Due To
Housing Choice Voucher	\$ 14,685	\$ 234,473
Housing Development Fund	1,162,442	26,037
Continuum of Care	-	867,414
Moderate Rehabilitation	-	13,756
PACH	37,047	13
Ocean Avenue	-	266
Facts & Choices	23,937	-
Park Terrace	-	241
Business Activities	2,100	98,011
	<b>\$ 1,240,211</b>	<b>\$ 1,240,211</b>

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.

**NOTE 5 - CAPITAL ASSETS**

A summary of enterprise funds capital assets at June 30, 2024, is shown below:

<u>Capital Assets</u>	
Land and land rights	\$ 3,588,497
Buildings and improvements	33,826,499
Furniture and equipment	3,440,331
Total capital assets	40,855,327
Less: Accumulated depreciation	(32,713,083)
Capital asset, net	<b>\$ 8,142,244</b>



**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2024**

**NOTE 5 - CAPITAL ASSETS (CONT'D)**

Capital asset activities for the year ended June 30, 2024, were as follows:

	<u>Balance at June 30, 2023</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance at June 30, 2024</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>-</u>	<u>3,588,497</u>
Capital assets being depreciated:				
Buildings and improvements	32,745,833	1,080,666	-	33,826,499
Furniture and equipment	<u>3,440,331</u>	<u>-</u>	<u>-</u>	<u>3,440,331</u>
Total capital assets being depreciated	<u>36,186,164</u>	<u>1,080,666</u>	<u>-</u>	<u>37,266,830</u>
Less: Accumulated depreciation:				
Accumulated depreciation	<u>(31,218,910)</u>	<u>(1,494,173)</u>	<u>-</u>	<u>(32,713,083)</u>
Total accumulated depreciation	<u>(31,218,910)</u>	<u>(1,494,173)</u>	<u>-</u>	<u>(32,713,083)</u>
Total capital assets being depreciated, net	<u>4,967,254</u>	<u>(413,507)</u>	<u>-</u>	<u>4,553,747</u>
Total capital assets, net	<u>\$ 8,555,751</u>	<u>\$ (413,507)</u>	<u>\$ -</u>	<u>\$ 8,142,244</u>

Depreciation expense for the year ended June 30, 2024, was \$1,494,173.

**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.



**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA  
NOTES TO BASIC FINANCIAL STATEMENTS  
JUNE 30, 2024**

**NOTE 6 - PENSION PLAN (CONT'D)**

ACERA's financial statements and required supplementary information are audited annually by independent auditors. The audit report and December 31, 2023 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, 2023, pension plan membership consisted of the following:

Retired members or beneficiaries currently receiving benefits	11,026
Vested terminated members entitled to, but not yet receiving benefits*	3,838
Active members	<u>11,547</u>
Total	<u><u>26,411</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.

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 benefits 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:

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA  
NOTES TO BASIC FINANCIAL STATEMENTS  
JUNE 30, 2024**

**NOTE 6 - PENSION PLAN (CONT'D)**

<u>Tier Name</u>	<u>Service Retirement Governing Code Section</u>	<u>Effective Date</u>	<u>Basic Provisions</u>	<u>Final Average Salary Period</u>
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.

**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 for calendar year 2023 (based on the December 31, 2021 valuation for the second half of 2022/2023 and on the December 31, 2022 valuation for the first half of 2023/2024) was 23.06% 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 for calendar year 2023 (based on the December 31, 2021 valuation for the second half of 2022/2023 and on the December 31, 2022 valuation for the first half of 2023/2024) was 10.10% 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:

2023 (measurement period)	\$ 1,741,120
2022	\$ 1,508,274

For the year ended June 30, 2024, the Authority made contributions of \$1,741,120 to ACERA.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA**  
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**NOTE 6 - PENSION PLAN (CONT'D)**

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

As of June 30, 2024, the Authority reported net pension liabilities of \$10,821,580 for its proportionate shares of the net pension liability of the Plan.

Reporting Date for Employer under GASB 68	June 30, 2024
Measurement Date for Employer under GASB 68	<u>December 31, 2023</u>
Beginning net pension liability	\$ 11,989,624
Pension expense	1,412,205
Employer contributions	(1,741,120)
New net deferred inflows / outflows	(1,903,733)
Change in allocation of prior deferred inflows/outflows	385,276
New net deferred flows due to change in proportion	819,260
Recognition of prior deferred inflows/outflows	(255,757)
Recognition of prior deferred flows due to change in proportion	<u>115,825</u>
Ending net pension liability	<u><u>\$ 10,821,580</u></u>

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.

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, 2024. Consistent with the provisions of GASB 68, the assets and liabilities measured as of December 31, 2022 are not adjusted or "rolled forward" to the June 30, 2024, 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, 2024 and 2023 was as follows:

	<u>Amount</u>
Proportion - June 30, 2024	\$ 10,821,580
Proportion - June 30, 2023	<u>11,989,624</u>
Change in net pension liability	<u><u>\$ (1,168,044)</u></u>

For the year ended June 30, 2024, the Authority recognized pension expense of \$1,412,205.

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**NOTE 6 - PENSION PLAN (CONT'D)**

At June 30, 2024, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Net difference between projected and actual earnings on pension plan investments	\$ 1,097,554	\$ -
Changes in proportion and differences between employer's contributions and proportionate share of contributions	945,404	171,104
Change of assumptions or other inputs	407,698	558,040
Differences between expected and actual experience in the total pension liability	656,496	82,611
	\$ 3,107,152	\$ 811,755

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, 2023.

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

Year ended June 30,	Deferred Outflows/ (Inflows) of Resources
2025	\$ 710,533
2026	696,859
2027	1,176,033
2028	(288,028)
Total	\$ 2,295,397

There are changes in each employer's proportionate share of the total NPL during the measurement period ended December 31, 2023. 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., 2023) is recognized over the average of the expected remaining service lives of all employees that are provided with pensions through ACERA which is 4.89 years determined as of December 31, 2023 (the beginning of the measurement period ended December 31, 2023). 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, 2023 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.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA**  
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**NOTE 6 - PENSION PLAN (CONT'D)**

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 employees, nonactive and retired members.

The measurement of the pension expense is as follows:

Reporting Date for Employer under GASB 68	<u>June 30, 2024</u>
Measurement Date for Employer under GASB 68	<u>December 31, 2023</u>
Component of Pension Expense:	
Service cost	\$ 1,340,963
Interest on the total pension liability	4,137,922
Expensed portion of current-period changes in proportion and differences between employer's contributions and proportionate share of contributions	210,607
Benefit changes	82,818
Expensed portion of current-period difference between expected and actual experience in the total pension liability	109,781
Expensed portion of current-period changes of assumptions or other inputs	(115,437)
Member contributions	(662,071)
Projected earnings on plan investments	(3,187,073)
Expensed portion of current-period differences between actual and projected earnings on plan investments	(470,433)
Administrative expense	78,826
Other	(253,630)
Recognition of beginning of year deferred outflows of resources as pension expense	1,842,963
Recognition of beginning of year deferred inflows of resources as pension expense	(1,587,206)
Net amortization of deferred amounts from changes in proportion and differences between employer's contributions and proportionate share of contributions	<u>(115,825)</u>
Pension Expense	<u>\$ 1,412,205</u>

**F. Actuarial Methods and Assumptions**

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

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**NOTE 6 - PENSION PLAN (CONT'D)**

The components of the collective net pension liability of the plan as of December 31, 2023 and December 31, 2022 are as follows:

	2023	2022
Total Pension Liability	\$ 11,961,224,043	\$ 11,489,051,341
Less: Plan's Fiduciary Net Position	(10,218,483,831)	(9,257,791,490)
Net Pension Liability	\$ 1,742,740,212	\$ 2,231,259,851
Plan's Fiduciary Net Position as a percentage of the Total Pension Liability	85.43 %	80.58 %

The Net Pension Liability (NPL) was measured as of December 31, 2023 and 2022. 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, 2022 and 2021, respectively.

The TPLs as of December 31, 2023 and 2022 that were measured by actuarial valuations as of December 31, 2022 and 2021, respectively, used the same actuarial assumptions as the December 31, 2023 and 2022 funding valuations, respectively. The actuarial assumptions used in the December 31, 2023 and 2022 funding valuations were based on the results of an experience study for the period December 1, 2016 through November 30, 2019. In particular, the following actuarial assumptions were applied to all periods included in the measurement:

Valuation Date	December 31, 2023	December 31, 2022
Inflation	2.50%	2.75%
Salary Increases	8.00% to 3.45%, vary by service, including inflation	8.35% to 3.65%, vary by service, including inflation
Investment Rate of Return	7.00%, net of pension plan investment expense, including inflation	7.00%, net of pension plan investment expense, including inflation
Other assumptions	Refer to analysis of actuarial experience during the period December 1, 2019 through November 30, 2022	Refer to analysis of actuarial experience during the period December 1, 2016 through November 30, 2019

**G. Discount Rate**

The discount rate used to measure the Total Pension Liability (TPL) was 7.00% as of December 31, 2023 and December 31, 2022. 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.

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**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<sup>1</sup> 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, 2023 and December 31, 2022.

**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, 2023, and ACERA's GASB 68 Actuarial Valuation Based on December 31, 2023 Measurement Date for Employer Reporting as of June 30, 2024.

**I. Target Asset Allocation**

The long-term expected rate of return on pension plan investments was determined in 2023 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, 2023 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	21.60 %	6.00 %
US Small Cap Equity	2.40 %	6.65 %
International Developed Equity	16.30 %	7.01 %
International Small Cap Equity	2.90 %	7.34 %
Emerging Market Equity	4.80 %	8.80 %
Core Plus Fixed Income	10.50 %	1.97 %
High Yield Bonds	1.50 %	4.63 %
Global Fixed Income	2.00 %	1.17 %
Private Equity	11.00 %	9.84 %
Core Real Estate	6.30 %	3.86 %
Value Added Real Estate	1.80 %	6.70 %
Opportunistic Real Estate	0.90 %	8.60 %
Commodities	0.90 %	4.21 %
Infrastructure	5.10 %	7.30 %
Private Credit	4.00 %	6.47 %
Absolute Return	<u>8.00 %</u>	2.10 %
Total	<u>100.00 %</u>	



**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA  
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**NOTE 6 - PENSION PLAN (CONT'D)**

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

The following presents the NPL as of December 31, 2023, 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) \$	\$ 18,592,897	\$ 10,821,580	\$ 4,417,221

**NOTE 7 - OTHER POST EMPLOYMENT BENEFITS (OPEB)**

At June 30, 2024, net OPEB liability/(asset) and related deferred outflows/inflows of resources are as follows:

	2024	2023
Deferred outflows of resources	\$ 862,863	\$ 895,689
Deferred inflows of resources	\$ 563,864	\$ 516,242
Net OPEB liability/(assets)	\$ 975,436	\$ 787,636

**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, 2023, OPEB plan membership consisted of the following:

Retired members or beneficiaries currently receiving medical benefit	6,869
Retired members or beneficiaries currently receiving dental and vision benefits	8,416
Vested terminated members entitled to, but not yet receiving benefits	560
Participating Active Employees	<u>11,547</u>
Total Number of Participants	<u><u>27,392</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 \$616.12 per month is provided, effective January 1, 2023. For the period January 1, 2024 through December 31, 2024, the maximum allowance will increase to \$635.37 per month.

For those purchasing insurance through the Individual Medicare Exchange, the Monthly Medical Allowance was \$471.99 per month for 2023 and will increase to \$486.74 per month in 2024.

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.

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

3. Dental and Vision Plans: The SRBR provides dental and vision benefits for retirees only. The maximum combined monthly dental and vision premiums are \$55.87 in 2023 and \$55.68 in 2024. The eligibility for these premiums is as follows:
- Service Retirees: Retired with at least 10 years of service.
- Disabled Retirees: For non-duty disabled retirees, 10 years of service is required. For grandfathered non-duty disabled retirees (with effective retirement dates on or before January 31, 2014), there is no minimum service requirement.
- For duty disabled retirees, there is no minimum service requirement.
- Deferred Benefit: Members who terminate employment with 10 or more years of service before reaching Pension eligibility commencement age may elect deferred MMA and/or dental/vision benefits.
- Death Benefit: Surviving spouses/domestic partners of members who die before the member commences retiree health benefits may enroll in an ACERA group medical plan on the date that the member would have been eligible to commence benefits. The surviving spouse/domestic partner must pay 100% of the premium. Because premiums for surviving spouses/domestic partners under age 65 include active participants for purposes of underwriting, the surviving spouses/domestic partners receive an implicit subsidy from the active members, which creates a liability for the SRBR.

**D. Net OPEB Liability/(Asset)**

The Net OPEB Liability/(Asset) was measured as of December 31, 2023 and 2022. The Plan's Fiduciary Net Position (plan assets) was valued as of the measurement date, while the Total OPEB Liability/(Asset) was determined by rolling forward the Total OPEB Liability/(Asset) as of December 31, 2022 and 2021, respectively.

The plan provisions used in the measurement of the NOL as of December 31, 2023 and 2022 are the same as those used in ACERA's SRBR sufficiency valuation as of December 31, 2022 and 2021, respectively.

**E. Actuarial Assumptions**

The actuarial assumptions used for the December 31, 2023 valuation were based on the results of the experience study for the period from December 1, 2019 through November 30, 2022 that were approved by the Board effective with the December 31, 2023 valuation and the health care trend assumptions recommended for the upcoming sufficiency study for the SRBR as of December 31, 2023. The assumptions used in the December 31, 2023 SRBR OPEB actuarial valuation for ACERA were applied to all periods included in the measurement:

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

December 31, 2023

Investment rate of return	7.00%, net of OPEB plan investment expense, including inflation
Inflation	2.75%
Health care premium trend rates (used to project health care costs after calendar year 2022)	
Non-Medicare medical plan	8.50% in 2024, 7.50% in 2025, then graded from 7.00% in 2026 to ultimate 4.50% over 10 years
Medicare medical plan	16.47% in 2024, then graded from 7.00% in 2025 to ultimate 4.50% over 10 years
Dental	0.00% in 2024 to reflect a two-year rate guarantee (premiums fixed at 2024 level for 2024 and 2025) and 4.00% thereafter
Vision	0.00% for the first year 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, 2019 through November 30, 2022

The actuarial assumptions used for the December 31, 2022 valuation were based on the results of the experience study for the period from December 1, 2016 through November 30, 2019 that were approved by the Board effective with the December 31, 2020 valuation and the health care trend assumptions recommended for the sufficiency study for the SRBR as of December 31, 2022. The assumptions used in the December 31, 2022 SRBR OPEB actuarial valuation for ACERA were applied to all periods included in the measurement:

December 31, 2022

Investment rate of return	7.00%, net of OPEB plan investment expense, including inflation
Inflation	2.75%
Health care premium trend rates (used to project health care costs after calendar year 2022)	
Non-Medicare medical plan**	Graded from 7.50% in 2023 to ultimate 4.50% over 12 years
Medicare medical plan**	Graded from 6.50% in 2023 to ultimate 4.50% over 7 years
Dental	4.00%
Vision	0.00% for the first year to reflect a three-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 actual calendar year 2023 premium increase of 5.93% reflecting the standard 2024 calendar year premium of \$174.70 per month was reflected in the current year GASB 74 valuation with December 31, 2023 measurement date.

\*\* The actual calendar year 2022 premium decrease of 3.06% reflecting the standard 2023 calendar year premium of \$164.90 per month was reflected in the current year GASB 74 valuation with December 31, 2022 measurement date.

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

**F. Discount Rate**

The discount rates used to measure the Total OPEB Liability (TOL) were 7.00% as of December 31, 2023 and December 31, 2022. 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, 2023 and December 31, 2022.

**G. Target Asset Allocation**

The long-term expected rate of return on OPEB plan investments was determined in 2023 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, 2023 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	21.60 %	6.00 %
US Small Cap Equity	2.40 %	6.65 %
International Developed Equity	16.30 %	7.01 %
International Small Cap Equity	2.90 %	7.34 %
Emerging Market Equity	4.80 %	8.80 %
Core Plus Fixed Income	10.50 %	1.97 %
High Yield Bonds	1.50 %	4.63 %
Global Fixed Income	2.00 %	1.17 %
Private Equity	11.00 %	9.84 %
Core Real Estate	6.30 %	3.86 %
Value Added Real Estate	1.80 %	6.70 %
Opportunistic Real Estate	0.90 %	8.60 %
Commodities	0.90 %	4.21 %
Infrastructure	5.10 %	7.30 %
Private Credit	4.00 %	6.47 %
Absolute Return	<u>8.00 %</u>	<u>2.10 %</u>
Total	<u><u>100.00 %</u></u>	<u><u>5.89 %</u></u>

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA**  
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**NOTE 7 - OTHER POST EMPLOYMENT BENEFITS (OPEB) (CONT'D)**

**H. OPEB Liabilities/(Assets), OPEB Expenses, and Deferred Outflows/Inflows of Resources Related to OPEB**

Reporting Date for Employer under GASB 75	<u>June 30, 2024</u>	<u>June 30, 2023</u>
Measurement Date for Employer under GASB 75	<u>December 31,</u> <u>2023</u>	<u>December 31,</u> <u>2022</u>
<b>OPEB Expense:</b>		
Service cost	\$ 171,305	\$ 138,984
Interest on total OPEB liability	407,936	349,857
Expensed portion of current-period changes in proportion and differences between employer's contributions and proportionate share of contributions	8,363	(1,090)
Expensed portion of current-period difference between actual and expected experience in the total OPEB liability	(17,378)	(17,994)
Expensed portion of current-period changes of assumptions or other inputs	(12,613)	(10,260)
Projected earnings on plan investments	(332,879)	(460,988)
Expensed portion of current-period differences between actual and projected earnings on plan investments	(48,158)	532,387
Administrative expense	8,003	6,822
Other	253,630	-
Recognition of beginning of year deferred outflows of resources as OPEB expense	683,306	253,000
Recognition of beginning of year deferred inflows of resources as OPEB expense	(840,919)	(715,991)
Net amortization of deferred amounts from changes in proportion and differences between employer's contributions and proportionate share of contributions	<u>(12,349)</u>	<u>(12,895)</u>
OPEB expense	<u>\$ 268,247</u>	<u>\$ 61,832</u>
<b>Reconciliation of Net OPEB Liability:</b>		
Beginning net OPEB liability/(asset)	<u>\$ 787,636</u>	<u>\$ (1,770,326)</u>
OPEB expense	268,247	61,832
New net deferred inflows/outflows	(349,487)	1,980,441
Change in allocation of prior deferred inflows/outflows	55,338	45,557
New net deferred flows due to change in proportion	43,740	(5,754)
Recognition of prior deferred inflows/outflows	157,613	462,991
Recognition of prior deferred flows due to change in proportion	<u>12,349</u>	<u>12,895</u>
Net changes	<u>187,800</u>	<u>2,557,962</u>
Ending net OPEB liability/(asset)	<u>\$ 975,436</u>	<u>\$ 787,636</u>

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA  
NOTES TO BASIC FINANCIAL STATEMENTS  
JUNE 30, 2024**

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

At June 30, 2024, the Authority reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Net excess of actual over projected earnings on OPEB plan investments	\$ 683,426	\$ -
Changes in proportion and differences between employer's contributions and proportionate share of contributions	60,569	30,724
Change of assumptions or other inputs	118,868	209,815
Differences between expected and actual experience in the total OPEB Liability/(Asset)	-	323,325
	\$ 862,863	\$ 563,864

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

Year ended June 30,	Deferred Outflows/ (Inflows) of Resources
2025	\$ (117,873)
2026	94,691
2027	475,820
2028	(117,824)
2029	(30,842)
Thereafter	(4,973)
Total	\$ 298,999

There are changes in each employer's proportionate share of the total Net OPEB Liability (NOL) during the measurement period ended December 31, 2023. 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 6.23 years determined as of December 31, 2022 (the beginning of the measurement period ended December 31, 2022). 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 employees, nonactive and retired members.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA  
NOTES TO BASIC FINANCIAL STATEMENTS  
JUNE 30, 2024**

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

**I. Sensitivity of the Net OPEB Liability/(Asset) to Changes in the Discount Rate**

The following presents the Net OPEB Liability/(Asset) of ACERA as of December 31, 2023, calculated using the discount rate of 7.00%, as well as what ACERA's Net OPEB Liability/(Asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (6.00%) or 1-percentage-point higher (8.00%) than the current rate:

Discount Rate - 1%	Current Discount Rate	Discount Rate +1%
\$ 1,767,060	\$ 975,436	\$ 319,729

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

The following presents the Net OPEB Liability/(Asset) of ACERA as of December 31, 2023, calculated using the current trend rate, as well as what ACERA's Net OPEB Liability/(Asset) would be if it were calculated using a trend rate that is 1-percentage-point lower or 1-percentage-point higher than the current rate.

Trend Rate - 1%	Current Trend Rate*	Trend Rate +1%
\$ 208,022	\$ 975,436	\$ 1,924,720

\* Current trend rates: 8.50% in 2024, 7.50% in 2025, then graded from 7.00% in 2026 to ultimate 4.50% over 10 years for Non-Medicare medical plan costs; 16.47% in 2024, then graded from 7.00% in 2025 to ultimate 4.50% over 10 years for Medicare medical plan costs, 0.00% in 2024 to reflect a two-year rate guarantee (premiums fixed at 2024 level for 2024 and 2025) and 4.00% thereafter for Dental, 0.00% for the first year to reflect a five-year rate guarantee (premiums fixed at 2021 level for 2022, 2023, 2024 and 2025) and 4.00% thereafter for Vision; and 4.50% for all years for Medicare Part B costs.

**NOTE 8 - 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, 2024.

**NOTE 9 - 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).



**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2024**

**NOTE 9 - RISK MANAGEMENT (CONT'D)**

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, 2024 was \$184,135.

Condensed audited financial information for the year ended December 31, 2023, is as follows:

Total assets and deferred outflows of resources	\$ <u>50,197,864</u>
Total liabilities and deferred inflows of resources	\$ 26,488,664
Net position (Member's equity)	<u>23,709,200</u>
 Total liabilities, deferred inflows of resources, and net position	 \$ <u>50,197,864</u>
 Total revenues	 \$ 30,600,844
Total expenses	<u>31,393,058</u>
Change in member's equity	(792,214)
Net Position, beginning of year	<u>24,501,414</u>
Net Position, end of year	<u>\$ 23,709,200</u>

**NOTE 10 - UNEARNED REVENUE**

The changes in the Authority's unearned revenue account for the year ended June 30, 2024, were as follows:

Balance at the beginning of year	\$ 8,472,715
Changes during the year	<u>(790,520)</u>
Balance at the end of the year	<u>\$ 7,682,195</u>

**NOTE 11 - RESTRICTED CASH AND INVESTMENTS**

The Authority reports amount 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 amount 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.



**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2024**

**NOTE 12 - 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, 2023, 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, 2023, is as follows:

Total assets	\$ <u>31,433,505</u>
Total liabilities	\$ 16,846,171
Net position	<u>14,587,334</u>
 Total liabilities and net position	 \$ <u>31,433,505</u>
 Operating revenues and non-operating revenues	 \$ 7,082,236
Operating expenses	<u>6,652,356</u>
 Change in net position	 429,880
 Net position, beginning of year	 <u>14,157,454</u>
 Net position, end of year	 \$ <u>14,587,334</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, 2024 was \$174,080. 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.

**NOTE 13 - 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.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**JUNE 30, 2024**

**NOTE 13 - NOTE RECEIVABLE (CONT'D)**

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 1<sup>st</sup> 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, 2024, the Authority had note receivable and accrued interest receivable from the Borrower in the amount of \$11,000,000 and \$3,551,116, respectively.

**NOTE 14 - 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, 2024.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA  
NOTES TO BASIC FINANCIAL STATEMENTS  
JUNE 30, 2024**

**NOTE 14 - BLENDED COMPONENT UNIT (CONT'D)**

**BLENDED COMPONENT UNIT - STATEMENT OF NET POSITION**

**ASSETS**

Current Assets:

Cash and cash equivalents	\$	328,692
Restricted cash and cash equivalents		140,103
Restricted investment		1,035,718
Short term investments		13,309,792
Accounts receivable, net		10,521
Prepaid expenses and other current assets		100,007
Due from other funds		<u>37,047</u>
Total current assets		<u>14,961,880</u>

Noncurrent Assets:

Capital assets, net of accumulated depreciation		6,312,330
Notes receivable		<u>14,551,116</u>
Total noncurrent assets		<u>20,863,446</u>
Total assets	\$	<u><u>35,825,326</u></u>

**LIABILITIES**

Current Liabilities:

Accounts payable and accrued liabilities	\$	76,366
Tenant security deposits		140,103
Other liabilities		35,884
Due to other funds		<u>13</u>
Total current liabilities		<u>252,366</u>
Total liabilities		<u>252,366</u>

**NET POSITION**

Net investment in capital assets		6,312,330
Restricted		18,029,642
Unrestricted		<u>11,230,988</u>
Total net position	\$	<u><u>35,572,960</u></u>

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA  
NOTES TO BASIC FINANCIAL STATEMENTS  
JUNE 30, 2024**

**NOTE 14 - BLENDED COMPONENT UNIT (CONT'D)**

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

**OPERATING REVENUES**

Tenant rental income	\$ 5,227,417
Other revenues	<u>32,729</u>
Total operating revenue	<u>5,260,146</u>

**OPERATING EXPENSES**

Administration	2,420,909
Tenant services	14,740
Utilities	296,252
Repairs and maintenance	948,129
Insurance expenses	176,789
General expenses	120,845
Depreciation expense	<u>779,293</u>
Total operating expenses	<u>4,756,957</u>

**OPERATING INCOME**

503,189

**NONOPERATING REVENUES**

Interest and investment revenue (net)	<u>851,489</u>
Total non-operating revenues	<u>851,489</u>

Change in net position 1,354,678

Total net position - beginning of year 34,218,282

Total net position - end of year \$ 35,572,960

**NOTE 15 - EVALUATION OF SUBSEQUENT EVENTS**

The Authority has evaluated subsequent events through March 21, 2025, the date on which the financial statements were available to be issued. and have determined that no adjustments are necessary to the amounts reported in the accompanying financial statements.

**REQUIRED SUPPLEMENTARY INFORMATION - (UNAUDITED)**

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

<b>Reporting Date for Employer under GASB 68 as of June 30,</b>	<b>Proportion of the Net Pension Liability</b>	<b>Proportionate Share of Net Pension Liability</b>	<b>Covered Payroll</b>	<b>Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll</b>	<b>Plan's Fiduciary Net Position as a Percentage of the Total Pension Liability</b>
2015	0.428 %	\$ 7,455,335	\$ 4,002,650	186.26 %	81.06 %
2016	0.455 %	\$ 9,644,104	\$ 4,272,082	225.75 %	76.89 %
2017	0.460 %	\$ 10,314,924	\$ 4,354,275	236.89 %	76.88 %
2018	0.409 %	\$ 8,244,509	\$ 4,299,288	191.76 %	81.93 %
2019	0.435 %	\$ 12,014,705	\$ 4,512,036	266.28 %	74.56 %
2020	0.370 %	\$ 7,919,662	\$ 4,347,895	182.15 %	82.22 %
2021	0.396 %	\$ 8,693,280	\$ 4,675,355	185.94 %	82.77 %
2022	0.750 %	\$ 5,940,077	\$ 4,748,361	125.10 %	88.38 %
2023	0.537 %	\$ 11,989,624	\$ 4,871,447	246.12 %	77.51 %
2024	0.621 %	\$ 10,821,580	\$ 5,812,483	186.18 %	82.54 %

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA  
SCHEDULE OF PENSION CONTRIBUTIONS  
FOR THE LAST TEN FISCAL YEARS**

<b>Reporting Date for Employer under GASB 68 as of June 30,</b>	<b>Contractually Required Contribution</b>	<b>Contributions in Relations to the Contractually Required Contribution</b>	<b>Contribution Deficiency (Excess)</b>	<b>Covered Payroll</b>	<b>Contributions as a Percentage of Covered - Employee Payroll</b>
2015	\$ -	\$ -	\$ -	\$ 4,002,650	- %
2016	\$ -	\$ -	\$ -	\$ 4,272,082	- %
2017	\$ 1,152,380	\$ 1,152,380	\$ -	\$ 4,354,275	26.47 %
2018	\$ 1,115,522	\$ 1,115,522	\$ -	\$ 4,299,288	25.95 %
2019	\$ 1,213,308	\$ 1,213,308	\$ -	\$ 4,512,036	26.89 %
2020	\$ 1,208,258	\$ 1,208,258	\$ -	\$ 4,347,895	27.79 %
2021	\$ 1,323,493	\$ 1,323,493	\$ -	\$ 4,675,355	28.31 %
2022	\$ 1,398,011	\$ 1,398,011	\$ -	\$ 4,748,361	29.44 %
2023	\$ 1,508,274	\$ 1,508,274	\$ -	\$ 4,871,447	30.96 %
2024	\$ 1,741,120	\$ 1,741,120	\$ -	\$ 5,812,483	29.95 %

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

Reporting Date for Employer under GASB 75	June 30, 2024	June 30, 2023	June 30, 2022	June 30, 2021	June 30, 2020	June 30, 2019	June 30, 2018
Measurement Date for Employer under GASB 75	December 31, 2023	December 31, 2022	December 31, 2021	December 31, 2020	December 31, 2019	December 31, 2018	December 31, 2017
<b>OPEB Expense:</b>							
Service Cost	\$ 171,305	\$ 138,984	\$ 140,762	\$ 134,607	\$ 112,257	\$ 142,064	\$ 121,869
Interest on Total OPEB Liability	407,936	349,857	354,196	338,080	299,492	330,345	315,510
Changes in proportion and differences between employer's contributions and proportionate share of contributions	8,363	(1,090)	(1,834)	6,652	(12,262)	(346)	(5,105)
Difference between actual and expected experience in the Total OPEB Liability	(17,378)	(17,994)	(16,060)	(9,075)	(25,590)	(18,692)	(14,619)
Changes of assumptions or other inputs	(12,613)	(10,260)	(24,009)	37,744	7,685	(7,710)	39,861
Projected earnings on plan investments	(332,879)	(460,988)	(342,145)	(293,126)	(234,936)	(319,922)	(267,053)
Differences between actual and projected earnings on plan investments	(48,158)	532,387	(340,905)	(165,337)	(110,099)	188,456	(166,194)
Administrative expense	8,003	6,822	6,472	6,049	5,494	5,509	5,434
Other	253,630	-	-	-	-	-	-
Recognition of beginning of year deferred outflows of resources as OPEB expense	683,306	253,000	258,657	224,747	205,696	39,719	-
Recognition of beginning of year deferred inflows of resources as OPEB expense	(840,919)	(715,991)	(505,965)	(339,054)	(186,219)	(180,166)	-
Net amortization of deferred amounts from changes in proportion and differences between employer's contributions and proportionate share of contributions	(12,349)	(12,895)	(11,061)	(17,713)	(5,451)	(5,105)	-
<b>OPEB Expense</b>	<b><u>\$ 268,247</u></b>	<b><u>\$ 61,832</u></b>	<b><u>\$ (481,892)</u></b>	<b><u>\$ (76,426)</u></b>	<b><u>\$ 56,067</u></b>	<b><u>\$ 174,152</u></b>	<b><u>\$ 29,703</u></b>



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

**Reconciliation of Net OPEB Liability:**

Beginning Net OPEB Liability	<u>\$ 787,636</u>	<u>\$(1,770,326)</u>	<u>\$ 28,570</u>	<u>\$ 458,037</u>	<u>\$ 1,047,799</u>	<u>\$ 124,068</u>	<u>\$ 644,757</u>
OPEB Expense	268,247	61,832	(481,892)	(76,426)	56,067	174,152	29,703
New Net Deferred Inflows/Outflows	(349,487)	1,980,441	(1,576,790)	(502,806)	(540,845)	604,124	(521,398)
Change in Allocation of Prior Deferred Inflows/Outflows	55,338	45,557	11,174	(19,040)	(22,169)	1,863	-
New Net Deferred Flows Due to Change in Proportion	43,740	(5,754)	(9,757)	36,785	(68,789)	(1,960)	(28,994)
Recognition of Prior Deferred Inflows/Outflows	157,613	462,991	247,308	114,307	(19,477)	140,447	-
Recognition of Prior Deferred Flows Due to Change in Proportion	<u>12,349</u>	<u>12,895</u>	<u>11,061</u>	<u>17,713</u>	<u>5,451</u>	<u>5,105</u>	<u>-</u>
Net changes	<u>187,800</u>	<u>2,557,962</u>	<u>(1,798,896)</u>	<u>(429,467)</u>	<u>(589,762)</u>	<u>923,731</u>	<u>(520,689)</u>
Ending Net OPEB Liability/(Asset)	<u><u>\$ 975,436</u></u>	<u><u>\$ 787,636</u></u>	<u><u>\$(1,770,326)</u></u>	<u><u>\$ 28,570</u></u>	<u><u>\$ 458,037</u></u>	<u><u>\$ 1,047,799</u></u>	<u><u>\$ 124,068</u></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**

<b>Reporting Date for Employer under GASB 75 as of June 30,</b>	<b>Proportion of the Net OPEB Liability</b>	<b>Proportionate share of Net OPEB Liability</b>	<b>Covered employee payroll*</b>	<b>Proportionate share of the Net OPEB Liability as a percentage of its covered- employee payroll</b>	<b>Plan's Fiduciary Net Position as a percentage of the Total OPEB Liability</b>
2017	0.477 %	\$ 644,757	\$ 4,354,275	14.81 %	85.50 %
2018	0.452 %	\$ 124,068	\$ 4,299,288	2.89 %	97.33 %
2019	0.450 %	\$ 1,047,799	\$ 4,512,036	23.22 %	77.91 %
2020	0.406 %	\$ 458,037	\$ 4,347,895	10.53 %	89.57 %
2021	0.427 %	\$ 28,570	\$ 4,675,355	0.61 %	99.44 %
2022	0.421 %	\$ (1,770,326)	\$ 4,748,361	(37.28)%	134.96 %
2023	0.412 %	\$ 787,636	\$ 4,871,447	16.17 %	84.47 %
2024	0.468 %	\$ 975,436	\$ 5,812,483	16.78 %	83.57 %

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, 2024**

	<u>Housing Choice Vouchers</u>	<u>Housing Development Fund</u>	<u>Continuum of Care</u>	<u>Mod Rehab</u>	<u>PACH</u>	<u>Ocean Avenue</u>	<u>Facts &amp; Choices</u>
<b>Assets:</b>							
<b>Current assets:</b>							
Cash and cash equivalents	\$ 13,323,591	\$ 150,356	\$ -	\$ -	\$ 328,692	\$ 560,924	\$ -
Short term investments	-	6,985,395	-	-	13,309,792	-	-
Accounts receivable - HUD	1,114,731	-	-	17,415	-	-	-
Accounts receivable - other	176,697	35,875	900,249	-	10,521	7,163	11,767
Prepaid and other assets	65,251	1,763	-	-	100,007	-	-
Due from other funds	14,685	1,162,442	-	-	37,047	-	23,937
<b>Total current assets</b>	<b>14,694,955</b>	<b>8,335,831</b>	<b>900,249</b>	<b>17,415</b>	<b>13,786,059</b>	<b>568,087</b>	<b>35,704</b>
<b>Restricted assets:</b>							
Cash and cash equivalents	1,486,783	-	-	-	140,103	4,762	-
Restricted investments	-	-	-	-	1,035,718	-	-
Notes receivable	-	-	-	-	14,551,116	-	-
<b>Total restricted assets</b>	<b>1,486,783</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>15,726,937</b>	<b>4,762</b>	<b>-</b>
<b>Noncurrent assets:</b>							
Capital assets	57,621	11,837,137	-	-	26,287,022	1,491,655	-
Less: accumulated depreciation	(57,621)	(10,822,541)	-	-	(19,974,692)	(1,067,184)	-
<b>Total noncurrent assets</b>	<b>-</b>	<b>1,014,596</b>	<b>-</b>	<b>-</b>	<b>6,312,330</b>	<b>424,471</b>	<b>-</b>
<b>Total assets</b>	<b>16,181,738</b>	<b>9,350,427</b>	<b>900,249</b>	<b>17,415</b>	<b>35,825,326</b>	<b>997,320</b>	<b>35,704</b>
<b>Deferred outflow of resources:</b>							
Deferred outflow of resources - Pension	2,539,691	567,461	-	-	-	-	-
Deferred outflow of resources - OPEB	745,301	117,562	-	-	-	-	-
<b>Total deferred outflow of resources</b>	<b>3,284,992</b>	<b>685,023</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total assets and deferred outflow of resources</b>	<b>\$ 19,466,730</b>	<b>\$ 10,035,450</b>	<b>\$ 900,249</b>	<b>\$ 17,415</b>	<b>\$ 35,825,326</b>	<b>\$ 997,320</b>	<b>\$ 35,704</b>

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA**  
**COMBINING STATEMENT OF NET POSITION**  
**JUNE 30, 2024**

	<u>Park Terrace</u>	<u>Mainstream</u>	<u>Emergency Housing Vouchers</u>	<u>Business Activities</u>	<u>Interfund Elimination</u>	<u>Total</u>
<b>Assets:</b>						
Current assets:						
Cash and cash equivalents	\$ 650,631	\$ 108,780	\$ 360,170	\$ -	\$ -	\$ 15,483,144
Short term investments	1,021,775	-	-	-	-	21,316,961
Accounts receivable - HUD	-	8,717	88,309	-	-	1,229,172
Accounts receivable - other	9,737	-	-	125,681	-	1,277,690
Prepaid and other assets	-	-	-	-	-	167,021
Due from other funds	-	-	-	2,100	(1,240,211)	-
Total current assets	<u>1,682,143</u>	<u>117,497</u>	<u>448,479</u>	<u>127,781</u>	<u>(1,240,211)</u>	<u>39,473,988</u>
Restricted assets:						
Cash and cash equivalents	6,070	-	-	191,081	-	1,828,799
Restricted investments	-	-	-	7,283,829	-	8,319,547
Notes receivable	-	-	-	-	-	14,551,116
Total restricted assets	<u>6,070</u>	<u>-</u>	<u>-</u>	<u>7,474,910</u>	<u>-</u>	<u>24,699,462</u>
Noncurrent assets:						
Capital assets	1,011,892	-	-	170,000	-	40,855,326
Less: accumulated depreciation	(791,045)	-	-	-	-	(32,713,082)
Total noncurrent assets	<u>220,847</u>	<u>-</u>	<u>-</u>	<u>170,000</u>	<u>-</u>	<u>8,142,244</u>
Total assets	<u>1,909,060</u>	<u>117,497</u>	<u>448,479</u>	<u>7,772,691</u>	<u>(1,240,211)</u>	<u>72,315,694</u>
Deferred outflow of resources:						
Deferred outflow of resources - Pension	-	-	-	-	-	3,107,152
Deferred outflow of resources - OPEB	-	-	-	-	-	862,863
Total deferred outflow of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>3,970,015</u>
Total assets and deferred outflow of resources	<u>\$ 1,909,060</u>	<u>\$ 117,497</u>	<u>\$ 448,479</u>	<u>\$ 7,772,691</u>	<u>\$ (1,240,211)</u>	<u>\$ 76,285,709</u>

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA**  
**COMBINING STATEMENT OF NET POSITION**  
**JUNE 30, 2024**

	<u>Housing Choice Vouchers</u>	<u>Housing Development Fund</u>	<u>Continuum of Care</u>	<u>Mod Rehab</u>	<u>PACH</u>	<u>Ocean Avenue</u>	<u>Facts &amp; Choices</u>
<b>Liabilities:</b>							
<b>Current Liabilities:</b>							
Accounts payable	\$ 3,572,386	\$ 25,566	\$ 32,835	\$ 3,659	\$ 76,366	\$ 2,089	\$ 35,704
Accounts payable - HUD PHA program	497,156	-	-	-	-	-	-
Accrued compensated absences	692,725	52,140	-	-	-	-	-
Unearned revenue	-	-	-	-	-	-	-
Tenant security deposits	-	-	-	-	140,103	4,762	-
Family self-sufficiency escrow- current	666,588	1,728	-	-	-	-	-
Accrued liabilities	54,690	-	-	-	-	-	-
Other liabilities	322,951	24,103	-	-	35,884	-	-
Due to other funds	234,473	26,037	867,414	13,756	13	266	-
Total current liabilities	<u>6,040,969</u>	<u>129,574</u>	<u>900,249</u>	<u>17,415</u>	<u>252,366</u>	<u>7,117</u>	<u>35,704</u>
<b>Noncurrent liabilities:</b>							
Net pension liability	9,643,064	1,178,516	-	-	-	-	-
Net OPEB liability	817,915	157,521	-	-	-	-	-
Family self-sufficiency escrow- noncurrent	666,588	-	-	-	-	-	-
Total noncurrent liabilities	<u>11,127,567</u>	<u>1,336,037</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total liabilities	<u>17,168,536</u>	<u>1,465,611</u>	<u>900,249</u>	<u>17,415</u>	<u>252,366</u>	<u>7,117</u>	<u>35,704</u>
<b>Deferred inflow of resources:</b>							
Deferred inflow of resources - Pension	806,294	5,461	-	-	-	-	-
Deferred inflow of resources - OPEB	553,518	10,346	-	-	-	-	-
Total deferred inflow of resources	<u>1,359,812</u>	<u>15,807</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total liabilities and deferred inflow of resources	<u>18,528,348</u>	<u>1,481,418</u>	<u>900,249</u>	<u>17,415</u>	<u>252,366</u>	<u>7,117</u>	<u>35,704</u>
<b>Net position:</b>							
Net investment in capital assets	-	1,014,596	-	-	6,312,330	424,471	-
Restricted	153,606	-	-	-	18,029,642	-	-
Unrestricted	784,776	7,539,436	-	-	11,230,988	565,732	-
Total net position	<u>938,382</u>	<u>8,554,032</u>	<u>-</u>	<u>-</u>	<u>35,572,960</u>	<u>990,203</u>	<u>-</u>
Total liabilities, deferred inflow of resources, net position	<u>\$ 19,466,730</u>	<u>\$ 10,035,450</u>	<u>\$ 900,249</u>	<u>\$ 17,415</u>	<u>\$ 35,825,326</u>	<u>\$ 997,320</u>	<u>\$ 35,704</u>

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA**  
**COMBINING STATEMENT OF NET POSITION**  
**JUNE 30, 2024**

	<u>Park Terrace</u>	<u>Mainstream</u>	<u>Emergency Housing Vouchers</u>	<u>Business Activities</u>	<u>Interfund Elimination</u>	<u>Total</u>
<b>Liabilities:</b>						
<b>Current Liabilities:</b>						
Accounts payable	\$ 294	\$ 53,146	\$ 99,879	\$ 284	\$ -	\$ 3,902,208
Accounts payable - HUD PHA program	-	-	-	-	-	497,156
Accrued compensated absences	-	-	-	-	-	744,865
Unearned revenue	-	-	348,600	7,333,595	-	7,682,195
Tenant security deposits	6,070	-	-	2,100	-	153,035
Family self-sufficiency escrow- current	-	-	-	-	-	668,316
Accrued liabilities	-	-	-	-	-	54,690
Other liabilities	-	-	-	-	-	382,937
Due to other funds	241	-	-	98,011	(1,240,211)	-
Total current liabilities	<u>6,605</u>	<u>53,146</u>	<u>448,479</u>	<u>7,433,990</u>	<u>(1,240,211)</u>	<u>14,085,402</u>
<b>Noncurrent liabilities:</b>						
Net pension liability	-	-	-	-	-	10,821,580
Net OPEB liability	-	-	-	-	-	975,436
Family self-sufficiency escrow- noncurrent	-	-	-	-	-	666,588
Total noncurrent liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>12,463,604</u>
Total liabilities	<u>6,605</u>	<u>53,146</u>	<u>448,479</u>	<u>7,433,990</u>	<u>(1,240,211)</u>	<u>26,549,006</u>
<b>Deferred inflow of resources:</b>						
Deferred inflow of resources - Pension	-	-	-	-	-	811,755
Deferred inflow of resources - OPEB	-	-	-	-	-	563,864
Total deferred inflow of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,375,619</u>
Total liabilities and deferred inflow of resources	<u>6,605</u>	<u>53,146</u>	<u>448,479</u>	<u>7,433,990</u>	<u>(1,240,211)</u>	<u>27,924,625</u>
<b>Net position:</b>						
Net investment in capital assets	220,847	-	-	170,000	-	8,142,244
Restricted	-	64,351	-	168,701	-	18,416,300
Unrestricted	1,681,608	-	-	-	-	21,802,540
Total net position	<u>1,902,455</u>	<u>64,351</u>	<u>-</u>	<u>338,701</u>	<u>-</u>	<u>48,361,084</u>
Total liabilities, deferred inflow of resources, net position	<u>\$ 1,909,060</u>	<u>\$ 117,497</u>	<u>\$ 448,479</u>	<u>\$ 7,772,691</u>	<u>\$ (1,240,211)</u>	<u>\$ 76,285,709</u>

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA**  
**COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION**  
**FOR THE YEAR ENDED JUNE 30, 2024**

	Housing Choice Vouchers	Housing Development Fund	Continuum of Care	Mod Rehab	PACH	Ocean Avenue	Facts & Choices
<b>Operating Revenues</b>							
Rental revenue - tenant	\$ -	\$ -	\$ -	\$ -	\$ 5,227,417	\$ 85,056	\$ -
Other tenant revenue	-	-	-	-	4,557	-	-
HUD PHA grants	151,986,997	-	-	132,978	-	-	-
Housing assistance payments-Portability-in	450,673	-	-	-	-	-	-
Fraud recovery	13,395	-	-	-	-	-	-
Other operating revenue	102,087	1,982,431	2,891,122	-	28,172	93	525,277
<b>Total operating revenues</b>	<b>152,553,152</b>	<b>1,982,431</b>	<b>2,891,122</b>	<b>132,978</b>	<b>5,260,146</b>	<b>85,149</b>	<b>525,277</b>
<b>Operating Expenses</b>							
Administration	8,306,240	760,694	149,304	16,229	2,420,909	46,538	45,617
Tenant services	370,487	-	-	-	14,740	-	-
Utilities	-	75,665	-	-	296,252	11,934	-
Ordinary maintenance and operations	-	115,948	-	-	948,129	19,540	-
Insurance expenses	184,587	45,538	-	-	176,789	2,605	-
General expenses	484,821	3,418	-	-	120,845	599	-
Depreciation	-	691,468	-	-	779,293	9,592	-
Housing assistance payments-Portability-in	386,298	-	-	-	-	-	-
Housing assistance payments	142,303,021	-	-	116,749	-	-	-
Other expenses	-	-	2,741,818	-	-	-	479,660
<b>Total operating expenses</b>	<b>152,035,454</b>	<b>1,692,731</b>	<b>2,891,122</b>	<b>132,978</b>	<b>4,756,957</b>	<b>90,808</b>	<b>525,277</b>
Operating income (loss)	517,698	289,700	-	-	503,189	(5,659)	-
<b>Nonoperating Revenues and Expenses</b>							
Investment income	36	253,098	-	-	851,489	17,329	-
<b>Total nonoperating revenues &amp; expenses</b>	<b>36</b>	<b>253,098</b>	<b>-</b>	<b>-</b>	<b>851,489</b>	<b>17,329</b>	<b>-</b>
Change in net position	517,734	542,798	-	-	1,354,678	11,670	-
Net position, beginning of year	420,648	8,011,234	-	-	34,218,282	978,533	-
<b>Net position, end of year</b>	<b>\$ 938,382</b>	<b>\$ 8,554,032</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 35,572,960</b>	<b>\$ 990,203</b>	<b>\$ -</b>



**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA**  
**COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION**  
**FOR THE YEAR ENDED JUNE 30, 2024**

	<u>Park Terrace</u>	<u>Mainstream</u>	<u>Emergency Housing Vouchers</u>	<u>Business Activities</u>	<u>Interfund Elimination</u>	<u>Total</u>
<b>Operating Revenues</b>						
Rental revenue - tenant	\$ 206,877	\$ -	\$ -	\$ 4,200	\$ -	\$ 5,523,550
Other tenant revenue	20	-	-	-	-	4,577
HUD PHA grants	-	4,157,059	6,053,396	-	-	162,330,430
Housing assistance payments-Portability-in	-	-	1,188,573	-	-	1,639,246
Fraud recovery	-	-	-	-	-	13,395
Other operating revenue	-	-	-	1,561,548	-	7,090,730
Total operating revenues	<u>206,897</u>	<u>4,157,059</u>	<u>7,241,969</u>	<u>1,565,748</u>	<u>-</u>	<u>176,601,928</u>
<b>Operating Expenses</b>						
Administration	67,984	327,891	438,457	99,010	-	12,678,873
Tenant services	-	-	35,000	-	-	420,227
Utilities	-	-	-	-	-	383,851
Ordinary maintenance and operations	50,386	-	-	-	-	1,134,003
Insurance expenses	3,180	-	-	-	-	412,699
General expenses	-	5,006	15,596	-	-	630,285
Depreciation	13,820	-	-	-	-	1,494,173
Housing assistance payments-Portability-in	-	-	1,188,573	-	-	1,574,871
Housing assistance payments	-	3,841,309	5,619,894	-	-	151,880,973
Other expenses	-	-	-	1,541,697	-	4,763,175
Total operating expenses	<u>135,370</u>	<u>4,174,206</u>	<u>7,297,520</u>	<u>1,640,707</u>	<u>-</u>	<u>175,373,130</u>
Operating income (loss)	<u>71,527</u>	<u>(17,147)</u>	<u>(55,551)</u>	<u>(74,959)</u>	<u>-</u>	<u>1,228,798</u>
<b>Nonoperating Revenues and Expenses</b>						
Investment income	<u>60,264</u>	<u>-</u>	<u>-</u>	<u>74,960</u>	<u>-</u>	<u>1,257,176</u>
Total nonoperating revenues & expenses	<u>60,264</u>	<u>-</u>	<u>-</u>	<u>74,960</u>	<u>-</u>	<u>1,257,176</u>
Change in net position	131,791	(17,147)	(55,551)	1	-	2,485,974
Net position, beginning of year	<u>1,770,664</u>	<u>81,498</u>	<u>55,551</u>	<u>338,700</u>	<u>-</u>	<u>45,875,110</u>
Net position, end of year	<u>\$ 1,902,455</u>	<u>\$ 64,351</u>	<u>\$ -</u>	<u>\$ 338,701</u>	<u>\$ -</u>	<u>\$ 48,361,084</u>

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA**  
**COMBINING STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED JUNE 30, 2024**

	Housing Choice Vouchers	Housing Development Fund	Continuum of Care	Mod Rehab	PACH	Ocean Avenue	Facts & Choices
<b>Cash flows from operating activities:</b>							
Cash Collected from:							
Dwelling rental	\$ -	\$ -	\$ -	\$ -	\$ 5,227,417	\$ 85,056	\$ -
Other operating revenue	270,388	1,981,237	2,956,300	-	234,775	93	539,416
HUD PHA grants received	151,810,300	-	-	132,978	-	-	-
Housing assistance payments- Portability-in	450,673	-	-	-	-	-	-
Cash paid for:							
Housing assistance payments	(142,340,949)	-	-	(119,956)	-	-	-
Housing assistance payments- Portability-in	(386,298)	-	-	-	-	-	-
Administrative expenses	(7,847,522)	(751,492)	(149,304)	(16,229)	(2,578,274)	(46,538)	(45,617)
Tenant services	(370,487)	-	-	-	(14,740)	-	-
Utility expenses	-	(75,665)	-	-	(296,252)	(11,934)	-
Maintenance expenses	-	(115,948)	-	-	(948,129)	(19,540)	-
Insurance expenses	(184,587)	(45,538)	-	-	(176,789)	(2,605)	-
General expenses	(484,821)	-	-	(13,250)	(120,845)	1,096	-
Other expenses	(119,667)	(35,875)	(2,738,287)	-	-	3,674	(470,433)
Net cash provided (used) by operating activities	<u>797,030</u>	<u>956,719</u>	<u>68,709</u>	<u>(16,457)</u>	<u>1,327,163</u>	<u>9,302</u>	<u>23,366</u>
<b>Cash flows from noncapital &amp; related financing activities:</b>							
Interfund payments	(327,106)	(583,020)	(68,709)	-	-	-	(23,366)
Interfund receipts	-	-	-	16,457	1,083,341	4	-
Net cash provided (used) by noncapital & related financing activities	<u>(327,106)</u>	<u>(583,020)</u>	<u>(68,709)</u>	<u>16,457</u>	<u>1,083,341</u>	<u>4</u>	<u>(23,366)</u>
<b>Cash flows from capital and related financing activities:</b>							
Acquisition of capital assets	-	-	-	-	(1,080,666)	-	-
Net cash provided (used) by capital and related financing activities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(1,080,666)</u>	<u>-</u>	<u>-</u>
<b>Cash flows from investing activities:</b>							
Purchase of investments	-	(1,250,627)	-	-	(1,521,489)	399,707	-
Interest received on investments	36	253,098	-	-	521,489	17,329	-
Net cash provided (used) by investing activities	<u>36</u>	<u>(997,529)</u>	<u>-</u>	<u>-</u>	<u>(1,000,000)</u>	<u>417,036</u>	<u>-</u>
Net change in cash & cash equivalents	469,960	(623,830)	-	-	329,838	426,342	-
Cash & cash equivalents, beginning of year	<u>14,340,414</u>	<u>774,186</u>	<u>-</u>	<u>-</u>	<u>138,957</u>	<u>139,344</u>	<u>-</u>
Cash & cash equivalents, end of year	<u>\$ 14,810,374</u>	<u>\$ 150,356</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 468,795</u>	<u>\$ 565,686</u>	<u>\$ -</u>

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA**  
**COMBINING STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED JUNE 30, 2024**

	<u>Park Terrace</u>	<u>Mainstream</u>	<u>Emergency Housing Vouchers</u>	<u>Business Activities</u>	<u>Total</u>
<b>Cash flows from operating activities:</b>					
Cash Collected from:					
Dwelling rental	\$ 206,877	\$ -	\$ -	\$ 4,200	\$ 5,523,550
Other operating revenue	(1,628)	40,997	148,000	585,528	6,755,106
HUD PHA grants received	8,525	4,157,059	6,053,396	-	162,162,258
Housing assistance payments- Portability-in	-	-	1,188,573	-	1,639,246
Cash paid for:					
Housing assistance payments	-	(3,841,309)	(5,619,894)	-	(151,922,108)
Housing assistance payments- Portability-in	-	-	(1,188,573)	-	(1,574,871)
Administrative expenses	(67,984)	(327,891)	(438,457)	(99,010)	(12,368,318)
Tenant services	-	-	(35,000)	-	(420,227)
Utility expenses	-	-	-	-	(383,851)
Maintenance expenses	(50,386)	-	-	-	(1,134,003)
Insurance expenses	(3,180)	-	-	-	(412,699)
General expenses	-	-	-	(7,329)	(625,149)
Other expenses	-	-	-	(1,483,271)	(4,843,859)
Net cash provided (used) by operating activities	<u>92,224</u>	<u>28,856</u>	<u>108,045</u>	<u>(999,882)</u>	<u>2,395,075</u>
<b>Cash flows from noncapital &amp; related financing activities:</b>					
Interfund payments	(24)	-	-	(97,577)	(1,099,802)
Interfund receipts	-	-	-	-	1,099,802
Net cash provided (used) by noncapital & related financing activities	<u>(24)</u>	<u>-</u>	<u>-</u>	<u>(97,577)</u>	<u>-</u>
<b>Cash flows from capital and related financing activities:</b>					
Acquisition of capital assets	-	-	-	-	(1,080,666)
Net cash provided (used) by capital and related financing activities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(1,080,666)</u>
<b>Cash flows from investing activities:</b>					
Purchase of investments	137,966	-	-	(975,289)	(3,209,732)
Interest received on investments	60,264	-	-	74,960	927,176
Net cash provided (used) by investing activities	<u>198,230</u>	<u>-</u>	<u>-</u>	<u>(900,329)</u>	<u>(2,282,556)</u>
Net change in cash & cash equivalents	290,430	28,856	108,045	(1,997,788)	(968,147)
Cash & cash equivalents, beginning of year	366,271	79,924	252,125	2,188,869	18,280,090
Cash & cash equivalents, end of year	<u>\$ 656,701</u>	<u>\$ 108,780</u>	<u>\$ 360,170</u>	<u>\$ 191,081</u>	<u>\$ 17,311,943</u>

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA  
COMBINING STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED JUNE 30, 2024**

	Housing Choice Vouchers	Housing Development Fund	Continuum of Care	Mod Rehab	PACH	Ocean Avenue	Facts & Choices
<b>Reconciliation of operating income (loss) to net cash provided (used) by operating activities:</b>							
Operating income (loss)	\$ 517,698	\$ 289,700	\$ -	\$ -	\$ 503,189	\$ (5,659)	\$ -
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:							
Depreciation expense	-	691,468	-	-	779,293	9,592	-
Change in operating assets and liabilities:							
Accounts receivable - HUD	(235,149)	-	-	(16,909)	-	-	-
Accounts receivable - other	(176,697)	(35,875)	65,178	-	200,570	3,674	9,227
Prepaid expenses	6,534	5,574	-	-	(13,065)	-	-
Deferred outflow of resources	699,456	31,478	-	-	-	-	-
Deferred inflow of resources	176,733	11,910	-	-	-	-	-
Accounts payable	263,854	(3,350)	3,531	3,659	(82,292)	1,695	14,139
Accounts payable - HUD	(37,928)	-	-	(3,207)	-	-	-
Accrued compensated absences	393,429	3,417	-	-	-	-	-
Unearned revenue	-	-	-	-	-	-	-
Family self-sufficiency escrow	394,318	(681)	-	-	-	-	-
Other liabilities	(198,763)	(17,123)	-	-	(62,008)	-	-
Accrued liabilities	(46,010)	-	-	-	-	-	-
Net pension liability	(1,122,814)	(45,230)	-	-	-	-	-
Net OPEB liability	162,369	25,431	-	-	-	-	-
Tenant security deposit	-	-	-	-	1,476	-	-
Net cash provided (used) by operating activities	<u>\$ 797,030</u>	<u>\$ 956,719</u>	<u>\$ 68,709</u>	<u>\$ (16,457)</u>	<u>\$ 1,327,163</u>	<u>\$ 9,302</u>	<u>\$ 23,366</u>

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA**  
**COMBINING STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED JUNE 30, 2024**

	<u>Park Terrace</u>	<u>Mainstream</u>	<u>Emergency Housing Vouchers</u>	<u>Business Activities</u>	<u>Total</u>
<b>Reconciliation of operating income (loss) to net cash provided (used) by operating activities:</b>					
Operating income (loss)	\$ 71,527	\$ (17,147)	\$ (55,551)	\$ (74,959)	\$ 1,228,798
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:					
Depreciation expense	13,820	-	-	-	1,494,173
Change in operating assets and liabilities:					
Accounts receivable - HUD	-	17,455	(88,309)	-	(322,912)
Accounts receivable - other	8,525	-	-	58,426	133,028
Prepaid expenses	-	-	-	-	(957)
Deferred outflow of resources	-	-	-	-	730,934
Deferred inflow of resources	-	-	-	-	188,643
Accounts payable	(1,648)	28,548	66,405	(7,329)	287,212
Accounts payable - HUD	-	-	-	-	(41,135)
Accrued compensated absences	-	-	-	-	396,846
Unearned revenue	-	-	185,500	(976,020)	(790,520)
Family self-sufficiency escrow	-	-	-	-	393,637
Other liabilities	-	-	-	-	(277,894)
Accrued liabilities	-	-	-	-	(46,010)
Net pension liability	-	-	-	-	(1,168,044)
Net OPEB liability	-	-	-	-	187,800
Tenant security deposit	-	-	-	-	1,476
Net cash provided (used) by operating activities	<u>\$ 92,224</u>	<u>\$ 28,856</u>	<u>\$ 108,045</u>	<u>\$ (999,882)</u>	<u>\$ 2,395,075</u>

# HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

## FINANCIAL DATA SCHEDULE

### FOR THE YEAR ENDED JUNE 30, 2024

Line Item	Account Description	Low Rent Public Housing	Housing Choice Vouchers combined										Union City Property	Park Terrace	UC Managed	Fund 600 CHOICES	FUND 603 HCSA	Inter-Fund Elimination	Total	
			PACH	EHV	Mainstream	Mod Rehab 1	Mod Rehab 4	Shelter Plus Care	H4W	HDF	Ocean Ave									
111	Cash-unrestricted	\$ -	\$ 328,693	\$ 13,323,591	\$ 360,170	\$ 108,780	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,356	\$ 560,924	\$ -	\$ 650,631	\$ -	\$ -	\$ -	\$ -	\$ 15,483,144
112	Cash-restricted-modernization and development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
113	Cash-other restricted	-	-	820,195	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,011,275
114	Cash-tenant security deposits	-	140,103	-	-	-	-	-	-	-	-	-	4,762	-	6,070	-	-	-	-	150,935
115	Cash - Restricted for payment of current liability	-	-	666,588	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	666,588
100	Total Cash	-	468,795	14,810,374	360,170	108,780	-	-	-	-	-	150,356	565,686	-	656,701	-	-	-	191,081	17,311,942
				1,486,782.75																
121	Accounts receivable - PHA projects	-	-	172,170	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	172,170
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	-	-	1,114,731	88,309	8,717	-	17,415	-	-	-	-	-	-	-	-	-	-	-	1,229,172
122	Accounts receivable - HUD other projects	-	-	1,114,731	88,309	8,717	-	17,415	-	-	-	-	-	-	-	-	-	-	-	1,229,172
124	Account receivable - other government	-	-	-	-	-	-	-	900,249	97,068	-	-	-	-	-	-	11,767	-	-	1,009,084
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	-	-	-	-	-	-	-	-	-	35,875	-	-	-	-	-	-	28,614	-	64,489
125-060	Other - Comment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
125	Account receivable - miscellaneous	-	-	-	-	-	-	-	-	-	35,875	-	-	-	-	-	-	28,614	-	64,489
126	Accounts receivable - tenants	-	10,521	4,527	-	-	-	-	-	-	-	7,163	-	8,470	-	-	-	-	-	30,681
126.1	Allowance for doubtful accounts - tenants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
127	Notes, Loans, & Mortgages Receivable - Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
128	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
120	Total receivables, net of allowance for doubtful accounts	-	10,521	1,291,428	88,309	8,717	-	17,415	900,249	97,068	35,875	7,163	-	9,737	-	11,767	28,614	-	-	2,506,862
												(0)		1,267			0			1,267
131	Investments - unrestricted	-	13,309,792	-	-	-	-	-	-	-	6,985,395	-	-	1,021,775	-	-	-	-	-	21,316,961
132	Investments - restricted	-	1,035,718	-	-	-	-	-	-	-	-	-	-	-	-	-	7,283,829	-	-	8,319,547
135	Investments - Restricted for payment of current liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
142	Prepaid expenses and other assets	-	100,007	65,251	-	-	-	-	-	-	1,763	-	-	-	-	-	-	-	-	167,021
143	Inventories	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
143.1	Allowance for obsolete inventories	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
144	Inter program - due from	-	37,047	14,685	-	-	-	-	-	-	1,162,443	-	-	2,100	23,937	-	-	-	(1,240,211)	-
145	Assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
150	Total Current Assets	-	14,961,879	16,181,738	448,479	117,497	-	17,415	900,249	97,068	8,335,831	572,849	-	1,688,212	2,100	35,704	7,503,524	(1,240,211)	-	49,622,333
161	Land	-	2,246,244	-	-	-	-	-	-	-	661,253	331,000	170,000	180,000	-	-	-	-	-	3,588,497
162	Buildings	-	23,434,612	-	-	-	-	-	-	-	8,423,770	1,160,655	-	807,462	-	-	-	-	-	33,826,500
163	Furniture, equipment and machinery - dwellings	-	606,166	-	-	-	-	-	-	-	-	-	-	24,430	-	-	-	-	-	630,595
164	Furniture, equipment and machinery - administration	-	-	57,621	-	-	-	-	-	-	2,752,113	-	-	-	-	-	-	-	-	2,809,734
165	Leasehold improvements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
166	Accumulated depreciation	-	(19,974,692)	(57,621)	-	-	-	-	-	-	(10,822,541)	(1,067,184)	-	(791,045)	-	-	-	-	-	(32,713,082)
167	Construction in progress	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
168	Infrastructure	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
160	Total capital assets, net of accumulated depreciation	-	6,312,330	-	-	-	-	-	-	-	1,014,596	424,471	170,000	220,847	-	-	-	-	-	8,142,244
171-010	Notes, Loans, & mortgages receivable - Non-current - Not For Profit	-	14,551,116	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14,551,116
171-020	Notes, Loans, & mortgages receivable - Non-current - Partnership	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
171-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
171-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
171-050	Notes, Loans, & mortgages receivable - Non-current - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
171-060	Other - Comment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
171	Notes, Loans, & mortgages receivable - Non-current	-	14,551,116	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14,551,116
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

# HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

## FINANCIAL DATA SCHEDULE

### FOR THE YEAR ENDED JUNE 30, 2024

Line Item	Account Description	Low Rent	Housing Choice										UC	Fund 600	FUND 603	Inter Fund	Total		
		Public Housing	PACH	Vouchers combined	EHV	Mainstream	Mod Rehab 1	Mod Rehab 4	Shelter Plus Care	H4W	HDF	Ocean Ave						Union City Property	Park Terrace
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	-	20,863,446	-	-	-	-	-	-	-	1,014,596	424,471	170,000	220,847	-	-	-	22,693,360	
200	Deferred Outflow of Resources	-	-	3,284,993	-	-	-	-	-	-	685,022	-	-	-	-	-	-	3,970,015	
290	Total Assets and Deferred Outflow of Resources	-	35,825,326	19,466,730	448,479	117,497	-	17,415	900,249	97,068	10,035,449	997,320	170,000	1,909,059	2,100	35,704	7,503,524	(1,240,211)	76,285,709
311	Bank overdraft	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
312	Accounts payable <= 90 days	-	76,366	3,572,386	99,879	53,146.70	-	3,659	32,835	284	25,566	2,089	-	294	-	35,704	-	-	3,902,208
313	Accounts payable > 90 days past due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	54,690	-	-	-	-	-	-	-	-	-	-	-	-	-	-	54,690
322	Accrued compensated absences - current portion	-	-	692,725	-	-	-	-	-	-	52,141	-	-	-	-	-	-	-	744,865
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
331	Accounts payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
332	Accounts payable - PHA Projects	-	-	497,156	-	-	-	-	-	-	-	-	-	-	-	-	-	-	497,156
333	Accounts payable - other government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
341	Tenant security deposits	-	140,103	-	-	-	-	-	-	-	-	4,762	-	6,070	2,100	-	-	-	153,035
342-010	Unearned revenue - Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
342-020	Unearned revenue - Capital fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
342-030	Unearned revenue - Other	-	-	-	348,600	-	-	-	-	-	-	-	-	-	-	-	7,333,595	-	7,682,195
342	Unearned revenue	-	-	-	348,600	-	-	-	-	-	-	-	-	-	-	-	7,333,595	-	7,682,195
343-010	CFPP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	-	-	666,588	-	-	-	-	-	-	1,728	-	-	-	-	-	-	-	668,316
346	Accrued liabilities - other	-	35,884	322,951	-	-	-	-	-	-	24,103	-	-	-	-	-	-	-	382,938
347	Inter program - due to	-	13	234,473	-	-	-	13,756	867,414	96,783	26,037	266	-	241	-	-	1,228	(1,240,211)	(0)
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	-	252,366	6,040,969	448,479	53,147	-	17,415	900,249	97,067.54	129,574	7,117	-	6,605	2,100	35,704	7,334,823	(1,240,211)	14,085,402
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	-	-	666,588	-	-	-	-	-	-	-	-	-	-	-	-	-	-	666,588
354	Accrued compensated absences - Non-current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

# HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

## FINANCIAL DATA SCHEDULE

### FOR THE YEAR ENDED JUNE 30, 2024

Line Item	Account Description	Low Rent	Housing Choice				Mod Rehab 4	Shelter Plus Care	H4W	HDF	Ocean Ave	Union City Property	Park Terrace	UC Managed	Fund 600 CHOICES	FUND 603 HCSA	Inter-Fund Elimination	Total	
		Public Housing	PACH	Vouchers combined	EHV	Mainstream													Mod Rehab 1
357-01	Accrued Pension	-	-	9,643,064	-	-	-	-	1,178,516	-	-	-	-	-	-	-	-	10,821,580	
357-02	Accrued OPEB Liability	-	-	817,915	-	-	-	-	157,521	-	-	-	-	-	-	-	-	975,436	
350	Total Non-current liabilities	-	-	11,127,567	-	-	-	-	1,336,037	-	-	-	-	-	-	-	-	12,463,604	
300	Total Liabilities	-	252,366	17,168,536	448,479	53,147	-	17,415	900,249	97,068	1,465,610	7,117	-	6,605	2,100	35,704	7,334,823	(1,240,211)	26,549,006
400	Deferred Inflow of Resources	-	-	1,359,812	-	-	-	-	-	15,807	-	-	-	-	-	-	-	-	1,375,619
508.4	Invested in capital assets, net of related debt	-	6,312,330	-	-	-	-	-	1,014,596	424,471	170,000	220,847	-	-	-	-	-	8,142,244	
511.4	Restricted Net Position	-	18,029,641.96	153,606	-	64,350.73	-	-	-	-	-	-	-	-	-	168,700.63	-	18,416,300	
512.4	Unrestricted Net Position	-	11,230,988	784,776	0	-	-	-	7,539,436	565,732	-	1,681,608	-	-	-	-	-	21,802,540	
513	Total Equity-Net Assets/Position	-	35,572,960	938,382	0	64,351	-	-	8,554,032	990,203	170,000	1,902,455	-	-	-	168,701	-	48,361,084	
600	Total Liabilities, Deferred Inflows of Resources and Equity-Net assets/position	\$ -	\$ 35,825,326	\$ 19,466,730	\$ 448,479	\$ 117,497	\$ -	\$ 17,415	\$ 900,249	\$ 97,068	\$ 10,035,449	\$ 997,320	\$ 170,000	\$ 1,909,059	\$ 2,100	\$ 35,704	\$ 7,503,524	\$ (1,240,211)	\$ 76,285,709

Income Statement																			
70300	Net tenant rental revenue	\$ -	\$ 5,227,417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,056	\$ -	\$ 206,877	\$ 4,200	\$ -	\$ -	\$ -	\$ -	\$ 5,523,550
70400	Tenant revenue - other	-	4,557	-	-	-	-	-	-	-	-	-	20	-	-	-	-	-	4,577
70500	Total Tenant Revenue	-	5,231,974	-	-	-	-	-	-	-	85,056	-	206,897	4,200	-	-	-	-	5,528,127
70600-010	Housing assistance payments	-	-	141,106,402	5,564,343	3,824,162	-	-	-	-	-	-	-	-	-	-	-	-	150,494,907
70600-020	Ongoing administrative fees earned	-	-	10,534,895	454,053	332,897	-	-	-	-	-	-	-	-	-	-	-	-	11,321,845
70600-030	Hard to house fee revenue	-	-	-	35,000	-	-	-	-	-	-	-	-	-	-	-	-	-	35,000
70600-031	FSS Coordinator	-	-	345,700	-	-	-	-	-	-	-	-	-	-	-	-	-	-	345,700
70600-040	Actual independent public accountant audit costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70600-050	Total preliminary fees earned	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70600-060	All other fees	-	-	-	-	16,172	116,806	-	-	-	-	-	-	-	-	-	-	-	132,978
70600-070	Admin fee calculation description	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70600	HUD PHA operating grants	-	-	151,986,997	6,053,396	4,157,059	16,172	116,806	-	-	-	-	-	-	-	-	-	-	162,330,430
70610	Capital grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70710	Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70720	Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70730	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70740	Front Line Service Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70750	Other Fees	-	-	-	-	-	-	149,304	19,850	-	-	-	-	-	-	-	-	-	169,154
70700	Total Fee Revenue	-	-	-	-	-	-	149,304	19,850	-	-	-	-	-	-	-	-	-	169,154
70800	Other government grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71100-000	Interest	-	521,489	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	521,489
71100-010	Housing Assistance Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71100-020	Administrative Fee	-	-	36	-	-	-	-	253,098	17,329	-	60,264	-	-	-	-	-	-	330,727
71100	Investment income - unrestricted	-	521,489	36	-	-	-	-	253,098	17,329	-	60,264	-	-	-	-	-	-	852,215
71200	Mortgage interest income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71310	Cost of sale of assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71400-010	Housing Assistance Payment	-	-	6,698	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,698
71400-020	Administrative Fee	-	-	6,698	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,698
71400	Fraud recovery	-	-	13,395	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13,395
71500	Other revenue	-	28,172	552,760	1,188,573	-	-	2,741,818	303,707	1,982,431	94	-	-	-	525,277	1,237,991	-	8,560,822	
71600	Gain or loss on sale of capital assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
72000-010	Housing Assistance Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
72000-020	Administrative Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
72000	Investment income - restricted	-	330,000	-	-	-	-	-	-	-	-	-	-	-	-	74,960	-	404,960	
70000	Total Revenue	-	6,111,634	152,553,188	7,241,969	4,157,059	16,172	116,806	2,891,122	323,557	2,235,529	102,479	-	267,161	4,200	525,277	1,312,951	-	177,859,104
91100	Administrative salaries	-	487,053.02	3,953,054	209,837	327,891	4,470	4,470	83,672	19,850	339,729	-	-	-	-	-	-	-	5,430,026
91200	Auditing fees	-	10,296	22,800	-	-	-	-	-	4,954	-	-	-	-	-	-	-	-	38,050
91300	Management Fee	-	1,670,400	-	-	-	-	-	-	-	43,200	-	64,800	4,200	45,617	43,808	-	1,872,026	
91310	Book-Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91400	Advertising and Marketing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91500	Employee benefit contributions - administrative	-	217,057	2,569,920	117,509	-	803	2,503	57,972	-	305,359	-	-	-	-	-	24,533	-	3,295,656
91600	Office Expenses	-	28,458	1,468,604	111,111	-	-	3,982	7,661	-	74,308	3,338	-	3,184	-	-	6,619	-	1,707,265



# HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

## FINANCIAL DATA SCHEDULE

### FOR THE YEAR ENDED JUNE 30, 2024

Line Item	Account Description	Low Rent	Housing Choice										UC	Fund 600	FUND 603	Inter Fund	Total		
		Public Housing	PACH	Vouchers combined	EHV	Mainstream	Mod Rehab 1	Mod Rehab 4	Shelter Plus Care	H4W	HDF	Ocean Ave						Union City Property	Park Terrace
91700	Legal Expense	-	5,057	101,893	-	-	-	-	-	-	-	-	-	-	-	-	-	-	106,950
91800	Travel	-	-	8,253	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,253
91810	Allocated Overhead	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91900	Other	-	2,588	181,716	-	-	-	-	-	-	36,344	-	-	-	-	-	-	-	220,648
91000	Total Operating-Administrative	-	2,420,909	8,306,240	438,457	327,891	5,273	10,956	149,304	19,850	760,694	46,538	-	67,984	4,200	45,617	74,960	-	12,678,873
92000	Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92100	Tenant services - salaries	-	1,196	345,700	-	-	-	-	-	-	-	-	-	-	-	-	-	-	346,896
92200	Relocation Costs	-	13,544	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13,544
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92400	Tenant services - other	-	-	24,787	35,000	-	-	-	-	-	-	-	-	-	-	-	-	-	59,787
92500	Total Tenant Services	-	14,740	370,487	35,000	-	-	-	-	-	-	-	-	-	-	-	-	-	420,227
93100	Water	-	161,960	-	-	-	-	-	-	-	12,215	9,787	-	-	-	-	-	-	183,962
93200	Electricity	-	31,562	-	-	-	-	-	-	-	53,595	2,142	-	-	-	-	-	-	87,300
93300	Gas	-	5,286	-	-	-	-	-	-	-	9,855	5	-	-	-	-	-	-	15,147
93400	Fuel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93600	Sewer	-	97,442	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	97,442
93700	Employee benefit contributions - utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93000	Total Utilities	-	296,252	-	-	-	-	-	-	-	75,665	11,934	-	-	-	-	-	-	383,851
94100	Ordinary maintenance and operations - labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94200	Ordinary maintenance and operations - materials and other	-	133,828	-	-	-	-	-	-	-	3,984	1,190	-	66	-	-	-	-	139,067
94300-010	Ordinary Maintenance and Operations Contracts - Garbage and Trash Removal Contracts	-	206,973	-	-	-	-	-	-	-	24,055	2,752	-	60	-	-	-	-	233,839
94300-020	Ordinary Maintenance and Operations Contracts - Heating & Cooling Contracts	-	12,112	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,112
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	-	157,160	-	-	-	-	-	-	-	9,840	-	-	-	-	-	-	-	167,000
94300-060	Ordinary Maintenance and Operations Contracts - Unit Turnaround Contracts	-	205,292	-	-	-	-	-	-	-	-	10,000	-	5,010	-	-	-	-	220,302
94300-070	Ordinary Maintenance and Operations Contracts - Electrical Contracts	-	15,855	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15,855
94300-080	Ordinary Maintenance and Operations Contracts - Plumbing Contracts	-	69,751	-	-	-	-	-	-	-	-	1,075	-	935	-	-	-	-	71,761
94300-090	Ordinary Maintenance and Operations Contracts - Extermination Contracts	-	31,203	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	31,203
94300-100	Ordinary Maintenance and Operations Contracts - Janitorial Contracts	-	1,755	-	-	-	-	-	-	-	63,475	-	-	-	-	-	-	-	65,230
94300-110	Ordinary Maintenance and Operations Contracts - Routine Maintenance Contracts	-	106	-	-	-	-	-	-	-	1,150	4,524	-	-	-	-	-	-	5,780
94300-120	Ordinary Maintenance and Operations Contracts - Misc Contracts	-	114,095	-	-	-	-	-	-	-	13,444	-	-	44,315	-	-	-	-	171,854
94300	Ordinary Maintenance and Operations Contracts	-	814,301	-	-	-	-	-	-	-	111,964	18,351	-	50,320	-	-	-	-	994,936
94500	Employee benefit contribution - ordinary maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94000	Total Maintenance	-	948,129	-	-	-	-	-	-	-	115,948	19,540	-	50,386	-	-	-	-	1,134,003
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	-	138,863	1,561	-	-	-	-	-	-	15,944	2,605	-	3,180	-	-	-	-	162,153
96120	Liability Insurance	-	37,926	38,540	-	-	-	-	-	-	-	-	-	-	-	-	-	-	76,466
96130	Workmen's Compensation	-	-	144,486	-	-	-	-	-	-	29,594	-	-	-	-	-	-	-	174,080
96140	All other Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96100	Total Insurance Premiums	-	176,789	184,587	-	-	-	-	-	-	45,538	2,605	-	3,180	-	-	-	-	412,699
96200	Other general expenses	-	-	91,392	15,596	5,006	-	-	-	-	-	-	-	-	-	-	-	-	111,994
96210	Compensated absences	-	-	393,429	-	-	-	-	-	-	3,418	-	-	-	-	-	-	-	396,847
96300	Payments in lieu of taxes	-	8,477	-	-	-	-	-	-	-	-	599	-	-	-	-	-	-	9,076
96400	Bad debt - tenant rents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96600	Bad debt - other	-	112,368	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	112,368
96800	Severance expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96000	Total Other General Expenses	-	120,845	484,821	15,596	5,006	-	-	-	-	3,418	599	-	-	-	-	-	-	630,285
96710	Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96720	Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

# HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

## FINANCIAL DATA SCHEDULE

### FOR THE YEAR ENDED JUNE 30, 2024

Line Item	Account Description	Low Rent	Housing Choice				Mod Rehab 4	Shelter Plus Care	H4W	HDF	Ocean Ave	Union City Property	Park Terrace	UC Managed	Fund 600 CHOICES	FUND 603 HCSA	Inter Fund Elimination	Total	
		Public Housing	PACH	Vouchers combined	EHV	Mainstream													Mod Rehab 1
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96700	Total Interest Expense and Amortization Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
96900	Total Operating Expenses	-	3,977,664	9,346,135	489,053	332,897	5,273	10,956	149,304	19,850	1,001,263	81,216	-	121,549	4,200	45,617	74,960	-	15,659,938
97000	Excess Revenue Over Operating Expenses	-	2,133,970	143,207,053	6,752,916	3,824,162	10,899	105,850	2,741,818	303,707	1,234,266	21,262	-	145,611	-	479,660	1,237,991	-	162,199,166
97100	Extraordinary maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97200	Casualty losses- Non-capitalized	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97300-010	Mainstream 1 & 5 year	-	-	-	5,619,894	3,841,309	-	-	-	-	-	-	-	-	-	-	-	-	9,461,203
97300-020	Home-Ownership	-	-	82,928	-	-	-	-	-	-	-	-	-	-	-	-	-	-	82,928
97300-049	All Other "special" vouchers	-	-	8,941,429	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,941,429
97300-045	FSS Escrow deposit	-	-	602,077	-	-	-	-	-	-	-	-	-	-	-	-	-	-	602,077
97300-040	Tenant Protection	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97300-041	Portability our	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97300-050	All Other	-	-	132,676,586	-	-	10,899	105,850	-	-	-	-	-	-	-	-	-	-	132,793,335
97300	Housing assistance payments	-	-	142,303,021	5,619,894	3,841,309	10,899	105,850	-	-	-	-	-	-	-	-	-	-	151,880,972
97350	HAP Portability-in	-	-	386,298	1,188,573	-	-	-	-	-	-	-	-	-	-	-	-	-	1,574,871
97400	Depreciation expense	-	779,293	-	-	-	-	-	-	691,469	9,592	-	13,820	-	-	-	-	-	1,494,173
97500	Fraud losses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-	-	2,741,818	303,707	-	-	-	-	479,660	1,237,991	-	-	4,763,176
90000	Total Expenses	-	4,756,957	152,035,454	7,297,520	4,174,206	16,172	116,806	2,891,122	323,557	1,692,731	90,808	-	135,369	4,200	525,277	1,312,951	-	175,373,130
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	-	1,354,677	517,734	(55,551)	(17,147)	0	-	-	542,797	11,671	-	131,791	-	-	-	-	-	2,485,974
11020	Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11030	Beginning equity	-	34,218,282	420,648	55,551	81,498	-	-	-	8,011,235	978,533	170,000	1,770,663	-	-	168,701	-	-	45,875,110
11040-010	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-020	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-030	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-040	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11040-050	Prior period adjustments and correction of errors - Editable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-001	Administrative Fee Equity- Beginning Balance	-	-	(1,037,115)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(1,037,115)
11170-010	Administrative Fee Revenue	-	-	10,534,895	454,053	332,897	-	-	-	-	-	-	-	-	-	-	-	-	11,321,845
11170-020	Hard to House Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-021	FSS Coordinator Grant	-	-	345,700	-	-	-	-	-	-	-	-	-	-	-	-	-	-	345,700
11170-030	Audit Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

# HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

## FINANCIAL DATA SCHEDULE

### FOR THE YEAR ENDED JUNE 30, 2024

Line Item	Account Description	Low Rent Public Housing	PACH	Housing Choice Vouchers combined	EHV	Mainstream	Mod Rehab 1	Mod Rehab 4	Shelter Plus Care	H4W	HDF	Ocean Ave	Union City Property	Park Terrace	UC Managed	Fund 600 CHOICES	FUND 603 HCSA	Inter-Fund Elimination	Total
11170-040	Investment Income	-	-	36	-	-	-	-	-	-	-	-	-	-	-	-	-	-	36
11170-045	Fraud Recovery Revenue	-	-	6,698	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,698
11170-050	Other Revenue	-	-	642,208	1,188,573	-	-	-	-	-	-	-	-	-	-	-	-	-	1,830,781
11170-051	Comment for Other Revenue	-	-	port fees & misc	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-060	Total Admin Fee Revenues	-	-	11,529,537	1,642,626	332,897	-	-	-	-	-	-	-	-	-	-	-	-	13,505,060
11170-080	Total Operating Expenses	-	-	9,321,348	454,053	332,897	-	-	-	-	-	-	-	-	-	-	-	-	10,108,298
11170-090	Depreciation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-095	Housing Assistance Portability In	-	-	386,298	1,188,573	-	-	-	-	-	-	-	-	-	-	-	-	-	1,574,871
11170-100	Other Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-101	Comment for Other Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11170-110	Total Expenses	-	-	9,707,646	1,642,626	332,897	-	-	-	-	-	-	-	-	-	-	-	-	11,683,169
11170-002	Net Administrative Fee	-	-	1,821,891	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,821,891
11170-003	Administrative Fee Equity- Ending Balance	-	-	784,776	-	-	-	-	-	-	-	-	-	-	-	-	-	-	784,776
11170	Administrative Fee Equity	-	-	784,776	-	-	-	-	-	-	-	-	-	-	-	-	-	-	784,776
11180-001	Housing Assistance Payments Equity - Beginning Balance	-	-	1,321,231	55,551	81,498	-	-	-	-	-	-	-	-	-	-	-	-	1,458,280
11180-010	Housing Assistance Payment Revenues	-	-	141,106,402	5,564,343	3,824,162	-	-	-	-	-	-	-	-	-	-	-	-	150,494,907
11180-015	Fraud Recovery Revenue	-	-	6,698	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,698
11180-020	Other Revenue	-	-	41,862	-	-	-	-	-	-	-	-	-	-	-	-	-	-	41,862
11180-021	Comment for Other Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180-025	Investment Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180-030	Total HAP Revenues	-	-	141,154,962	5,564,343	3,824,162	-	-	-	-	-	-	-	-	-	-	-	-	150,543,467
11180-080	Housing Assistance Payments	-	-	142,303,021	5,619,894	3,841,309	-	-	-	-	-	-	-	-	-	-	-	-	151,764,223
11180-090	Other Expenses	-	-	131,311	-	-	-	-	-	-	-	-	-	-	-	-	-	-	131,311
11180-091	Comments for Other Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180-100	Total Housing Assistance Payments Expenses	-	-	142,434,332	5,619,894	3,841,309	-	-	-	-	-	-	-	-	-	-	-	-	151,895,534
11180-002	Net Housing Assistance Payments	-	-	(1,279,370)	(55,551)	(17,147)	-	-	-	-	-	-	-	-	-	-	-	-	(1,352,067)
11180-003	Housing Assistance Payments Equity-Ending Balance	-	-	41,861	-	64,351	-	-	-	-	-	-	-	-	-	-	-	-	106,213
11180	Housing Assistance Payments Equity	-	-	41,861	-	64,351	-	-	-	-	-	-	-	-	-	-	-	-	106,213
11190-210	Total ACC HCV Units	-	-	-	252	289	5	6	-	-	-	-	-	-	-	-	-	-	552
11190-220	Unfunded Units	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11190-230	Other Adjustments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11190	Unit Months Available	-	2,760	81,407	3,024	3,468	60	72	-	-	-	72	-	108	-	-	-	-	90,971
11210	Unit Months Leased	-	2,595	77,915	2,778	2,095	60	72	-	-	-	72	-	100	-	-	-	-	85,687
11270	Excess Cash	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11610	Land Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11620	Building Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11630	Furniture & Equipment-Dwelling Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11640	Furniture & Equipment-Administrative Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11650	Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11660	Infrastructure Purchases	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13510	CFPP Debt Service Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

## 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, 2024, 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 21, 2025.

**Report on Internal Control over Financial Reporting**

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

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

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

**Report on Compliance and Other Matters**

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

### **Purpose of this Report**

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

*Harshmal & Company LLP*

Oakland, California  
March 21, 2025

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

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

**Report on Compliance for Each Major Federal Program**

**Opinion on Each Major Federal Program**

We have audited the Housing Authority of the County of Alameda's (the "Authority") compliance with the types of compliance requirements described in the OMB *Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended June 30, 2024. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Authority, complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2024.

**Basis for Opinion on Each Major Federal Program**

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

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

**Responsibilities of Management for Compliance**

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

### **Auditor's Responsibilities for the Audit of Compliance**

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of Authority's internal control over compliance. Accordingly, no such opinion is expressed.

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

### **Report on Internal Control over Compliance**

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



Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

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

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

*Harshmal & Company LLP*

Oakland, California  
March 21, 2025

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA  
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
FOR THE YEAR ENDED JUNE 30, 2024**

<u>Federal Grantor / Program or Cluster Title</u>	<u>Federal Assistance Listing Number</u>	<u>Federal Expenditures</u>
Department of Housing and Urban Development:		
Direct Programs:		
Section 8 - Moderate Rehabilitation	14.856	\$ 132,978
<b>Housing Voucher Cluster:</b>		
Housing Choice Vouchers	14.871	151,641,297
Emergency Housing Vouchers	14.871	6,018,396
Mainstream Vouchers	14.879	<u>4,157,059</u>
Total Housing Voucher Cluster		<u>161,816,752</u>
PIH Family Self-Sufficiency Program (Housing Choice Vouchers)	14.896	<u>345,700</u>
Total Department of Housing and Urban Development		<u>162,295,430</u>
Total Expenditures of Federal Awards		<u><u>\$ 162,295,430</u></u>

See accompanying notes to schedule of expenditures of federal awards.

**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA  
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
JUNE 30, 2024**

**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, 2024. 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 POLICIES**

Amounts reported on the Schedule represent expenditures incurred for the Authority's federal programs, and are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in 2 CFR 200, Subpart E (Cost Principles), wherein certain types of expenditures are not allowable or are limited as to reimbursement.

**NOTE 3 - INDIRECT COST**

The Authority neither had an indirect cost rate not 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, 2024**

**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 and 14.879	Housing Voucher Cluster

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, 2024**

**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, 2024**

No matters were reported.